

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

+ 59.3%

Change in
New Listings
All Properties

+ 8.3%

Change in
Closed Sales
All Properties

+ 11.8%

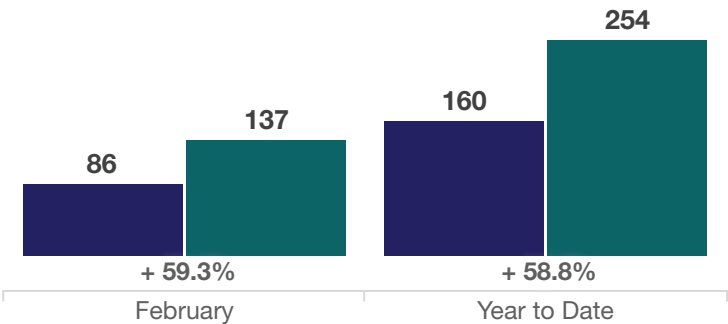
Change in
Median Sales Price
All Properties.

Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	86	137	+ 59.3%	160	254	+ 58.8%
Closed Sales	72	78	+ 8.3%	146	131	- 10.3%
Median Sales Price*	\$402,400	\$449,900	+ 11.8%	\$408,950	\$448,200	+ 9.6%
Average Sales Price*	\$552,419	\$614,719	+ 11.3%	\$535,200	\$630,581	+ 17.8%
Total Dollar Volume (in millions)*	\$40	\$46	+ 15.0%	\$78	\$81	+ 3.8%
Percent of Original List Price Received*	96.8%	98.3%	+ 1.5%	97.1%	97.1%	0.0%
Percent of List Price Received*	98.5%	99.7%	+ 1.2%	99.2%	99.1%	- 0.1%
Days on Market Until Sale	64	60	- 6.3%	62	65	+ 4.8%
Housing Affordability Index	116	100	- 13.8%	114	100	- 12.3%
Inventory of Homes for Sale	150	176	+ 17.3%	—	—	—
Months Supply of Homes for Sale	1.2	1.5	+ 25.0%	—	—	—

* 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.

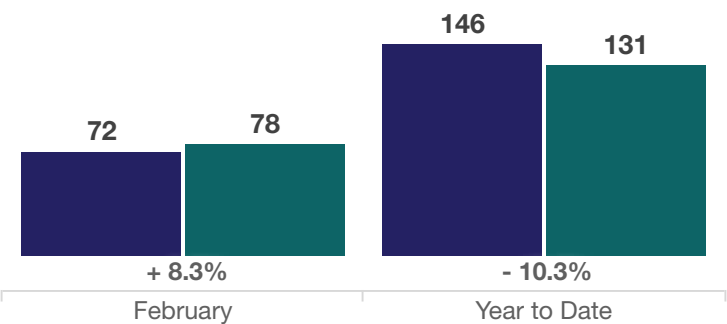
New Listings

2023 2024



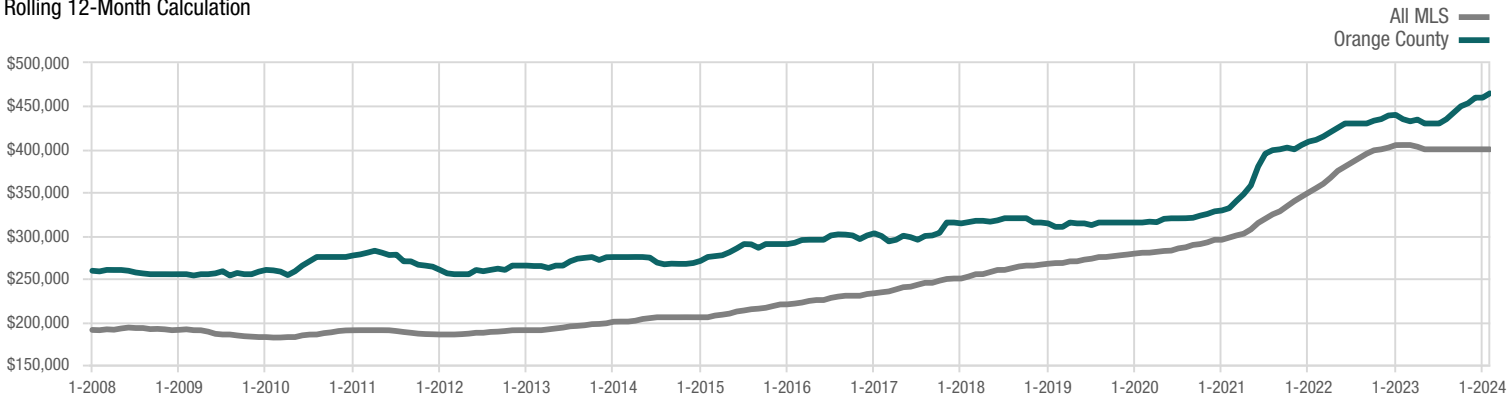
Closed Sales

2023 2024



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.