

# Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



**+ 10.3%**      **+ 13.9%**      **+ 40.0%**

Change in **New Listings**      Change in **Closed Sales**      Change in **Median Sales Price**

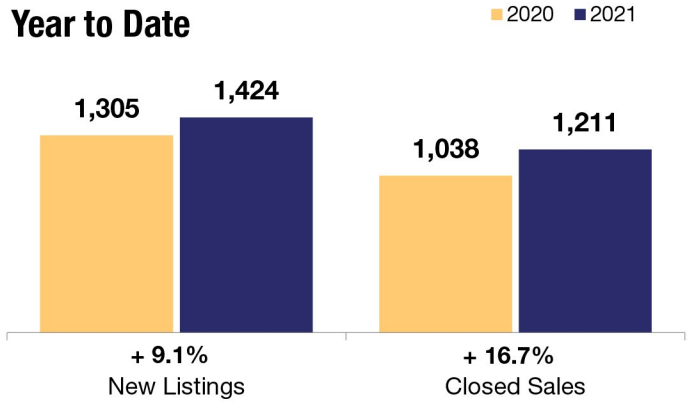
## Orange County

### July

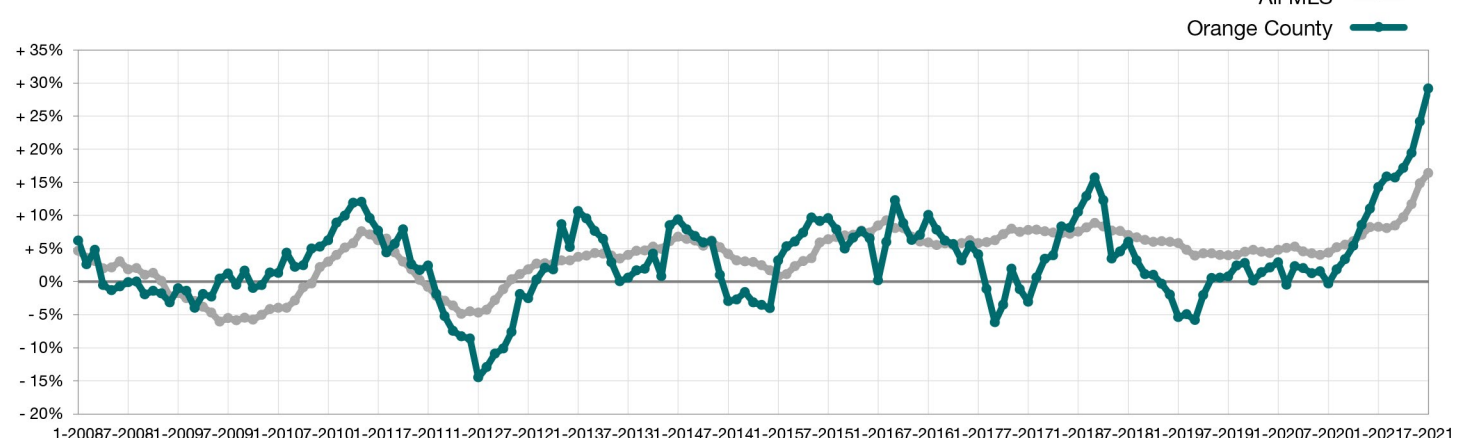
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	194	214	+ 10.3%	1,305	1,424	+ 9.1%
Closed Sales	201	229	+ 13.9%	1,038	1,211	+ 16.7%
Median Sales Price*	\$325,000	\$455,000	+ 40.0%	\$321,000	\$415,000	+ 29.3%
Average Sales Price*	\$407,965	\$530,495	+ 30.0%	\$390,893	\$488,980	+ 25.1%
Total Dollar Volume (in millions)*	\$82.0	\$121.5	+ 48.1%	\$405.4	\$591.7	+ 46.0%
Percent of Original List Price Received*	98.1%	104.4%	+ 6.4%	98.4%	103.4%	+ 5.1%
Percent of List Price Received*	99.4%	104.7%	+ 5.3%	99.3%	103.7%	+ 4.4%
Days on Market Until Sale**	36	15	- 58.3%	38	19	- 50.0%
Inventory of Homes for Sale	302	129	- 57.3%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--

\* 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)†



† 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