

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Orange County

+ 54.1%

Change in
New Listings
All Properties

- 32.4%

Change in
Closed Sales
All Properties

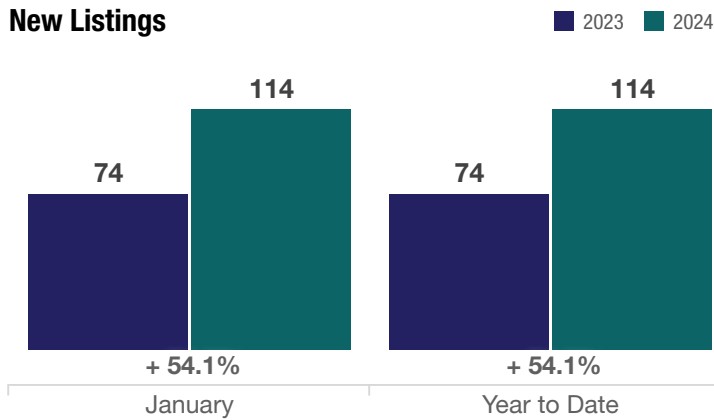
+ 13.3%

Change in
Median Sales Price
All Properties.

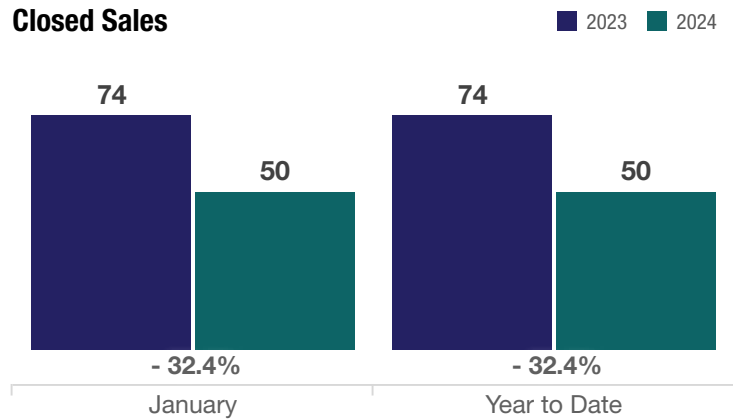
Key Metrics	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	74	114	+ 54.1%	74	114	+ 54.1%
Closed Sales	74	50	- 32.4%	74	50	- 32.4%
Median Sales Price*	\$411,258	\$465,957	+ 13.3%	\$411,258	\$465,957	+ 13.3%
Average Sales Price*	\$518,446	\$667,703	+ 28.8%	\$518,446	\$667,703	+ 28.8%
Total Dollar Volume (in millions)*	\$38	\$33	- 13.2%	\$38	\$33	- 13.2%
Percent of Original List Price Received*	97.4%	95.1%	- 2.4%	97.4%	95.1%	- 2.4%
Percent of List Price Received*	99.9%	98.0%	- 1.9%	99.9%	98.0%	- 1.9%
Days on Market Until Sale	61	77	+ 26.2%	61	77	+ 26.2%
Housing Affordability Index	109	92	- 15.6%	109	92	- 15.6%
Inventory of Homes for Sale	174	172	- 1.1%	—	—	—
Months Supply of Homes for Sale	1.4	1.5	+ 7.1%	—	—	—

* 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

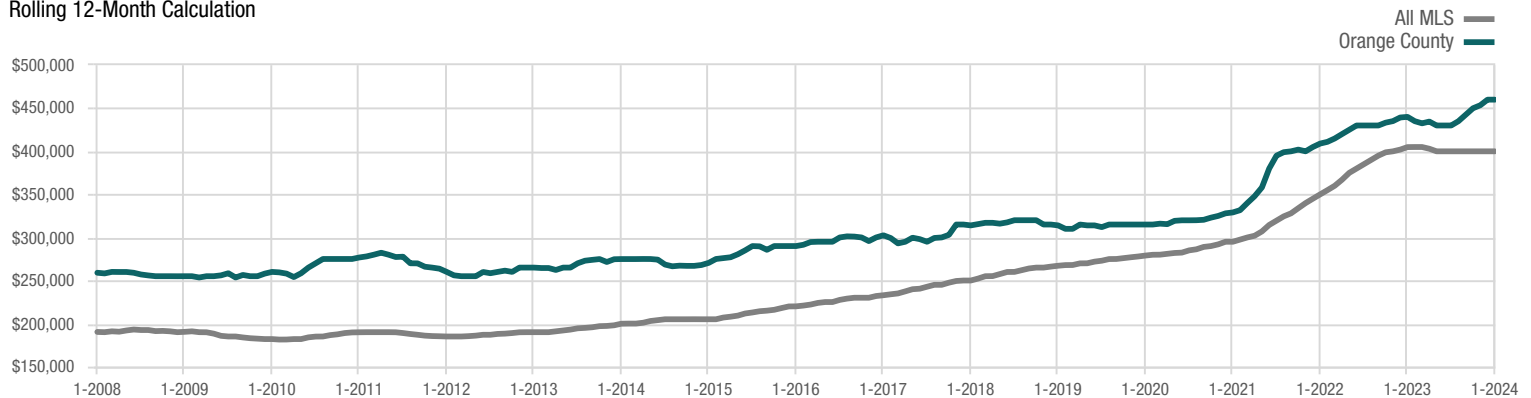


Closed Sales



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.