

Local Market Update – September 2020

Report provided by Orange County REALTORS®



Orange County

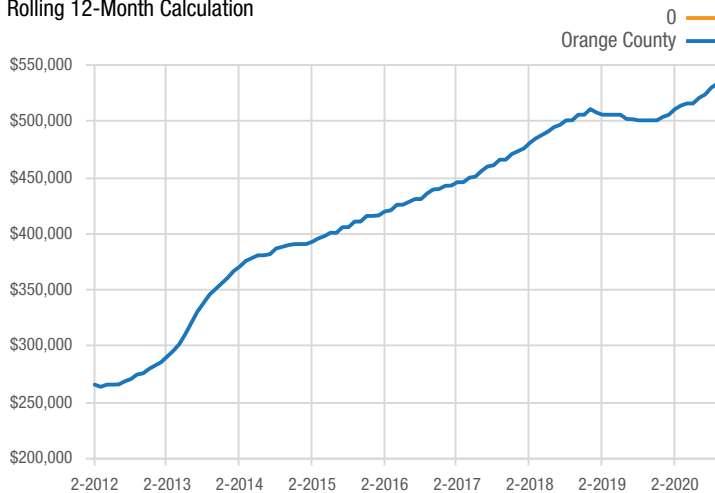
Attached Key Metrics	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	1,146	1,454	+ 26.9%	12,255	11,399	- 7.0%
Pending Sales	928	645	- 30.5%	8,988	8,166	- 9.1%
Closed Sales	1,021	1,268	+ 24.2%	8,473	8,088	- 4.5%
Days on Market Until Sale	43	30	- 30.2%	47	37	- 21.3%
Median Sales Price*	\$515,000	\$555,000	+ 7.8%	\$500,000	\$540,000	+ 8.0%
Average Sales Price*	\$594,095	\$636,235	+ 7.1%	\$583,228	\$621,743	+ 6.6%
Percent of Original List Price Received*	97.0%	98.6%	+ 1.6%	96.9%	98.1%	+ 1.2%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	98.5%	99.1%	+ 0.6%
Inventory of Homes for Sale	2,876	2,613	- 9.1%	—	—	—
Months Supply of Inventory	3.1	2.9	- 6.5%	—	—	—

Detached Key Metrics	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	1,908	2,115	+ 10.8%	20,643	18,104	- 12.3%
Pending Sales	1,522	1,013	- 33.4%	14,615	13,148	- 10.0%
Closed Sales	1,612	2,083	+ 29.2%	13,800	13,123	- 4.9%
Days on Market Until Sale	47	31	- 34.0%	47	39	- 17.0%
Median Sales Price*	\$830,000	\$915,000	+ 10.2%	\$830,000	\$890,000	+ 7.2%
Average Sales Price*	\$1,097,201	\$1,260,538	+ 14.9%	\$1,108,010	\$1,195,095	+ 7.9%
Percent of Original List Price Received*	96.5%	98.8%	+ 2.4%	96.7%	98.0%	+ 1.3%
Percent of List Price Received*	98.4%	99.6%	+ 1.2%	98.4%	99.0%	+ 0.6%
Inventory of Homes for Sale	5,323	4,019	- 24.5%	—	—	—
Months Supply of Inventory	3.6	2.8	- 22.2%	—	—	—

* 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

