

Local Market Update for May 2020

Provided by Orange County REALTORS®



Orange County

Detached	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Key Metrics						
New Listings	2,744	1,793	- 34.7%	11,891	8,738	- 26.5%
Pending Sales	1,876	700	- 62.7%	7,910	5,224	- 34.0%
Closed Sales	1,839	861	- 53.2%	6,846	5,795	- 15.4%
Days on Market Until Sale	44	35	- 20.5%	50	43	- 14.0%
Median Sales Price*	\$850,000	\$833,550	- 1.9%	\$825,000	\$870,000	+ 5.5%
Average Sales Price*	\$1,165,055	\$1,123,007	- 3.6%	\$1,096,689	\$1,159,384	+ 5.7%
Percent of Original List Price Received*	97.1%	97.5%	+ 0.4%	96.6%	97.8%	+ 1.2%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	98.3%	98.8%	+ 0.5%
Inventory	5,895	4,174	- 29.2%	--	--	--
Months Supply of Inventory	4.1	3.1	- 24.4%	--	--	--

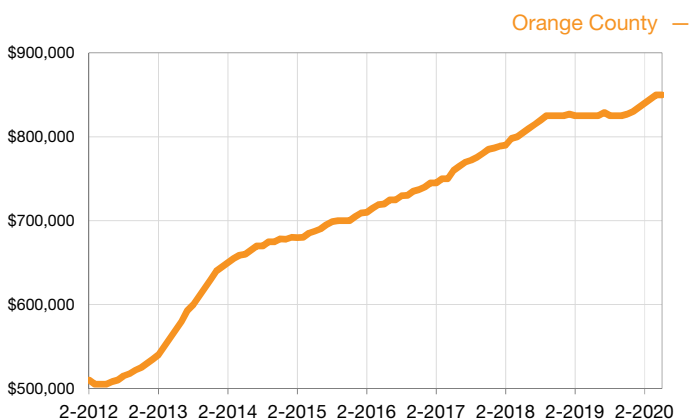
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Key Metrics						
New Listings	1,590	1,146	- 27.9%	6,950	5,455	- 21.5%
Pending Sales	1,130	396	- 65.0%	4,829	3,343	- 30.8%
Closed Sales	1,147	527	- 54.1%	4,215	3,659	- 13.2%
Days on Market Until Sale	41	34	- 17.1%	49	40	- 18.4%
Median Sales Price*	\$494,900	\$505,000	+ 2.0%	\$498,944	\$529,948	+ 6.2%
Average Sales Price*	\$592,204	\$576,324	- 2.7%	\$585,230	\$613,565	+ 4.8%
Percent of Original List Price Received*	97.5%	97.7%	+ 0.2%	96.8%	97.9%	+ 1.1%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	98.4%	99.0%	+ 0.6%
Inventory	3,222	2,500	- 22.4%	--	--	--
Months Supply of Inventory	3.6	3.0	- 16.7%	--	--	--

* 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

