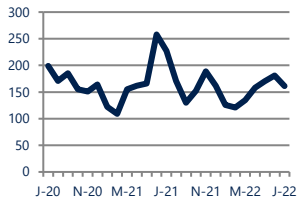


Focus On: Orange County Housing Market

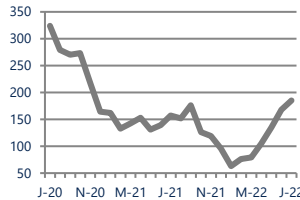
July 2022

Units Sold
161



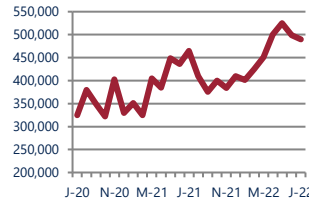
Down -29%
Vs. Year Ago

Active Inventory
185



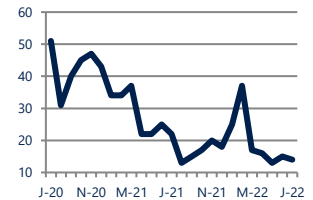
Up 18%
Vs. Year Ago

Median Sale Price
\$490,000



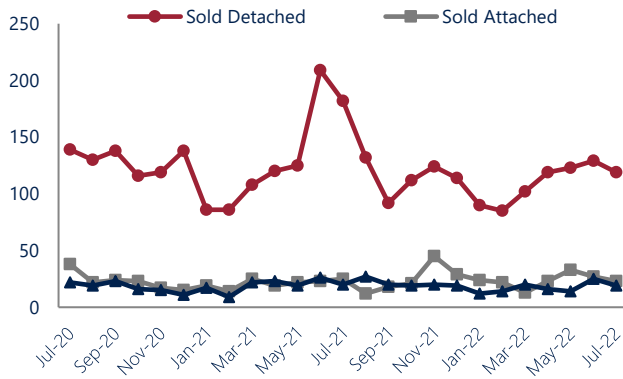
Up 5%
Vs. Year Ago

Days On Market
14



Down -36%
Vs. Year Ago

Units Sold*



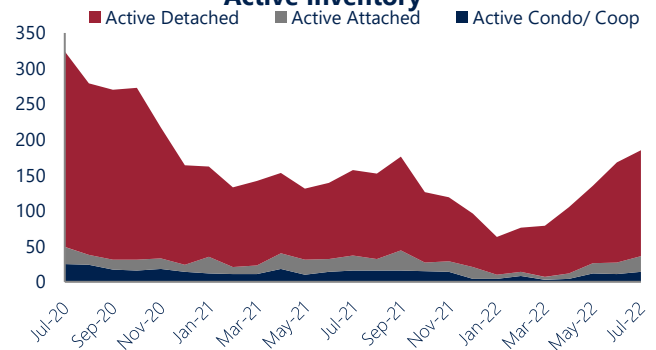
Units Sold

There was a decrease in total units sold in July, with 161 sold this month in Orange County versus 181 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 29% versus July 2021.

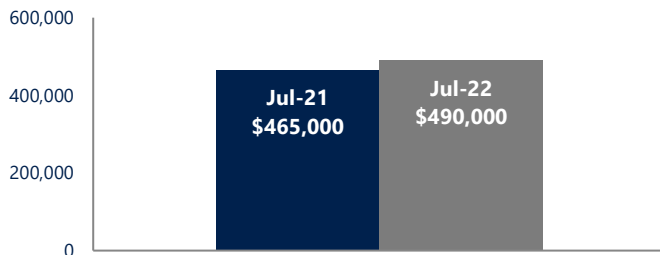
Active Inventory

Versus last year, the total number of homes available this month is higher by 28 units or 18%. The total number of active inventory this July was 185 compared to 157 in July 2021. This month's total of 185 is higher than the previous month's total supply of available inventory of 168, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Orange County Homes was \$465,000. This July, the median sale price was \$490,000, an increase of 5% or \$25,000 compared to last year. The current median sold price is 2% lower than in June.

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

Orange County are defined as properties listed in zip code/s .

