

Local Market Update for February 2020

Provided by Orange County REALTORS®



Orange County

Detached	February			Year to Date		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
Key Metrics						
New Listings	1,992	1,873	- 6.0%	4,007	3,679	- 8.2%
Pending Sales	1,340	777	- 42.0%	2,485	2,024	- 18.6%
Closed Sales	960	1,252	+ 30.4%	1,888	2,416	+ 28.0%
Days on Market Until Sale	60	49	- 18.3%	58	53	- 8.6%
Median Sales Price*	\$805,000	\$895,000	+ 11.2%	\$800,000	\$875,000	+ 9.4%
Average Sales Price*	\$1,054,751	\$1,179,845	+ 11.9%	\$1,070,595	\$1,200,537	+ 12.1%
Percent of Original List Price Received*	96.2%	98.0%	+ 1.9%	95.8%	97.2%	+ 1.5%
Percent of List Price Received*	98.3%	99.0%	+ 0.7%	98.1%	98.6%	+ 0.5%
Inventory	5,048	3,739	- 25.9%	--	--	--
Months Supply of Inventory	3.5	2.5	- 28.6%	--	--	--

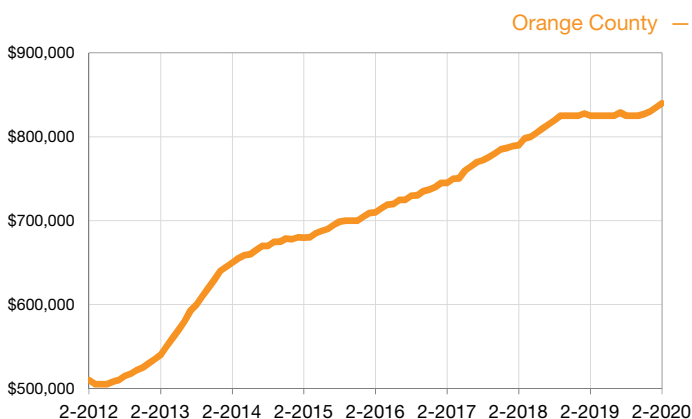
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
Key Metrics						
New Listings	1,166	1,153	- 1.1%	2,374	2,333	- 1.7%
Pending Sales	845	515	- 39.1%	1,586	1,332	- 16.0%
Closed Sales	642	804	+ 25.2%	1,217	1,494	+ 22.8%
Days on Market Until Sale	56	46	- 17.9%	56	48	- 14.3%
Median Sales Price*	\$500,000	\$530,000	+ 6.0%	\$487,500	\$530,375	+ 8.8%
Average Sales Price*	\$595,114	\$606,229	+ 1.9%	\$582,003	\$623,063	+ 7.1%
Percent of Original List Price Received*	96.2%	97.7%	+ 1.6%	96.1%	97.3%	+ 1.2%
Percent of List Price Received*	98.1%	98.9%	+ 0.8%	98.1%	98.7%	+ 0.6%
Inventory	2,832	2,170	- 23.4%	--	--	--
Months Supply of Inventory	3.2	2.3	- 28.1%	--	--	--

* 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

