

Local Market Update – August 2020

A Research Tool Provided by California Regional Multiple Listing Service, Inc



Orange County

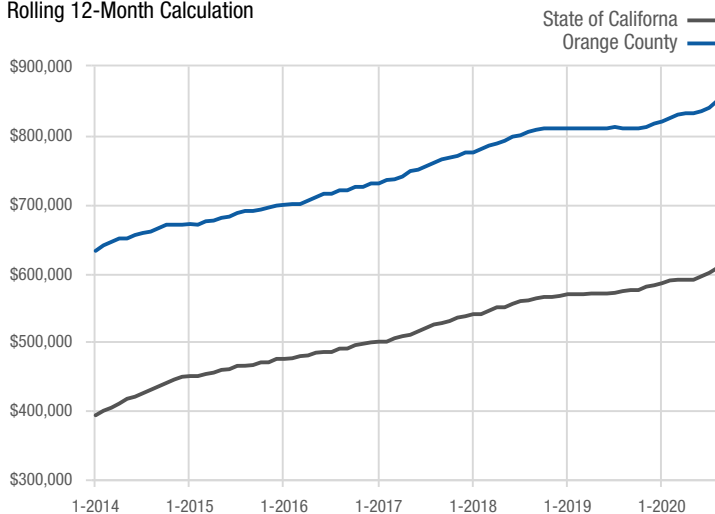
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
Key Metrics						
New Listings	2,118	2,329	+ 10.0%	18,788	16,025	- 14.7%
Pending Sales	1,729	1,510	- 12.7%	13,204	11,765	- 10.9%
Closed Sales	1,797	2,027	+ 12.8%	12,301	11,259	- 8.5%
Days on Market Until Sale	45	37	- 17.8%	47	40	- 14.9%
Median Sales Price*	\$805,000	\$925,000	+ 14.9%	\$815,000	\$870,000	+ 6.7%
Average Sales Price*	\$1,098,790	\$1,243,153	+ 13.1%	\$1,083,154	\$1,162,221	+ 7.3%
Percent of List Price Received*	98.5%	99.3%	+ 0.8%	98.4%	99.0%	+ 0.6%
Inventory of Homes for Sale	5,618	3,831	- 31.8%	—	—	—
Months Supply of Inventory	3.8	2.6	- 31.6%	—	—	—

Townhouse/Condo	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
Key Metrics						
New Listings	1,240	1,388	+ 11.9%	10,294	9,218	- 10.5%
Pending Sales	1,034	828	- 19.9%	7,475	6,704	- 10.3%
Closed Sales	1,017	1,115	+ 9.6%	6,901	6,380	- 7.5%
Days on Market Until Sale	46	33	- 28.3%	47	39	- 17.0%
Median Sales Price*	\$497,000	\$534,900	+ 7.6%	\$491,218	\$525,000	+ 6.9%
Average Sales Price*	\$536,834	\$591,325	+ 10.2%	\$550,451	\$580,954	+ 5.5%
Percent of List Price Received*	98.7%	99.4%	+ 0.7%	98.6%	99.0%	+ 0.4%
Inventory of Homes for Sale	2,771	2,284	- 17.6%	—	—	—
Months Supply of Inventory	3.3	2.8	- 15.2%	—	—	—

* 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.

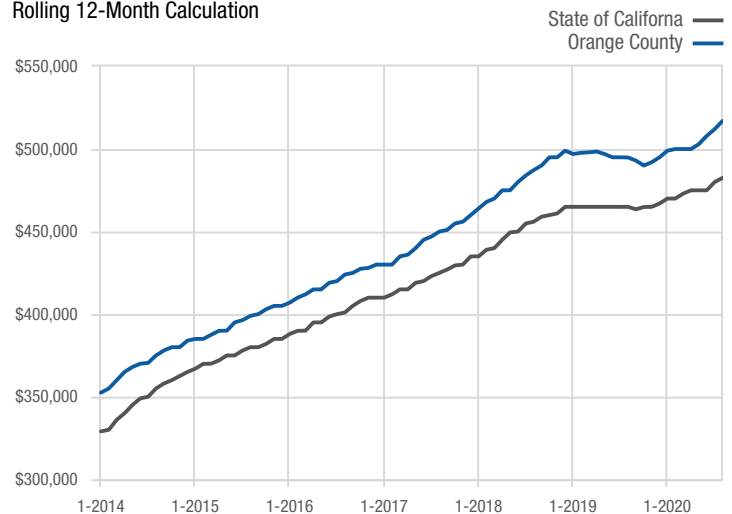
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.