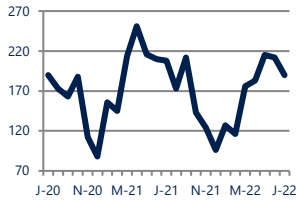
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by TRIANGLE 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 TRIANGLE or Long & Foster Real Estate, Inc.

Focus On: Orange County Housing Market

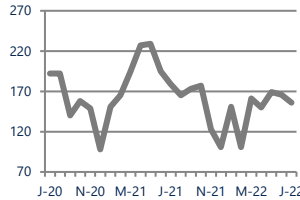
July 2022

New Listings
190



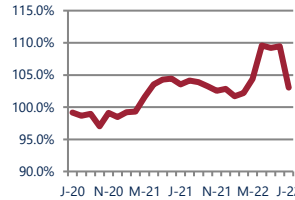
Down -9%
Vs. Year Ago

Current Contracts
156



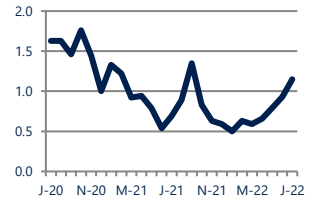
Down -13%
Vs. Year Ago

Sold Vs. List Price
103.0%



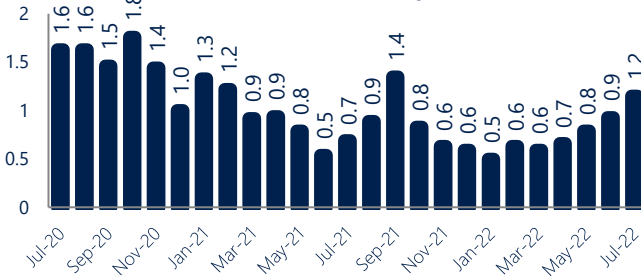
No Change
Vs. Year Ago

Months of Supply
1.2



Up 67%
Vs. Year Ago

Months Of Supply



Months of Supply

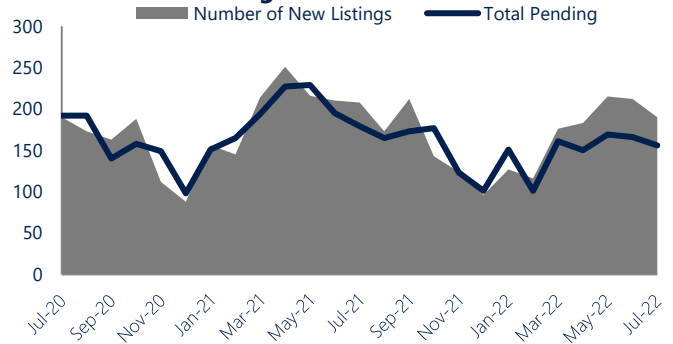
In July, there was 1.1 months of supply available in Orange County, compared to 0.7 in July 2021. That is an increase of 66% versus a year ago.

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.

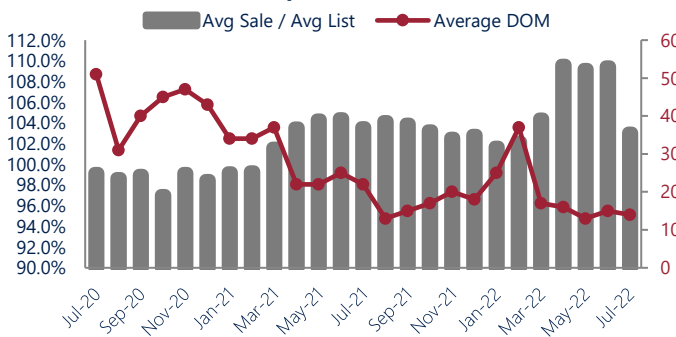
New Listings & Current Contracts

This month there were 190 homes newly listed for sale in Orange County compared to 208 in July 2021, a decrease of 9%. There were 156 current contracts pending sale this July compared to 179 a year ago. The number of current contracts is 13% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Orange County was 103.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 22, a decrease of 36%.



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