

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Orange County

**- 14.8%**

Change in  
**New Listings**  
All Properties

**- 36.9%**

Change in  
**Closed Sales**  
All Properties

**+ 8.3%**

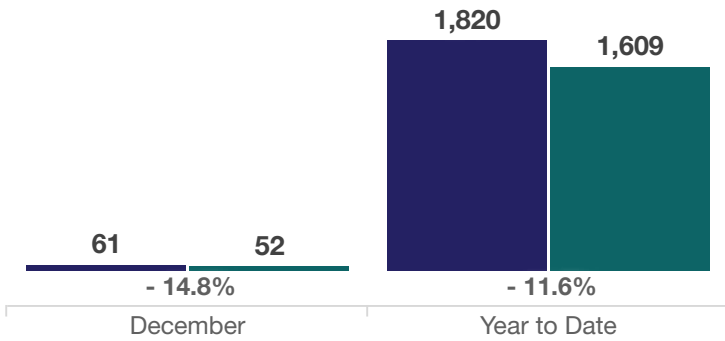
Change in  
**Median Sales Price**  
All Properties.

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	61	52	- 14.8%	1,820	1,609	- 11.6%
Closed Sales	111	70	- 36.9%	1,713	1,406	- 17.9%
Median Sales Price*	\$420,000	\$455,000	+ 8.3%	\$439,280	\$460,000	+ 4.7%
Average Sales Price*	\$575,071	\$564,634	- 1.8%	\$556,808	\$586,676	+ 5.4%
Total Dollar Volume (in millions)*	\$64	\$40	- 37.5%	\$953	\$825	- 13.4%
Percent of Original List Price Received*	97.6%	96.6%	- 1.0%	103.6%	100.0%	- 3.5%
Percent of List Price Received*	98.6%	99.3%	+ 0.7%	104.2%	101.2%	- 2.9%
Days on Market Until Sale	60	57	- 5.0%	44	48	+ 9.1%
Housing Affordability Index	104	94	- 9.6%	99	93	- 6.1%
Inventory of Homes for Sale	207	174	- 15.9%	—	—	—
Months Supply of Homes for Sale	1.6	1.5	- 6.3%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

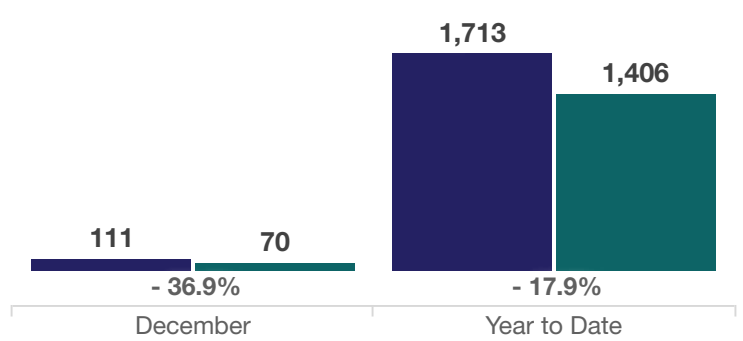
### New Listings

■ 2022 ■ 2023



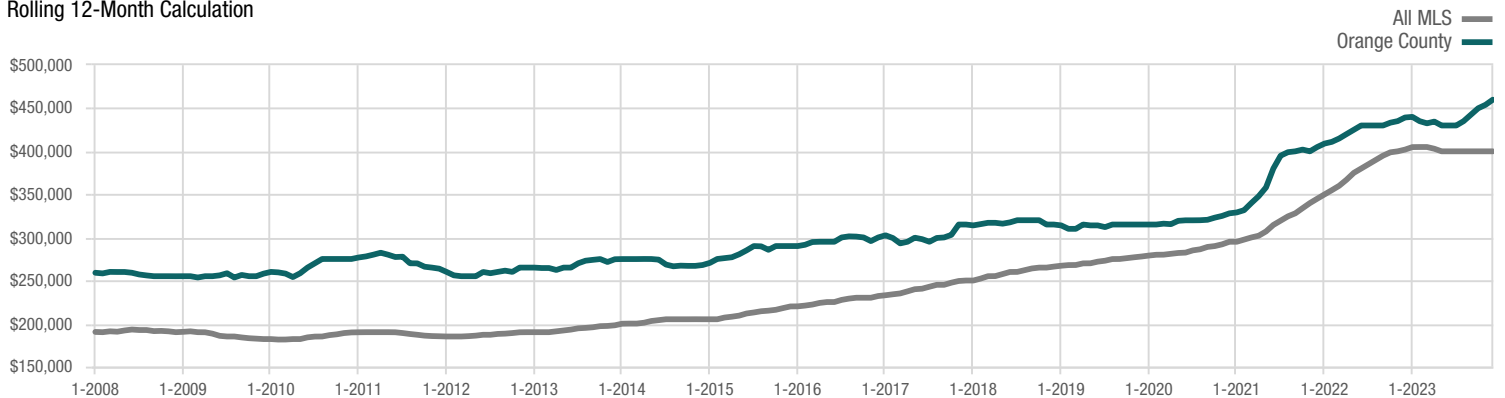
### Closed Sales

■ 2022 ■ 2023



### Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.