

# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Orange County

**+ 0.6%**

**+ 0.6%**

**+ 6.0%**

Change in  
New Listings

Change in  
Closed Sales

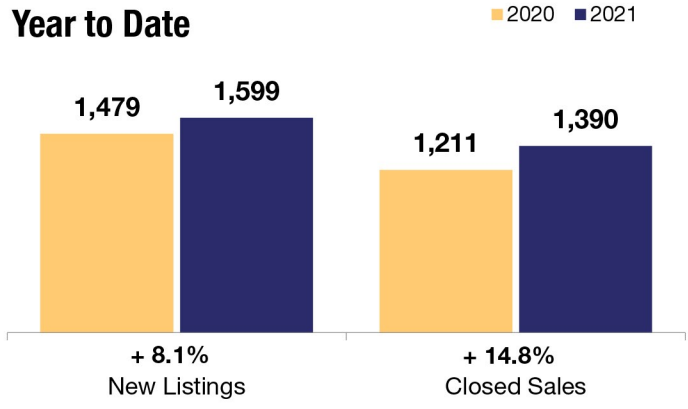
Change in  
Median Sales Price

### August

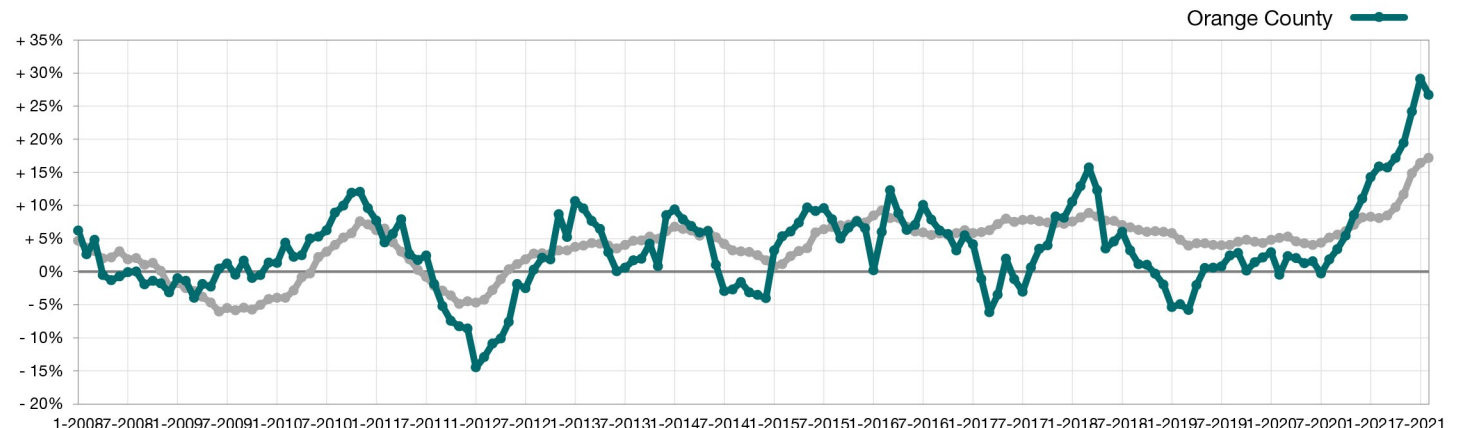
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	174	175	+ 0.6%	1,479	1,599	+ 8.1%
Closed Sales	173	174	+ 0.6%	1,211	1,390	+ 14.8%
Median Sales Price*	\$377,500	\$400,000	+ 6.0%	\$325,000	\$414,100	+ 27.4%
Average Sales Price*	\$429,324	\$480,332	+ 11.9%	\$396,360	\$487,681	+ 23.0%
Total Dollar Volume (in millions)*	\$73.8	\$83.6	+ 13.2%	\$479.2	\$677.4	+ 41.4%
Percent of Original List Price Received*	98.7%	103.4%	+ 4.8%	98.5%	103.4%	+ 5.0%
Percent of List Price Received*	99.1%	104.7%	+ 5.7%	99.3%	103.8%	+ 4.5%
Days on Market Until Sale**	30	13	- 56.7%	37	18	- 51.4%
Inventory of Homes for Sale	262	124	- 52.7%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--

\* 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