

Local Market Update for April 2020

Provided by Orange County REALTORS®



Orange County

Detached	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
Key Metrics						
New Listings	2,637	1,220	- 53.7%	9,147	6,864	- 25.0%
Pending Sales	1,822	428	- 76.5%	6,034	4,139	- 31.4%
Closed Sales	1,700	1,051	- 38.2%	5,007	4,930	- 1.5%
Days on Market Until Sale	45	31	- 31.1%	53	45	- 15.1%
Median Sales Price*	\$832,500	\$870,000	+ 4.5%	\$815,000	\$877,000	+ 7.6%
Average Sales Price*	\$1,087,552	\$1,110,434	+ 2.1%	\$1,071,573	\$1,164,871	+ 8.7%
Percent of Original List Price Received*	96.9%	98.5%	+ 1.7%	96.4%	97.8%	+ 1.5%
Percent of List Price Received*	98.4%	99.1%	+ 0.7%	98.2%	98.9%	+ 0.7%
Inventory	5,633	3,625	- 35.6%	--	--	--
Months Supply of Inventory	3.9	2.6	- 33.3%	--	--	--

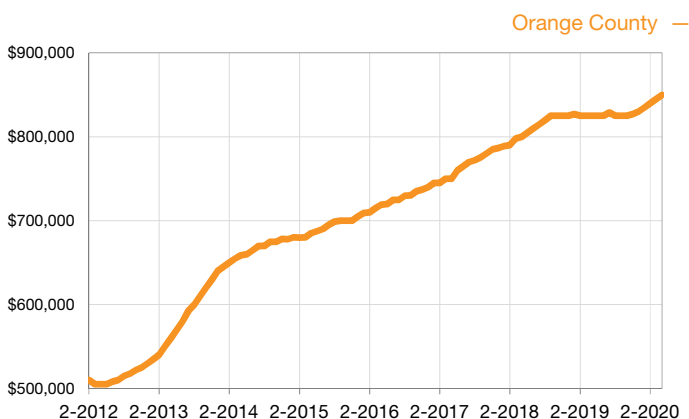
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
Key Metrics						
New Listings	1,509	778	- 48.4%	5,362	4,273	- 20.3%
Pending Sales	1,118	249	- 77.7%	3,700	2,712	- 26.7%
Closed Sales	952	675	- 29.1%	3,068	3,130	+ 2.0%
Days on Market Until Sale	46	32	- 30.4%	52	41	- 21.2%
Median Sales Price*	\$510,000	\$520,500	+ 2.1%	\$499,000	\$532,500	+ 6.7%
Average Sales Price*	\$588,525	\$584,495	- 0.7%	\$582,624	\$619,884	+ 6.4%
Percent of Original List Price Received*	97.1%	98.5%	+ 1.4%	96.6%	98.0%	+ 1.4%
Percent of List Price Received*	98.6%	99.3%	+ 0.7%	98.3%	99.0%	+ 0.7%
Inventory	3,098	2,140	- 30.9%	--	--	--
Months Supply of Inventory	3.5	2.4	- 31.4%	--	--	--

* 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.

Median Sales Price – Detached

Rolling 12-Month Calculation



Median Sales Price – Attached

Rolling 12-Month Calculation

