Local Market Update for June 2018

A Research Tool Provided by the Pacific West Association of REALTORS®

PWR

90630 – Cypress
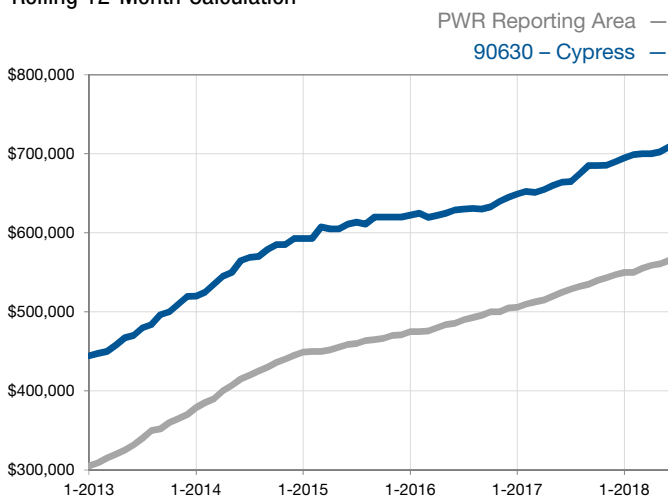
Orange County

Single Family

Key Metrics	June			Last 12 Months		
	2017	2018	Percent Change	Thru 6-2017	Thru 6-2018	Percent Change
New Listings	31	36	+ 16.1%	338	336	- 0.6%
Pending Sales	32	18	- 43.8%	290	286	- 1.4%
Closed Sales	48	35	- 27.1%	292	299	+ 2.4%
Days on Market Until Sale	25	17	- 32.0%	43	32	- 25.6%
Median Sales Price*	$685,000	$695,000	+ 1.5%	$664,000	$709,000	+ 6.8%
Average Sales Price*	$705,120	$753,152	+ 6.8%	$684,695	$738,730	+ 7.9%
Percent of Original List Price Received*	98.2%	99.7%	+ 1.5%	97.8%	98.1%	+ 0.3%
Inventory of Homes for Sale	51	51	0.0%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.
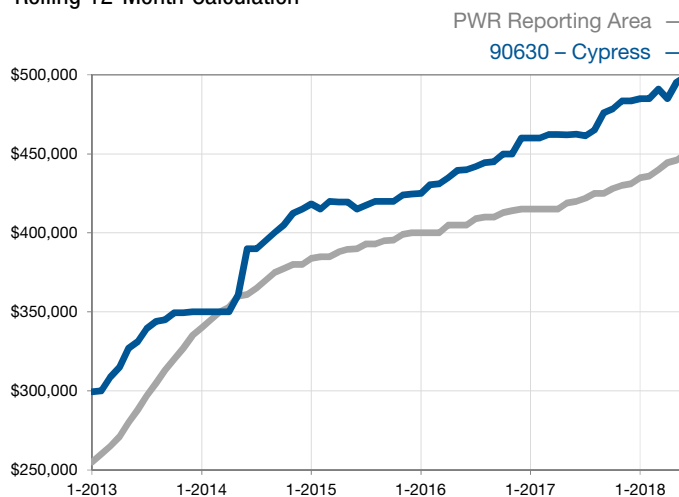
Townhouse-Condo

Key Metrics	June			Last 12 Months		
	2017	2018	Percent Change	Thru 6-2017	Thru 6-2018	Percent Change
New Listings	10	14	+ 40.0%	128	125	- 2.3%
Pending Sales	11	4	- 63.6%	115	100	- 13.0%
Closed Sales	8	7	- 12.5%	121	111	- 8.3%
Days on Market Until Sale	15	20	+ 33.3%	38	24	- 36.8%
Median Sales Price*	$493,500	$510,000	+ 3.3%	$462,500	$499,000	+ 7.9%
Average Sales Price*	$487,375	$486,486	- 0.2%	$458,012	$499,657	+ 9.1%
Percent of Original List Price Received*	99.3%	100.3%	+ 1.0%	98.7%	99.4%	+ 0.7%
Inventory of Homes for Sale	19	20	+ 5.3%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation

PWR Reporting Area —
90630 – Cypress —

Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

PWR Reporting Area —
90630 – Cypress —

A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of July 5, 2018. All data comes from CRMLS. Powered by ShowingTime 10K. Percent changes are calculated using rounded figures.