

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Orange County

**+ 3.2%**

Change in  
New Listings

**+ 18.6%**

Change in  
Closed Sales

**+ 38.1%**

Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	216	223	+ 3.2%	942	997	+ 5.8%
Closed Sales	140	166	+ 18.6%	629	723	+ 14.9%
Median Sales Price*	\$324,500	<b>\$448,000</b>	+ 38.1%	\$319,500	<b>\$389,450</b>	+ 21.9%
Average Sales Price*	\$396,295	<b>\$535,747</b>	+ 35.2%	\$382,185	<b>\$465,246</b>	+ 21.7%
Total Dollar Volume (in millions)*	\$55.5	<b>\$88.4</b>	+ 59.3%	\$240.0	<b>\$335.9</b>	+ 40.0%
Percent of Original List Price Received*	98.5%	<b>105.8%</b>	+ 7.4%	98.4%	<b>102.3%</b>	+ 4.0%
Percent of List Price Received*	99.3%	<b>105.8%</b>	+ 6.5%	99.3%	<b>102.9%</b>	+ 3.6%
Days on Market Until Sale**	31	<b>11</b>	- 64.5%	41	<b>22</b>	- 46.3%
Inventory of Homes for Sale	362	<b>104</b>	- 71.3%	--	--	--
Months Supply of Inventory	2.5	<b>0.6</b>	- 76.0%	--	--	--

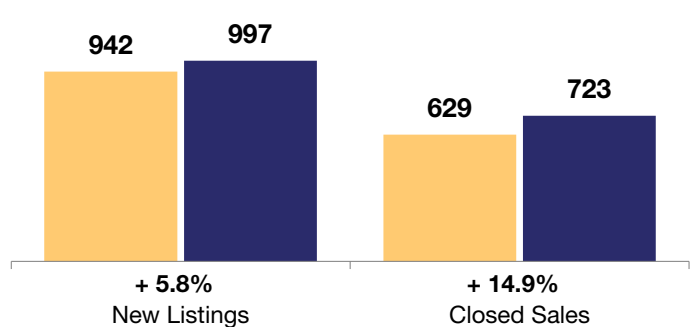
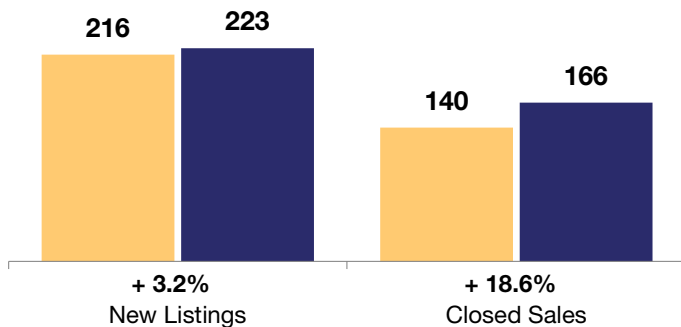
\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

### May

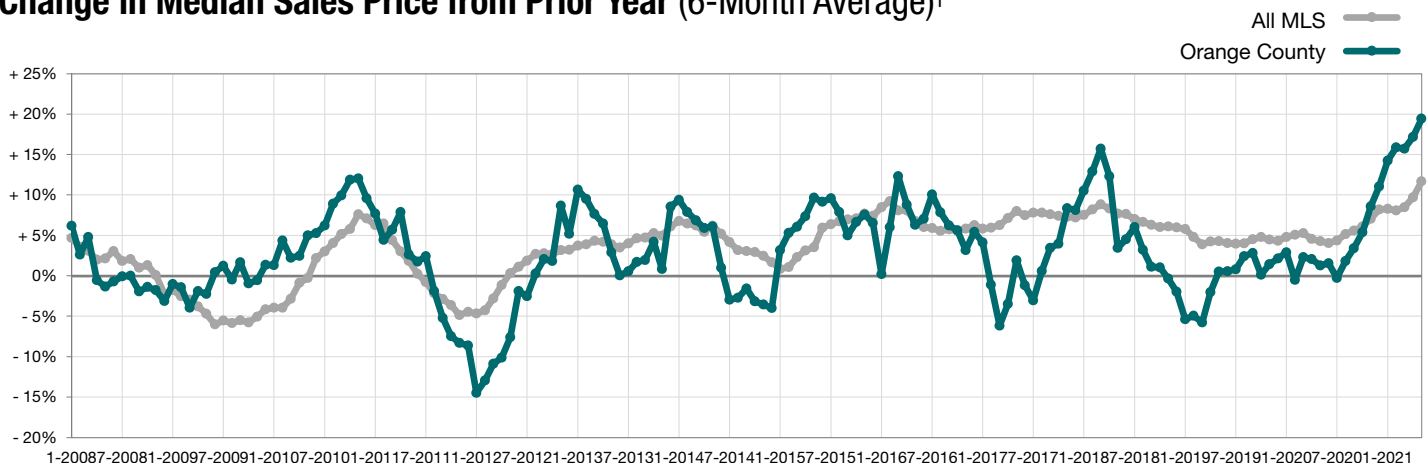
2020 2021

### Year to Date

2020 2021



### 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