

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Orange County

**- 20.3%**

**0.0%**

**+ 3.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	217	173	- 20.3%	1,043	881	- 15.5%
Closed Sales	185	185	0.0%	908	729	- 19.7%
Median Sales Price*	\$494,000	<b>\$510,000</b>	+ 3.2%	\$456,558	<b>\$450,000</b>	- 1.4%
Average Sales Price*	\$638,510	<b>\$641,611</b>	+ 0.5%	\$574,539	<b>\$591,276</b>	+ 2.9%
Total Dollar Volume (in millions)*	\$118.1	<b>\$118.7</b>	+ 0.5%	\$520.5	<b>\$431.0</b>	- 17.2%
Percent of Original List Price Received*	108.8%	<b>101.4%</b>	- 6.8%	106.6%	<b>100.5%</b>	- 5.7%
Percent of List Price Received*	109.1%	<b>102.5%</b>	- 6.0%	106.8%	<b>101.7%</b>	- 4.8%
Days on Market Until Sale**	8	15	+ 87.5%	13	21	+ 61.5%
Housing Affordability Index	66	57	- 13.6%	71	65	- 8.5%
Inventory of Homes for Sale	171	174	+ 1.8%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

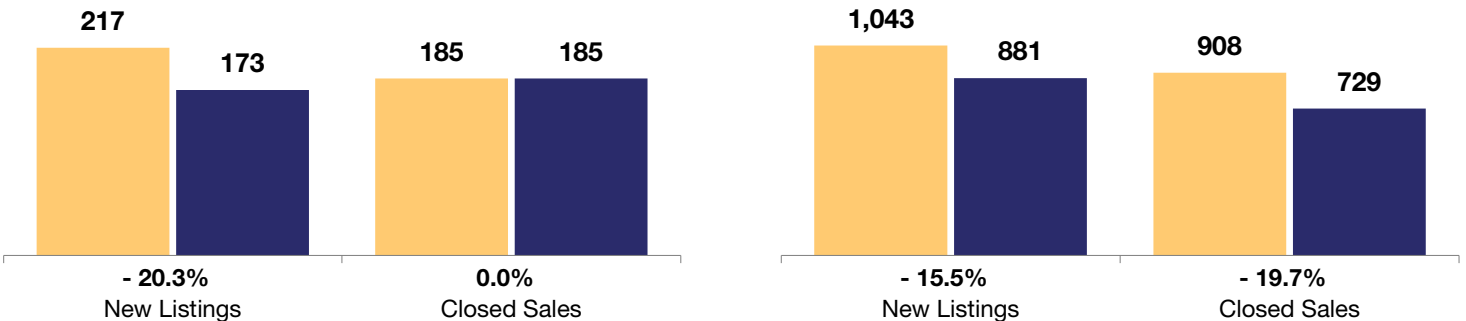
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### June

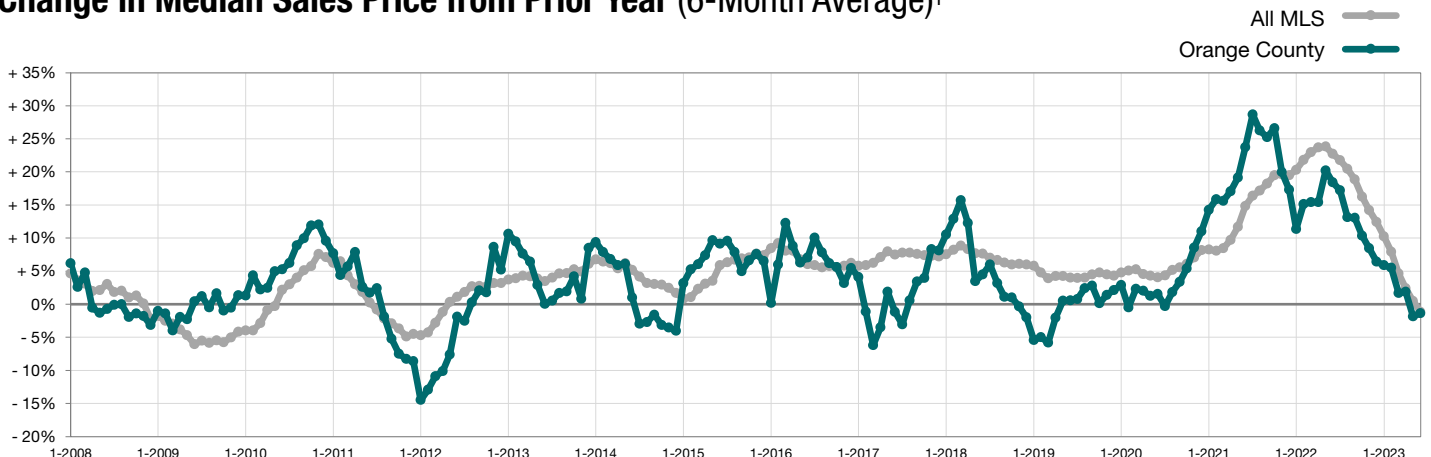
2022 2023

### Year to Date

2022 2023



### 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