

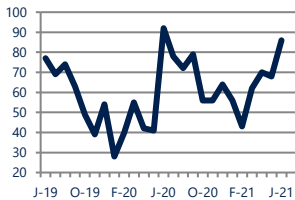


Focus On: Orange County Housing Market

June 2021

Units Sold

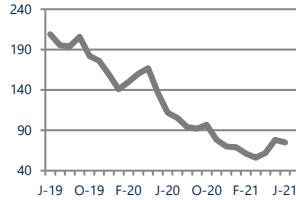
86



Down -7%
Vs. Year Ago

Active Inventory

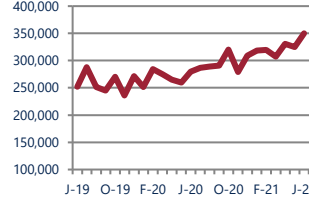
75



Down -33%
Vs. Year Ago

Median Sale Price

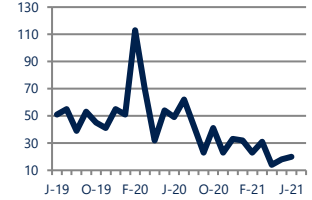
\$350,000



Up 25%
Vs. Year Ago

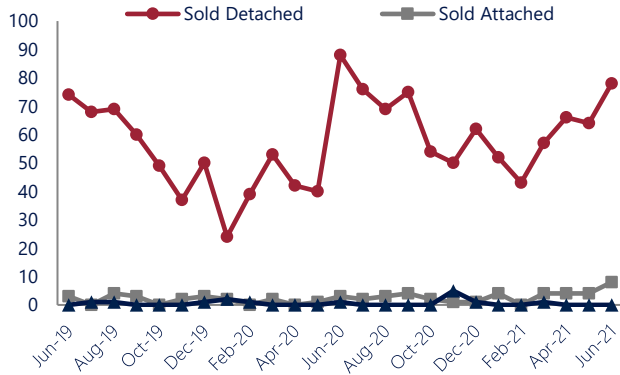
Days On Market

20



Down -59%
Vs. Year Ago

Units Sold*



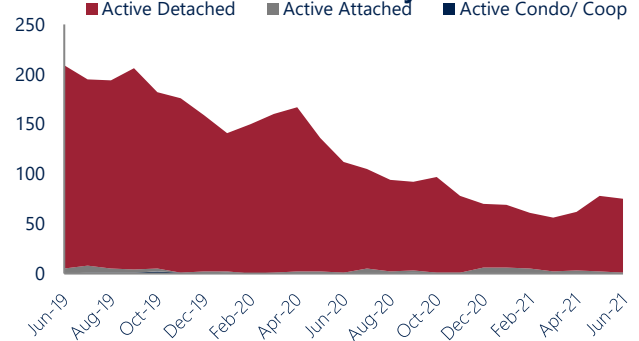
Units Sold

There was an increase in total units sold in June, with 86 sold this month in Orange County versus 68 last month, an increase of 26%. This month's total units sold was lower than at this time last year, a decrease of 7% versus June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 37 units or 33%. The total number of active inventory this June was 75 compared to 112 in June 2020. This month's total of 75 is lower than the previous month's total supply of available inventory of 78, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Orange County Homes was \$279,950. This June, the median sale price was \$350,000, an increase of \$70,050 compared to last year. The current median sold price is higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



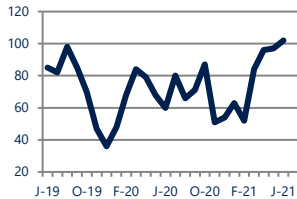
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.





New Listings

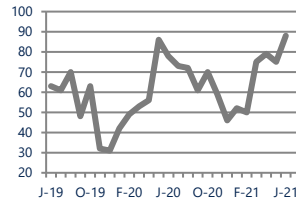
102



Up 70%
Vs. Year Ago

Current Contracts

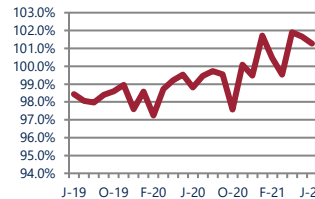
88



Up 13%
Vs. Year Ago

Sold Vs. List Price

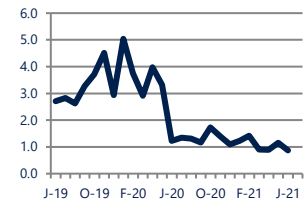
101.3%



Up 2.5%
Vs. Year Ago

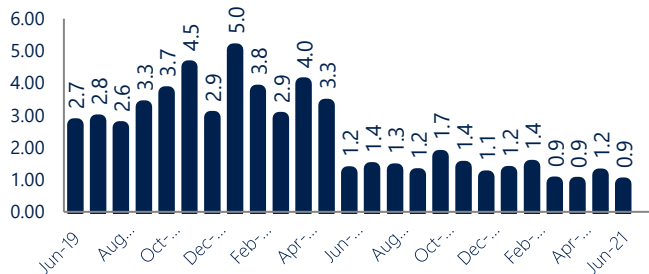
Months of Supply

0.9



Down -29%
Vs. Year Ago

Months of Supply



New Listings & Current Contracts

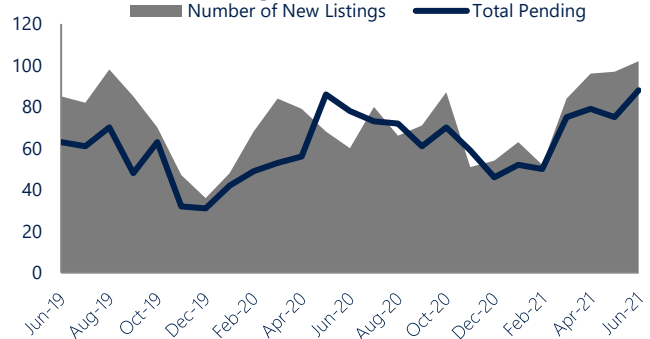
This month there were 102 homes newly listed for sale in Orange County compared to 60 in June 2020, an increase of 70%. There were 88 current contracts pending sale this June compared to 78 a year ago. The number of current contracts is 13% higher than last June.

Months of Supply

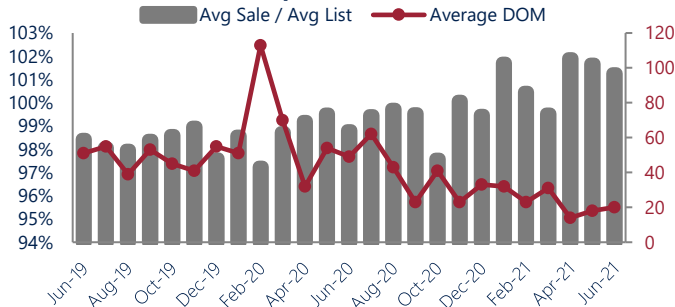
In June, there was 0.9 months of supply available in Orange County, compared to 1.2 in June 2020. That is a decrease of 28% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Orange County was 101.3% of the average list price, which is 2.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 49, a decrease of 59%.



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