

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Orange County

**- 37.8%**

Change in  
New Listings

**- 33.1%**

Change in  
Closed Sales

**+ 3.4%**

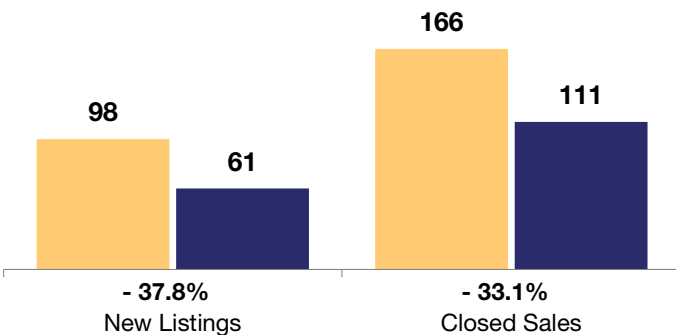
Change in  
Median Sales Price

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	98	61	- 37.8%	2,192	1,821	- 16.9%
Closed Sales	166	111	- 33.1%	2,041	1,714	- 16.0%
Median Sales Price*	\$406,000	<b>\$420,000</b>	+ 3.4%	\$405,000	<b>\$439,950</b>	+ 8.6%
Average Sales Price*	\$482,070	<b>\$575,071</b>	+ 19.3%	\$481,804	<b>\$557,190</b>	+ 15.6%
Total Dollar Volume (in millions)*	\$80.0	<b>\$63.8</b>	- 20.2%	\$982.4	<b>\$953.9</b>	- 2.9%
Percent of Original List Price Received*	102.4%	<b>97.6%</b>	- 4.7%	103.3%	<b>103.6%</b>	+ 0.3%
Percent of List Price Received*	103.0%	<b>98.6%</b>	- 4.3%	103.7%	<b>104.2%</b>	+ 0.5%
Days on Market Until Sale**	16	<b>34</b>	+ 112.5%	17	<b>16</b>	- 5.9%
Housing Affordability Index	92	<b>66</b>	- 28.3%	93	<b>63</b>	- 32.3%
Inventory of Homes for Sale	101	<b>156</b>	+ 54.5%	--	--	--
Months Supply of Inventory	0.6	<b>1.2</b>	+ 100.0%	--	--	--

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

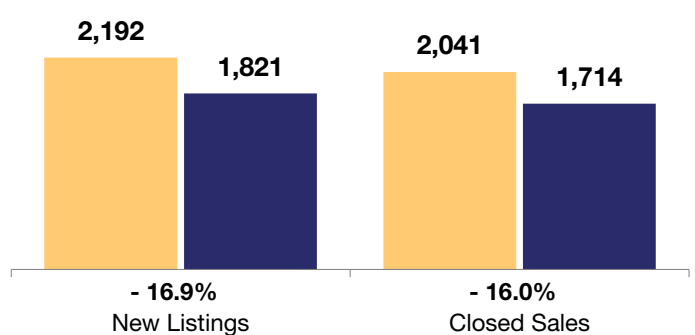
### December

2021 2022

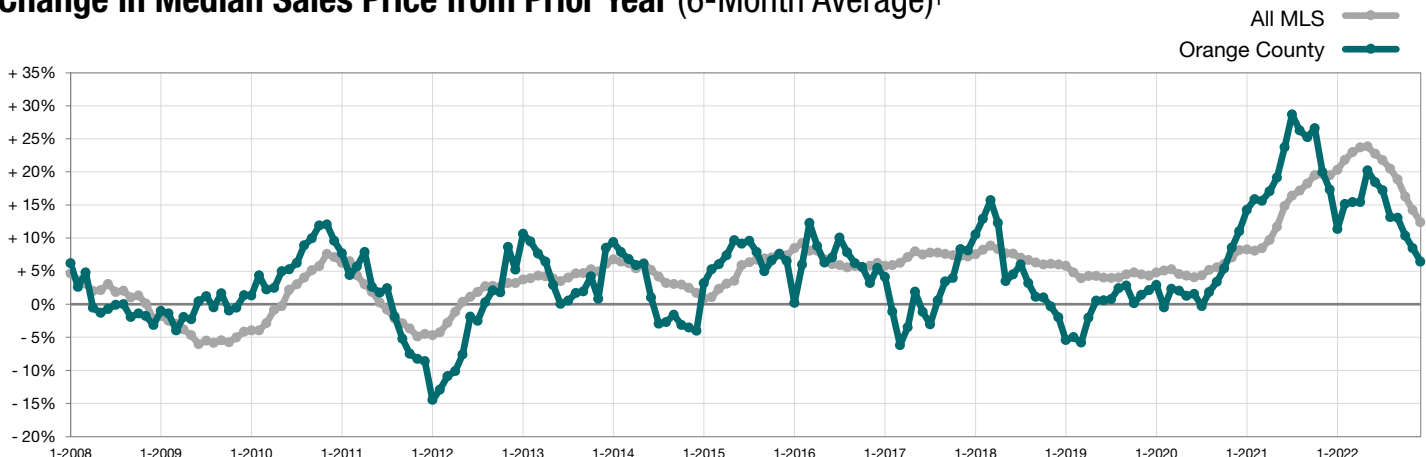


### Year to Date

2021 2022



### 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