

# Local Market Update for May 2019

Provided by Orange County REALTORS®



## Orange County

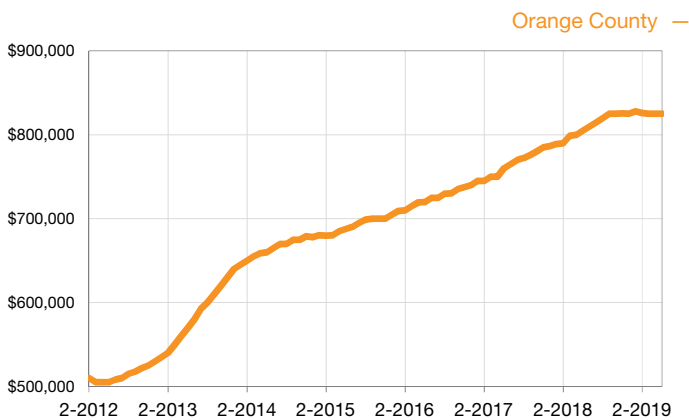
Detached	May			Year to Date		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
<b>Key Metrics</b>						
New Listings	2,715	<b>2,653</b>	- 2.3%	11,775	<b>11,737</b>	- 0.3%
Pending Sales	1,858	<b>1,132</b>	- 39.1%	8,045	<b>7,062</b>	- 12.2%
Closed Sales	1,805	<b>1,825</b>	+ 1.1%	7,206	<b>6,807</b>	- 5.5%
Days on Market Until Sale	33	<b>43</b>	+ 30.3%	40	<b>50</b>	+ 25.0%
Median Sales Price*	\$849,000	<b>\$850,000</b>	+ 0.1%	\$825,000	<b>\$825,000</b>	0.0%
Average Sales Price*	\$1,152,460	<b>\$1,160,929</b>	+ 0.7%	\$1,117,574	<b>\$1,094,587</b>	- 2.1%
Percent of Original List Price Received*	98.4%	<b>97.1%</b>	- 1.3%	97.9%	<b>96.6%</b>	- 1.3%
Percent of List Price Received*	99.1%	<b>98.5%</b>	- 0.6%	98.9%	<b>98.3%</b>	- 0.6%
Inventory	5,004	<b>6,013</b>	+ 20.2%	--	--	--
Months Supply of Inventory	3.2	<b>4.4</b>	+ 37.5%	--	--	--

\* 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	May			Year to Date		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
<b>Key Metrics</b>						
New Listings	1,504	<b>1,563</b>	+ 3.9%	6,795	<b>6,933</b>	+ 2.0%
Pending Sales	1,118	<b>671</b>	- 40.0%	5,087	<b>4,357</b>	- 14.4%
Closed Sales	1,128	<b>1,154</b>	+ 2.3%	4,775	<b>4,235</b>	- 11.3%
Days on Market Until Sale	27	<b>41</b>	+ 51.9%	32	<b>49</b>	+ 53.1%
Median Sales Price*	\$500,250	<b>\$497,000</b>	- 0.6%	\$507,000	<b>\$499,000</b>	- 1.6%
Average Sales Price*	\$587,177	<b>\$593,609</b>	+ 1.1%	\$592,548	<b>\$585,844</b>	- 1.1%
Percent of Original List Price Received*	99.0%	<b>97.5%</b>	- 1.5%	98.7%	<b>96.8%</b>	- 1.9%
Percent of List Price Received*	99.7%	<b>98.8%</b>	- 0.9%	99.4%	<b>98.4%</b>	- 1.0%
Inventory	2,333	<b>3,422</b>	+ 46.7%	--	--	--
Months Supply of Inventory	2.3	<b>4.0</b>	+ 73.9%	--	--	--

\* 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

