

Local Market Update for July 2020

Provided by Orange County REALTORS®



Orange County

Detached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	2,431	2,332	- 4.1%	16,631	13,402	- 19.4%
Pending Sales	1,750	1,085	- 38.0%	11,368	8,940	- 21.4%
Closed Sales	1,830	1,884	+ 3.0%	10,414	9,058	- 13.0%
Days on Market Until Sale	44	39	- 11.4%	48	42	- 12.5%
Median Sales Price*	\$850,000	\$885,000	+ 4.1%	\$831,000	\$875,000	+ 5.3%
Average Sales Price*	\$1,142,215	\$1,198,001	+ 4.9%	\$1,105,943	\$1,166,001	+ 5.4%
Percent of Original List Price Received*	97.1%	98.0%	+ 0.9%	96.8%	97.8%	+ 1.0%
Percent of List Price Received*	98.5%	99.0%	+ 0.5%	98.4%	98.8%	+ 0.4%
Inventory	5,945	4,301	- 27.7%	--	--	--
Months Supply of Inventory	4.1	3.2	- 22.0%	--	--	--

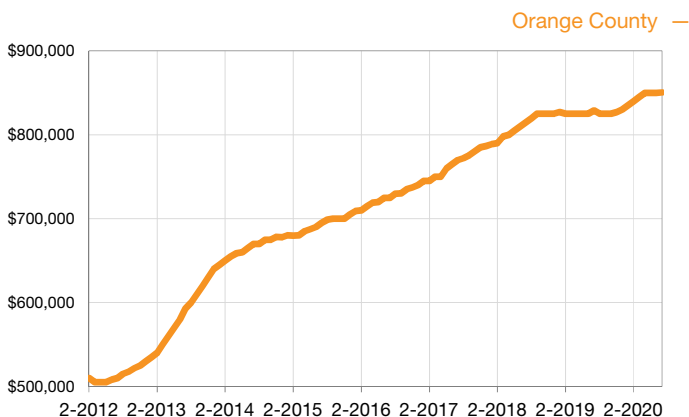
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	1,431	1,430	- 0.1%	9,760	8,338	- 14.6%
Pending Sales	1,101	625	- 43.2%	6,963	5,576	- 19.9%
Closed Sales	1,098	1,140	+ 3.8%	6,354	5,612	- 11.7%
Days on Market Until Sale	43	38	- 11.6%	47	39	- 17.0%
Median Sales Price*	\$514,000	\$547,000	+ 6.4%	\$500,000	\$535,000	+ 7.0%
Average Sales Price*	\$579,930	\$607,370	+ 4.7%	\$585,090	\$614,626	+ 5.0%
Percent of Original List Price Received*	97.1%	98.0%	+ 0.9%	96.9%	97.9%	+ 1.0%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	98.5%	98.9%	+ 0.4%
Inventory	3,192	2,693	- 15.6%	--	--	--
Months Supply of Inventory	3.6	3.2	- 11.1%	--	--	--

* 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

