## **Local Market Update – July 2022**

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## **Orange County**

- 10.3% - 30.6%

+ 7.9%

Change in **New Listings** 

Change in Closed Sales

Change in Median Sales Price

		July			Year to Date		
	2021	2022	+/-	2021	2022	+/-	
New Listings	214	192	- 10.3%	1,432	1,235	- 13.8%	
Closed Sales	232	161	- 30.6%	1,219	1,069	- 12.3%	
Median Sales Price*	\$454,045	\$490,000	+ 7.9%	\$415,000	\$460,000	+ 10.8%	
Average Sales Price*	\$529,166	\$603,270	+ 14.0%	\$488,447	\$578,874	+ 18.5%	
Total Dollar Volume (in millions)*	\$122.8	\$97.1	- 20.9%	\$594.9	\$617.7	+ 3.8%	
Percent of Original List Price Received*	104.5%	103.7%	- 0.8%	103.4%	106.2%	+ 2.7%	
Percent of List Price Received*	104.6%	104.0%	- 0.6%	103.7%	106.3%	+ 2.5%	
Days on Market Until Sale**	15	11	- 26.7%	19	13	- 31.6%	
Inventory of Homes for Sale	159	178	+ 11.9%				
Months Supply of Inventory	0.9	1.2	+ 33.3%				

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





## Change in Median Sales Price from Prior Year (6-Month Average)†



<sup>†</sup> 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