

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

+ 55.6%

Change in
New Listings

+ 5.8%

Change in
Closed Sales

+ 15.0%

Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	160	249	+ 55.6%	726	771	+ 6.2%
Closed Sales	155	164	+ 5.8%	489	557	+ 13.9%
Median Sales Price*	\$328,125	\$377,500	+ 15.0%	\$315,000	\$374,000	+ 18.7%
Average Sales Price*	\$391,106	\$474,141	+ 21.2%	\$378,137	\$444,361	+ 17.5%
Total Dollar Volume (in millions)*	\$60.2	\$77.8	+ 29.1%	\$184.5	\$247.5	+ 34.1%
Percent of Original List Price Received*	99.8%	104.0%	+ 4.2%	98.3%	101.3%	+ 3.1%
Percent of List Price Received*	99.9%	104.5%	+ 4.6%	99.3%	102.0%	+ 2.7%
Days on Market Until Sale**	35	20	- 42.9%	44	26	- 40.9%
Inventory of Homes for Sale	366	124	- 66.1%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--

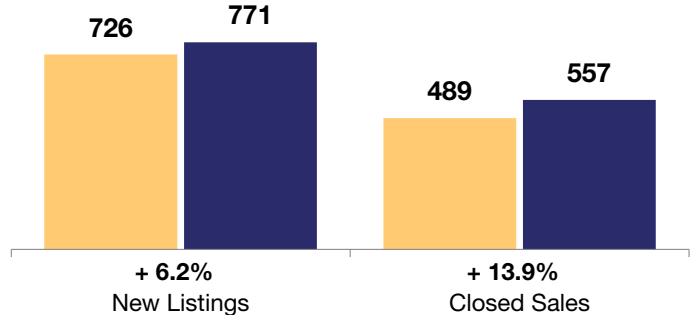
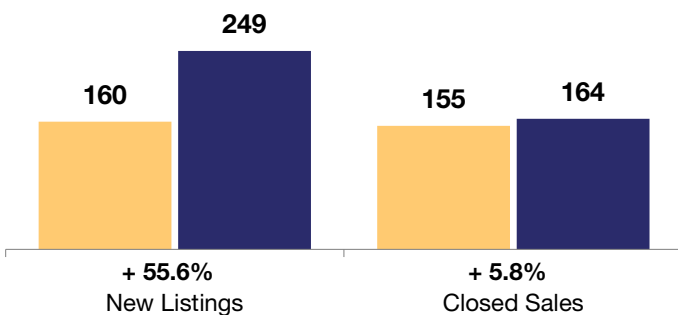
* Does not account for seller concessions. | ** Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

April

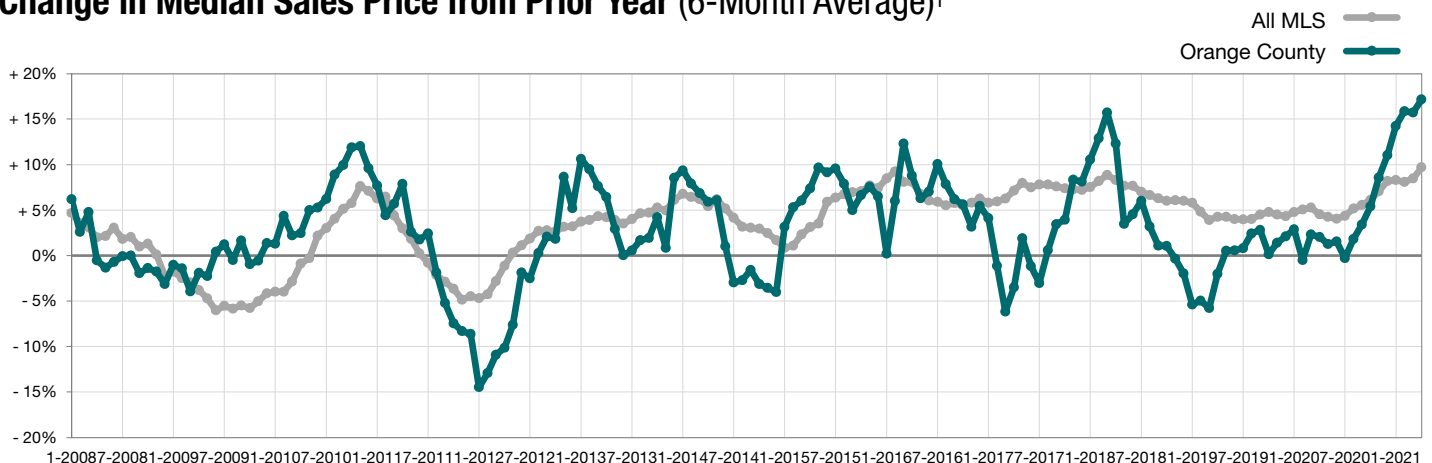
2020 2021

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