

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

- 14.5%

+ 11.1%

+ 18.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	172	147	- 14.5%	319	306	- 4.1%
Closed Sales	99	110	+ 11.1%	182	233	+ 28.0%
Median Sales Price*	\$274,000	\$325,000	+ 18.6%	\$287,995	\$330,000	+ 14.6%
Average Sales Price*	\$309,312	\$418,637	+ 35.3%	\$348,328	\$407,434	+ 17.0%
Total Dollar Volume (in millions)*	\$30.6	\$46.1	+ 50.4%	\$63.4	\$94.9	+ 49.7%
Percent of Original List Price Received*	97.1%	99.7%	+ 2.7%	96.4%	98.9%	+ 2.6%
Percent of List Price Received*	98.4%	100.5%	+ 2.1%	98.1%	100.0%	+ 1.9%
Days on Market Until Sale**	43	25	- 41.9%	55	27	- 50.9%
Inventory of Homes for Sale	343	92	- 73.2%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--

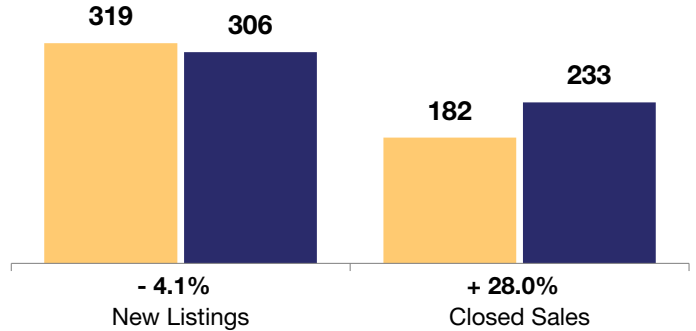
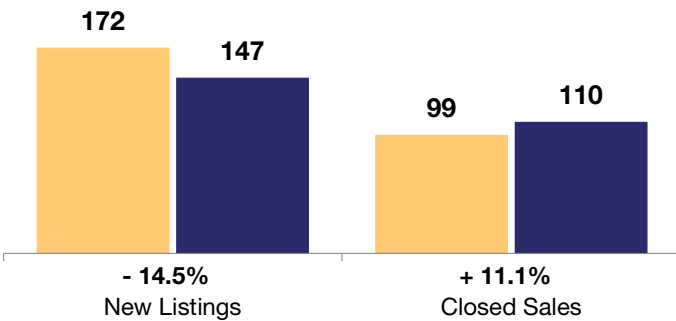
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

February

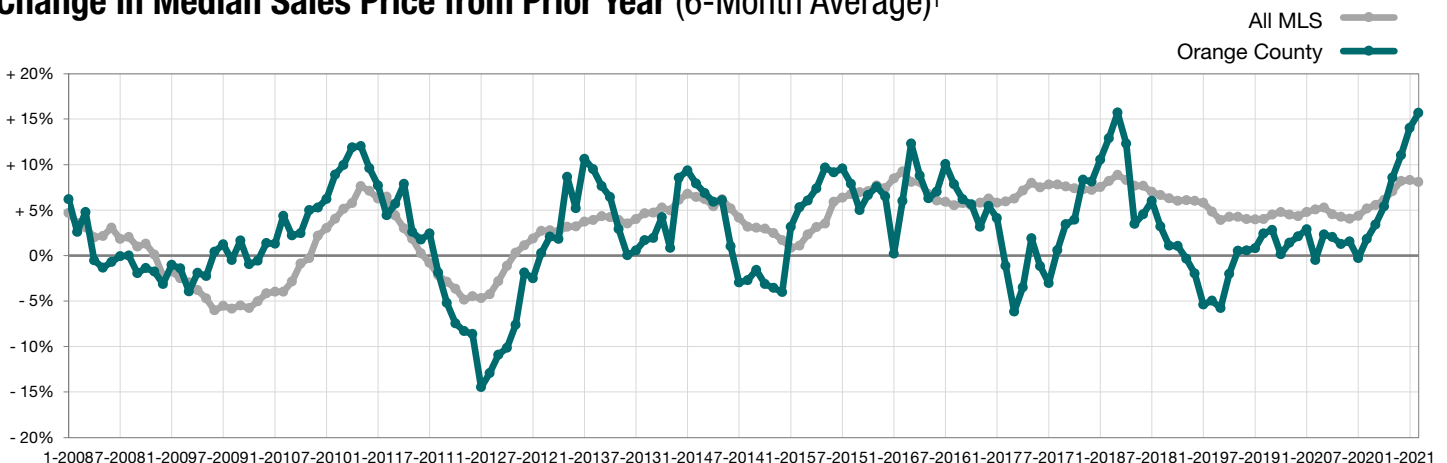
2020 2021

Year to Date

2020 2021



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