

Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

+ 8.2%

Change in
New Listings

- 17.1%

Change in
Closed Sales

- 5.6%

Change in
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	159	172	+ 8.2%	334	319	- 4.5%
Closed Sales	117	97	- 17.1%	213	180	- 15.5%
Median Sales Price*	\$294,450	\$277,990	- 5.6%	\$295,000	\$291,150	- 1.3%
Average Sales Price*	\$355,229	\$311,016	- 12.4%	\$360,647	\$349,679	- 3.0%
Total Dollar Volume (in millions)*	\$41.6	\$30.2	- 27.4%	\$76.8	\$62.9	- 18.1%
Percent of Original List Price Received*	95.8%	97.0%	+ 1.3%	96.1%	96.3%	+ 0.2%
Percent of List Price Received*	97.9%	98.3%	+ 0.4%	98.0%	98.1%	+ 0.1%
Days on Market Until Sale**	51	43	- 15.7%	58	55	- 5.2%
Inventory of Homes for Sale	346	313	- 9.5%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--

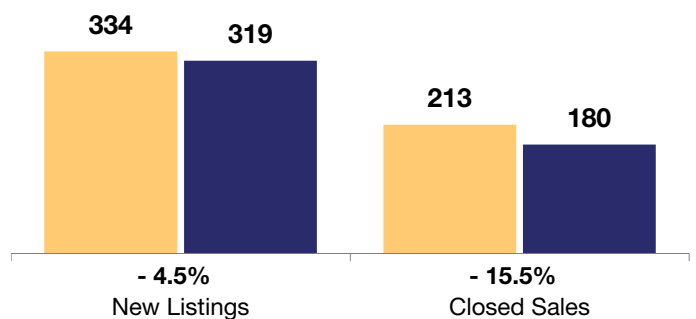
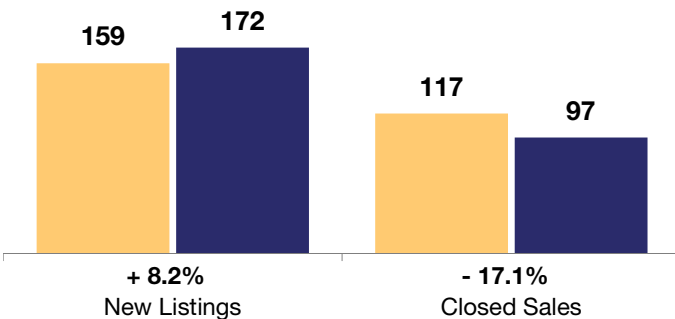
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

February

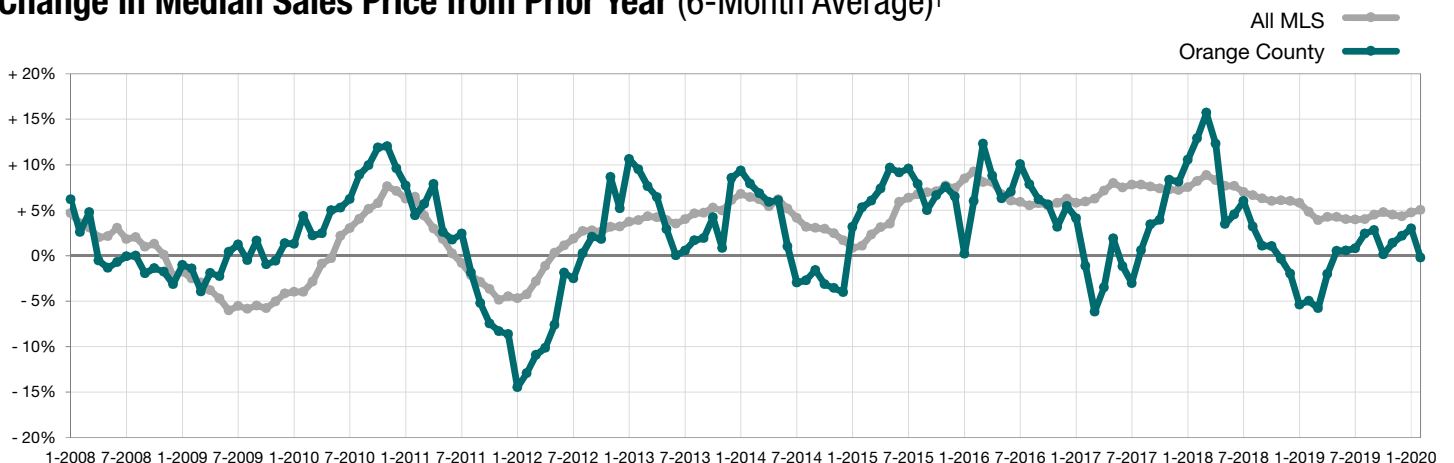
2019 2020

Year to Date

2019 2020



Change in Median Sales Price from Prior Year (6-Month Average)†



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period