

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



red bloom realty

with flex realty

+ 3.2%

+ 18.6%

+ 38.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Orange County

May

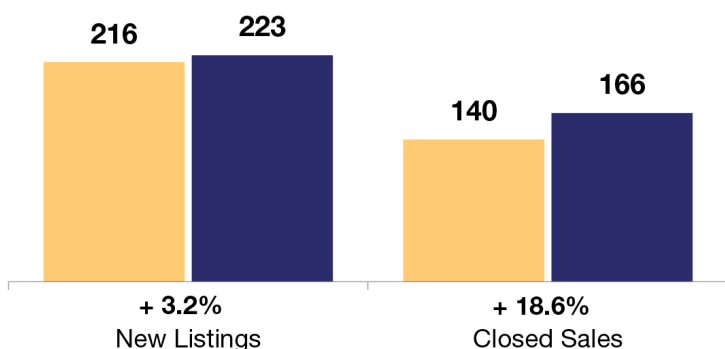
Year to Date

	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	\$448,000	+ 38.1%	\$319,500	\$389,450	+ 21.9%
Average Sales Price*	\$396,295	\$535,747	+ 35.2%	\$382,185	\$465,246	+ 21.7%
Total Dollar Volume (in millions)*	\$55.5	\$88.4	+ 59.3%	\$240.0	\$335.9	+ 40.0%
Percent of Original List Price Received*	98.5%	105.8%	+ 7.4%	98.4%	102.3%	+ 4.0%
Percent of List Price Received*	99.3%	105.8%	+ 6.5%	99.3%	102.9%	+ 3.6%
Days on Market Until Sale**	31	11	- 64.5%	41	22	- 46.3%
Inventory of Homes for Sale	362	104	- 71.3%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--

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

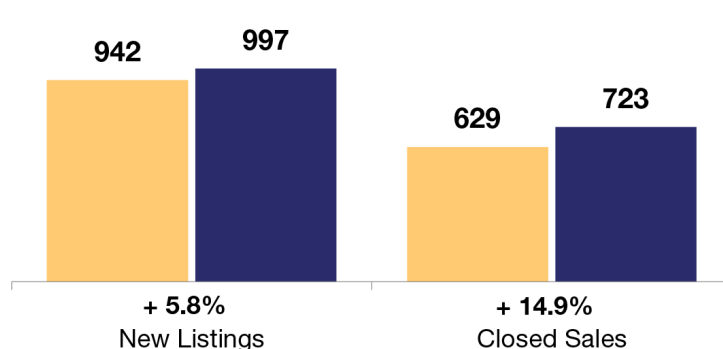
May

■ 2020 ■ 2021

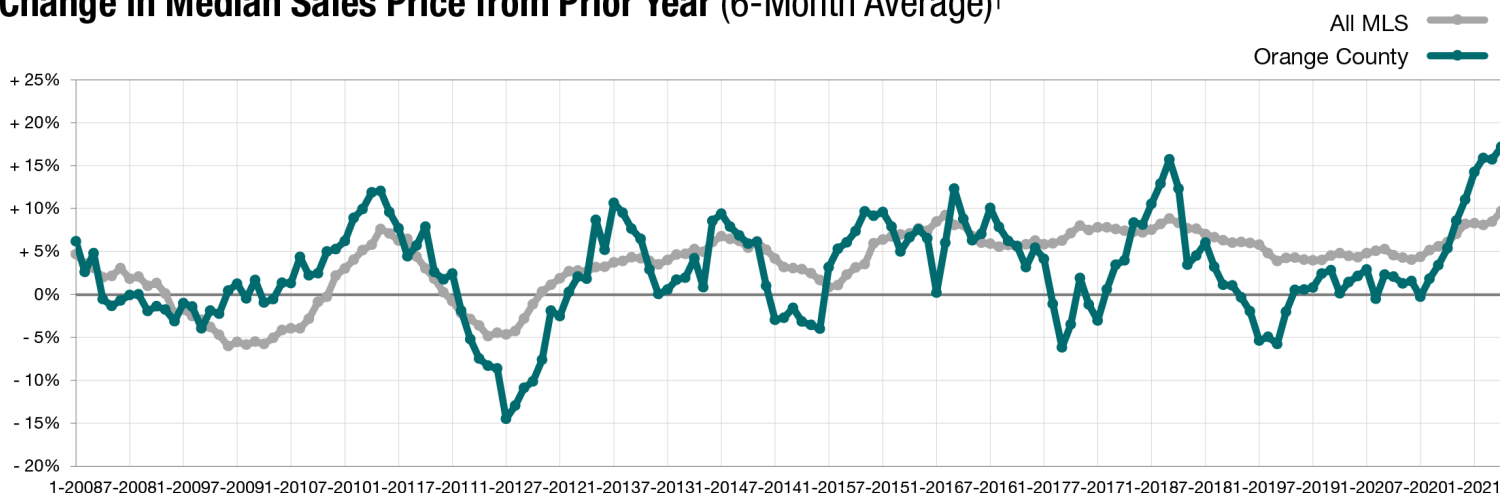


Year to Date

■ 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