

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

- 13.4%

+ 2.0%

+ 19.1%

Change in
New Listings

Change in
Closed Sales

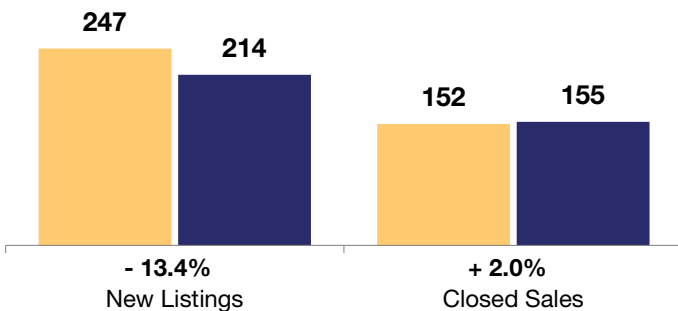
Change in
Median Sales Price

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	247	214	- 13.4%	566	521	- 8.0%
Closed Sales	152	155	+ 2.0%	334	391	+ 17.1%
Median Sales Price*	\$337,500	\$402,000	+ 19.1%	\$305,000	\$365,000	+ 19.7%
Average Sales Price*	\$400,691	\$465,270	+ 16.1%	\$372,158	\$432,006	+ 16.1%
Total Dollar Volume (in millions)*	\$60.9	\$72.1	+ 18.4%	\$124.3	\$168.9	+ 35.9%
Percent of Original List Price Received*	99.2%	102.0%	+ 2.8%	97.7%	100.2%	+ 2.6%
Percent of List Price Received*	100.1%	102.4%	+ 2.3%	99.0%	101.0%	+ 2.0%
Days on Market Until Sale**	41	29	- 29.3%	49	28	- 42.9%
Inventory of Homes for Sale	376	99	- 73.7%	--	--	--
Months Supply of Inventory	2.4	0.6	- 75.0%	--	--	--

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

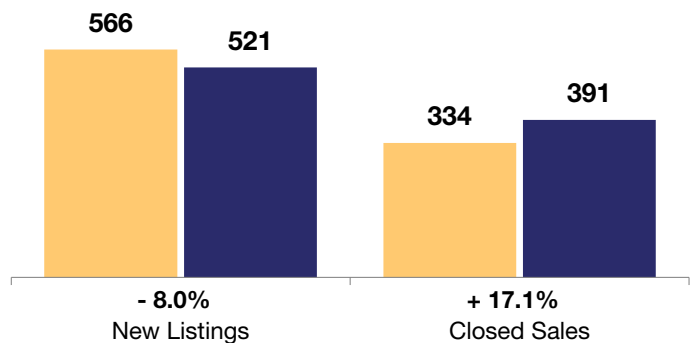
March

2020 2021

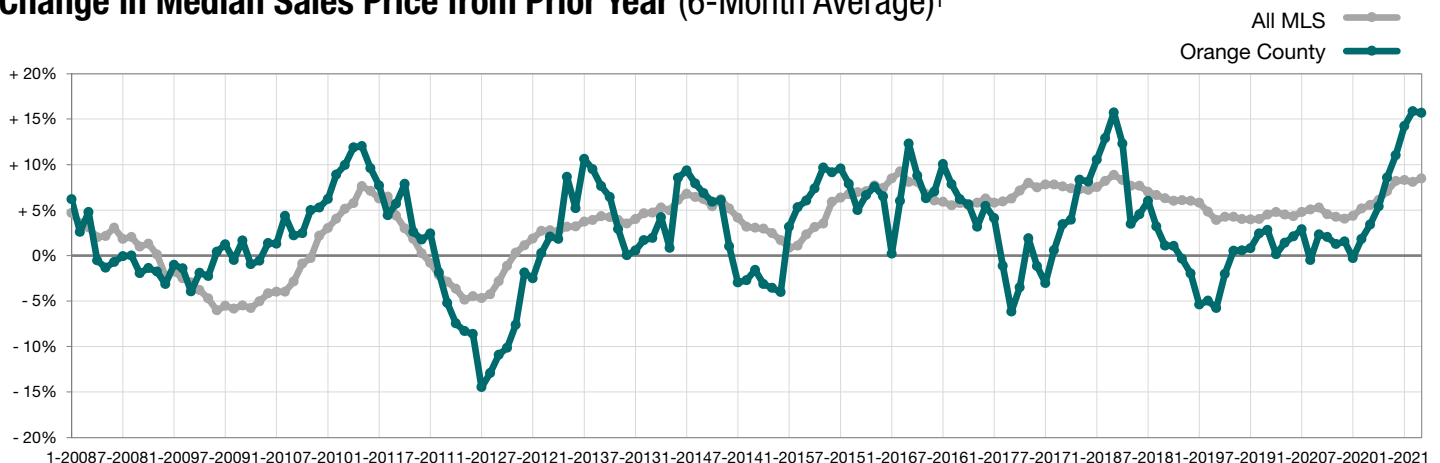


Year to Date

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