

# Local Market Update for January 2020

Provided by Orange County REALTORS®



## Orange County

Detached	January			Year to Date		
	2019	2020	Percent Change	Thru 1-2019	Thru 1-2020	Percent Change
<b>Key Metrics</b>						
New Listings	2,014	<b>1,711</b>	- 15.0%	2,014	<b>1,711</b>	- 15.0%
Pending Sales	1,144	<b>641</b>	- 44.0%	1,144	<b>641</b>	- 44.0%
Closed Sales	928	<b>1,160</b>	+ 25.0%	928	<b>1,160</b>	+ 25.0%
Days on Market Until Sale	57	<b>58</b>	+ 1.8%	57	<b>58</b>	+ 1.8%
Median Sales Price*	\$800,000	<b>\$860,000</b>	+ 7.5%	\$800,000	<b>\$860,000</b>	+ 7.5%
Average Sales Price*	\$1,087,020	<b>\$1,223,838</b>	+ 12.6%	\$1,087,020	<b>\$1,223,838</b>	+ 12.6%
Percent of Original List Price Received*	95.3%	<b>96.3%</b>	+ 1.0%	95.3%	<b>96.3%</b>	+ 1.0%
Percent of List Price Received*	97.9%	<b>98.2%</b>	+ 0.3%	97.9%	<b>98.2%</b>	+ 0.3%
Inventory	4,861	<b>3,482</b>	- 28.4%	--	--	--
Months Supply of Inventory	3.3	<b>2.3</b>	- 30.3%	--	--	--

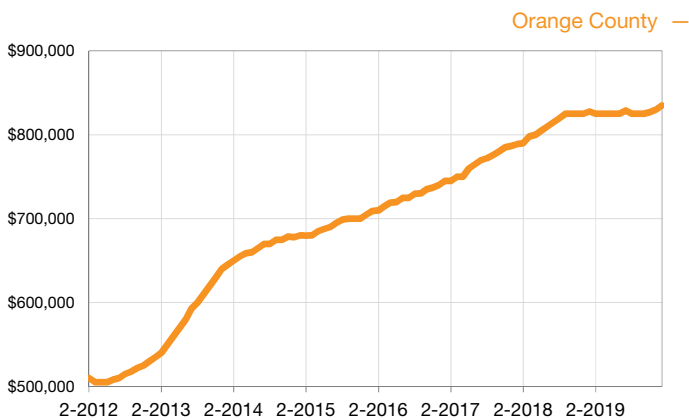
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	January			Year to Date		
	2019	2020	Percent Change	Thru 1-2019	Thru 1-2020	Percent Change
<b>Key Metrics</b>						
New Listings	1,208	<b>1,135</b>	- 6.0%	1,208	<b>1,135</b>	- 6.0%
Pending Sales	741	<b>409</b>	- 44.8%	741	<b>409</b>	- 44.8%
Closed Sales	575	<b>688</b>	+ 19.7%	575	<b>688</b>	+ 19.7%
Days on Market Until Sale	57	<b>50</b>	- 12.3%	57	<b>50</b>	- 12.3%
Median Sales Price*	\$472,000	<b>\$532,500</b>	+ 12.8%	\$472,000	<b>\$532,500</b>	+ 12.8%
Average Sales Price*	\$567,364	<b>\$643,113</b>	+ 13.4%	\$567,364	<b>\$643,113</b>	+ 13.4%
Percent of Original List Price Received*	95.9%	<b>96.9%</b>	+ 1.0%	95.9%	<b>96.9%</b>	+ 1.0%
Percent of List Price Received*	98.0%	<b>98.4%</b>	+ 0.4%	98.0%	<b>98.4%</b>	+ 0.4%
Inventory	2,781	<b>2,077</b>	- 25.3%	--	--	--
Months Supply of Inventory	3.1	<b>2.2</b>	- 29.0%	--	--	--

\* 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 – Detached

Rolling 12-Month Calculation



### Median Sales Price – Attached

Rolling 12-Month Calculation

