

# Local Market Update – July 2022

Report provided by Orange County REALTORS®



## Irvine

CALL PATRICK 714.401.0893  
Patrick@TheSchwierGroup.com  
SchwierGroupRealEstate.com

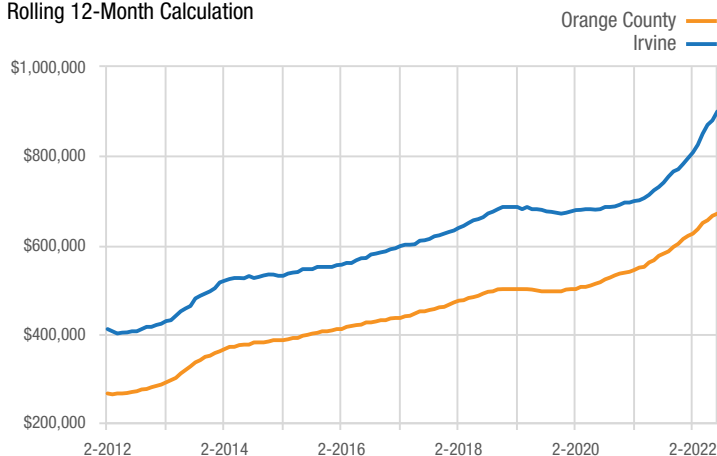
| Attached                                 | July      |             |          | Year to Date |             |          |
|--|-----------|-------------|----------|--------------|-------------|----------|
| Key Metrics                              | 2021      | 2022        | % Change | Thru 7-2021  | Thru 7-2022 | % Change |
| New Listings                             | 158       | 129         | - 18.4%  | 1,218        | 974         | - 20.0%  |
| Pending Sales                            | 163       | 50          | - 69.3%  | 1,121        | 711         | - 36.6%  |
| Closed Sales                             | 165       | 97          | - 41.2%  | 1,083        | 750         | - 30.7%  |
| Days on Market Until Sale                | 14        | 18          | + 28.6%  | 24           | 13          | - 45.8%  |
| Median Sales Price*                      | \$800,000 | \$1,025,000 | + 28.1%  | \$760,000    | \$970,000   | + 27.6%  |
| Average Sales Price*                     | \$834,299 | \$1,065,794 | + 27.7%  | \$780,260    | \$1,037,892 | + 33.0%  |
| Percent of Original List Price Received* | 102.7%    | 100.1%      | - 2.5%   | 101.3%       | 105.3%      | + 3.9%   |
| Percent of List Price Received*          | 102.6%    | 100.9%      | - 1.7%   | 101.4%       | 105.0%      | + 3.6%   |
| Inventory of Homes for Sale              | 179       | 200         | + 11.7%  | —            | —           | —        |
| Months Supply of Inventory               | 1.2       | 1.9         | + 58.3%  | —            | —           | —        |

| Detached                                 | July        |             |          | Year to Date |             |          |
|--|-------------|-------------|----------|--------------|-------------|----------|
| Key Metrics                              | 2021        | 2022        | % Change | Thru 7-2021  | Thru 7-2022 | % Change |
| New Listings                             | 198         | 132         | - 33.3%  | 1,388        | 1,205       | - 13.2%  |
| Pending Sales                            | 189         | 68          | - 64.0%  | 1,249        | 812         | - 35.0%  |
| Closed Sales                             | 172         | 115         | - 33.1%  | 1,206        | 836         | - 30.7%  |
| Days on Market Until Sale                | 18          | 15          | - 16.7%  | 28           | 15          | - 46.4%  |
| Median Sales Price*                      | \$1,350,000 | \$1,749,800 | + 29.6%  | \$1,330,000  | \$1,680,000 | + 26.3%  |
| Average Sales Price*                     | \$1,632,138 | \$2,010,526 | + 23.2%  | \$1,605,264  | \$1,999,430 | + 24.6%  |
| Percent of Original List Price Received* | 102.3%      | 100.5%      | - 1.8%   | 100.9%       | 105.5%      | + 4.6%   |
| Percent of List Price Received*          | 102.2%      | 100.7%      | - 1.5%   | 100.9%       | 105.2%      | + 4.3%   |
| Inventory of Homes for Sale              | 237         | 273         | + 15.2%  | —            | —           | —        |
| Months Supply of Inventory               | 1.4         | 2.3         | + 64.3%  | —            | —           | —        |

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

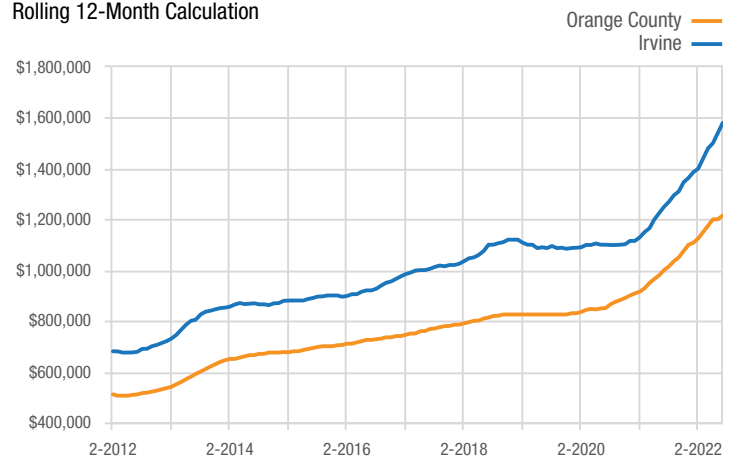
### Median Sales Price - Attached

Rolling 12-Month Calculation



### Median Sales Price - Detached

Rolling 12-Month Calculation



Weekly update for City Housing Inventory and Demand: [PatrickHousingInventory.com](https://PatrickHousingInventory.com)