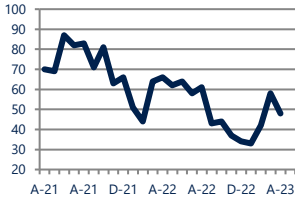




Focus On: Orange County Housing Market

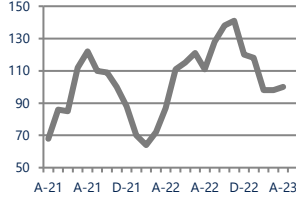
April 2023

Units Sold
48



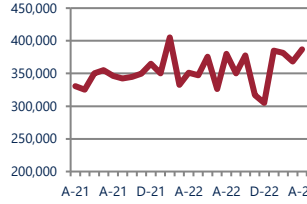
Down -27%
Vs. Year Ago

Active Inventory
100



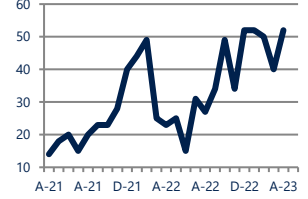
Up 15%
Vs. Year Ago

Median Sale Price
\$387,000



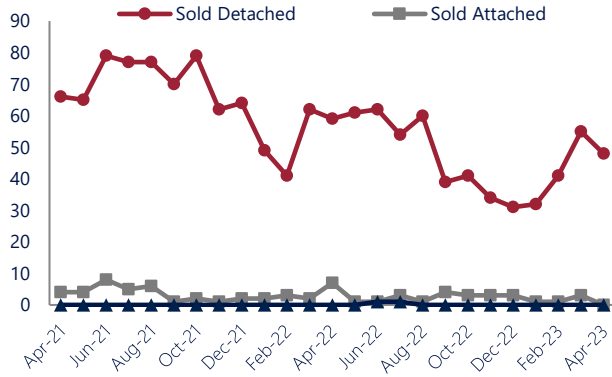
Up 10%
Vs. Year Ago

Days On Market
52



Up 126%
Vs. Year Ago

Units Sold*



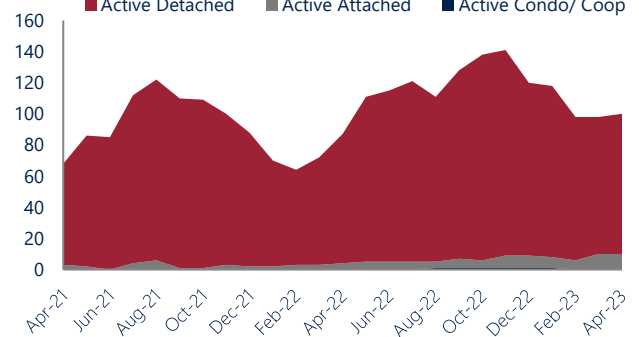
Units Sold

There was a decrease in total units sold in April, with 48 sold this month in Orange County versus 58 last month, a decrease of 17%. This month's total units sold was lower than at this time last year, a decrease of 27% versus April 2022.

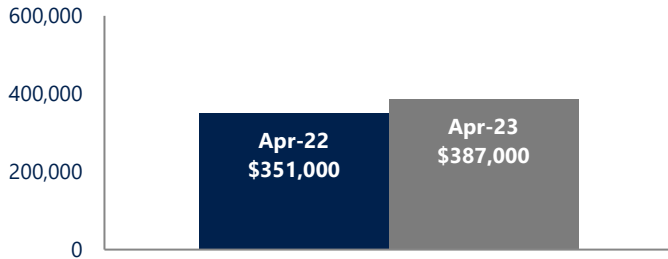
Active Inventory

Versus last year, the total number of homes available this month is higher by 13 units or 15%. The total number of active inventory this April was 100 compared to 87 in April 2022. This month's total of 100 is higher than the previous month's total supply of available inventory of 98, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Orange County Homes was \$351,000. This April, the median sale price was \$387,000, an increase of 10% or \$36,000 compared to last year. The current median sold price is 5% higher than in March.

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

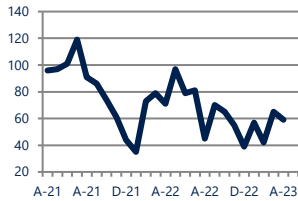


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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

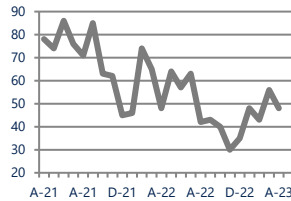
59



Down -17%
Vs. Year Ago

Current Contracts

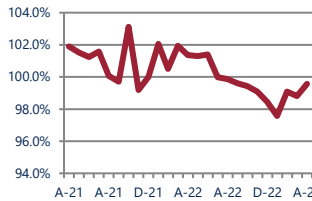
48



No Change
Vs. Year Ago

Sold Vs. List Price

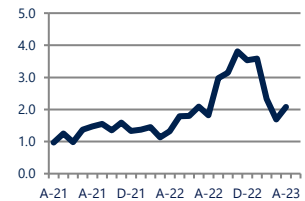
99.6%



Down -1.8%
Vs. Year Ago

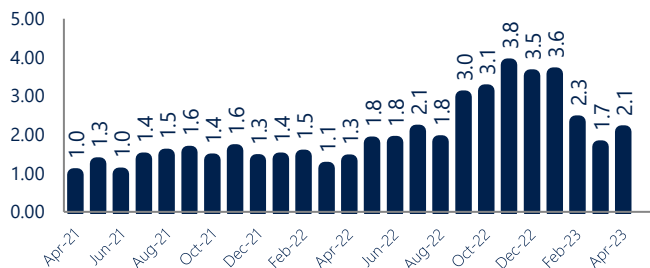
Months of Supply

2.1



Up 58%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

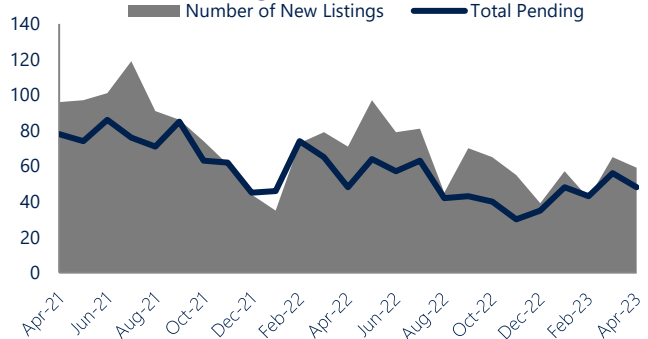
This month there were 59 homes newly listed for sale in Orange County compared to 71 in April 2022, a decrease of 17%. There were 48 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 14% lower than last month.

Months of Supply

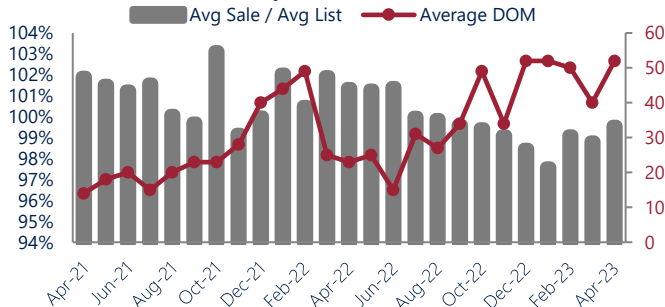
In April, there was 2.1 months of supply available in Orange County, compared to 1.3 in April 2022. That is an increase of 58% versus a year ago.

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 April, the average sale price in Orange County was 99.6% of the average list price, which is 1.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 52, higher than the average last year, which was 23, an increase of 126%.



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