

Local Market Update for June 2020

Provided by Orange County REALTORS®



Orange County

Detached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	2,306	1,942	- 15.8%	14,197	10,867	- 23.5%
Pending Sales	1,709	954	- 44.2%	9,617	6,870	- 28.6%
Closed Sales	1,740	1,349	- 22.5%	8,585	7,153	- 16.7%
Days on Market Until Sale	41	39	- 4.9%	48	42	- 12.5%
Median Sales Price*	\$850,000	\$876,500	+ 3.1%	\$828,000	\$870,000	+ 5.1%
Average Sales Price*	\$1,105,141	\$1,155,492	+ 4.6%	\$1,098,447	\$1,158,368	+ 5.5%
Percent of Original List Price Received*	97.3%	97.5%	+ 0.2%	96.7%	97.7%	+ 1.0%
Percent of List Price Received*	98.6%	98.5%	- 0.1%	98.3%	98.8%	+ 0.5%
Inventory	5,928	4,250	- 28.3%	--	--	--
Months Supply of Inventory	4.1	3.2	- 22.0%	--	--	--

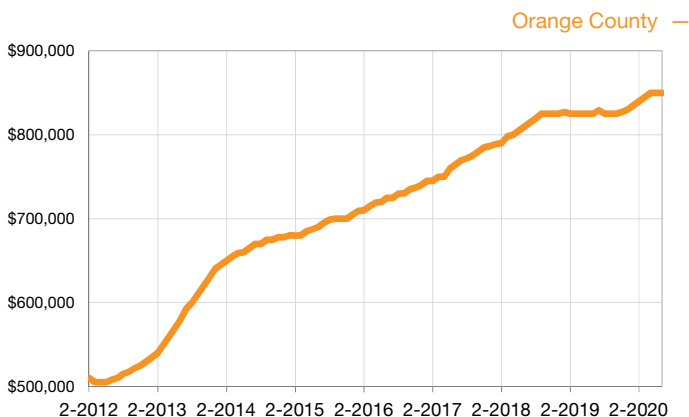
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
Key Metrics						
New Listings	1,383	1,287	- 6.9%	8,334	6,823	- 18.1%
Pending Sales	1,033	595	- 42.4%	5,862	4,365	- 25.5%
Closed Sales	1,041	814	- 21.8%	5,256	4,475	- 14.9%
Days on Market Until Sale	45	38	- 15.6%	48	39	- 18.8%
Median Sales Price*	\$500,000	\$545,000	+ 9.0%	\$499,000	\$530,750	+ 6.4%
Average Sales Price*	\$589,969	\$629,360	+ 6.7%	\$586,169	\$616,408	+ 5.2%
Percent of Original List Price Received*	97.1%	97.6%	+ 0.5%	96.9%	97.9%	+ 1.0%
Percent of List Price Received*	98.6%	98.7%	+ 0.1%	98.4%	98.9%	+ 0.5%
Inventory	3,245	2,609	- 19.6%	--	--	--
Months Supply of Inventory	3.6	3.1	- 13.9%	--	--	--

* 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

