



BROKERS • COLONIAL • DONAHOE

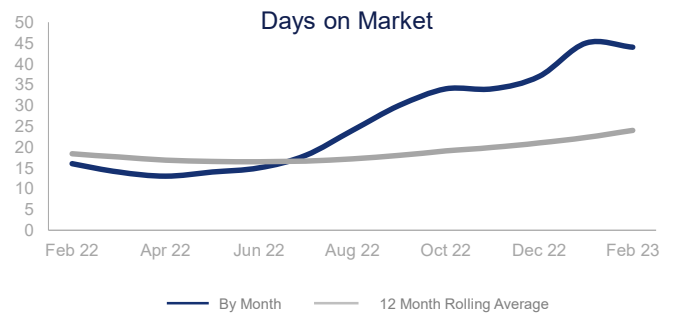
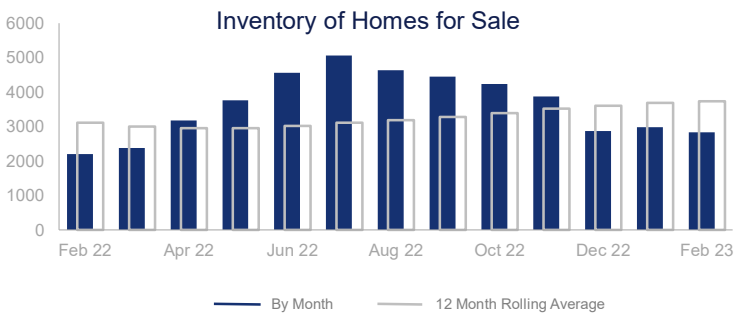
Market Report | February 2023

ORANGE COUNTY

Highlights:

- Median Sales Price is up 10.3% over a 12 month average but down 3.0% from the same month last year.
- Inventory of Homes for Sale is up 20% over a 12 month average but has declined steadily since summer of 2022.
- Days on Market of 44 days is up 31% over a 12 month average and back to levels not seen since early 2020.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	10.2%	10.7%	-5.1%
Same Month Last Year	-39.6%	-28.4%	28.1%



	February 2022	February 2023	+ / -	12 Month Avg	+ / -
New Listings	2598	1569	-39.6%	2080	-28%
Pending Sales	2209	1177	-46.7%	1184	-56%
Closed Sales	1699	1217	-28.4%	1829	-34%
Median Sales Price	\$1,000,000	\$969,702	-3.0%	\$1,013,571	10%
Average Sales Price	\$1,382,205	\$1,233,331	-10.8%	\$1,336,889	9%
List to Sale Price Ratio	106.0%	96.8%	-8.7%	100.2%	2.5%
Days on Market	16	44	175.0%	24	31%
Inventory of Homes for Sale	2208	2829	28.1%	3732	20%
Months Supply of Inventory	0.8	1.6	100.0%	1.8	62%

% Change in Median Price

