

Local Market Update – August 2020

Report provided by Orange County REALTORS®



Orange County

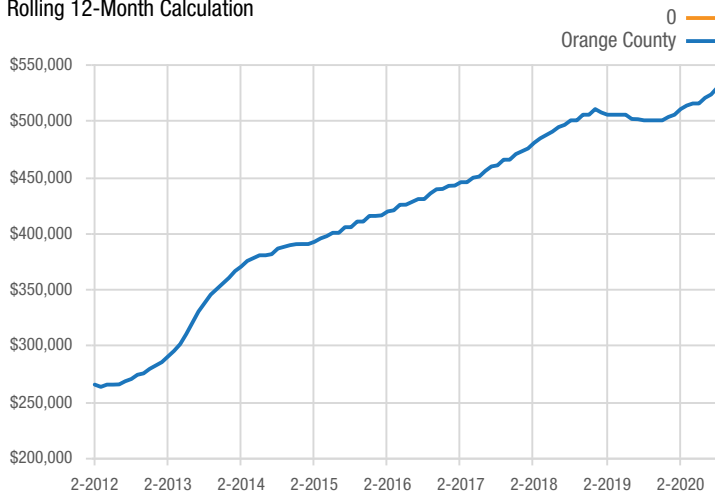
Attached Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	1,349	1,430	+ 6.0%	11,109	9,843	- 11.4%
Pending Sales	1,097	624	- 43.1%	8,060	6,823	- 15.3%
Closed Sales	1,098	1,198	+ 9.1%	7,452	6,814	- 8.6%
Days on Market Until Sale	47	34	- 27.7%	47	38	- 19.1%
Median Sales Price*	\$500,000	\$550,000	+ 10.0%	\$500,000	\$538,000	+ 7.6%
Average Sales Price*	\$562,358	\$640,745	+ 13.9%	\$581,740	\$618,999	+ 6.4%
Percent of Original List Price Received*	97.0%	98.4%	+ 1.4%	96.9%	98.0%	+ 1.1%
Percent of List Price Received*	98.7%	99.3%	+ 0.6%	98.5%	99.0%	+ 0.5%
Inventory of Homes for Sale	3,040	2,673	- 12.1%	—	—	—
Months Supply of Inventory	3.3	3.1	- 6.1%	—	—	—

Detached Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	2,107	2,142	+ 1.7%	18,737	15,723	- 16.1%
Pending Sales	1,727	1,077	- 37.6%	13,094	11,064	- 15.5%
Closed Sales	1,774	1,962	+ 10.6%	12,188	11,027	- 9.5%
Days on Market Until Sale	46	37	- 19.6%	47	41	- 12.8%
Median Sales Price*	\$825,000	\$935,000	+ 13.3%	\$830,000	\$885,000	+ 6.6%
Average Sales Price*	\$1,130,152	\$1,256,256	+ 11.2%	\$1,109,465	\$1,182,226	+ 6.6%
Percent of Original List Price Received*	96.6%	98.4%	+ 1.9%	96.8%	97.9%	+ 1.1%
Percent of List Price Received*	98.4%	99.3%	+ 0.9%	98.4%	98.9%	+ 0.5%
Inventory of Homes for Sale	5,631	4,077	- 27.6%	—	—	—
Months Supply of Inventory	3.8	2.9	- 23.7%	—	—	—

* 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 - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation

