

Local Market Update for December 2018

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



90630 – Cypress

Orange County

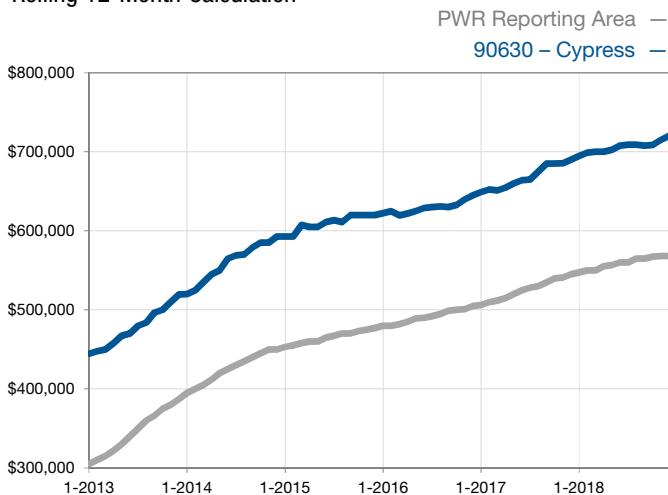
Single Family	December			Last 12 Months		
	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
Key Metrics						
New Listings	8	8	0.0%	355	331	- 6.8%
Pending Sales	15	6	- 60.0%	302	261	- 13.6%
Closed Sales	17	15	- 11.8%	299	275	- 8.0%
Days on Market Until Sale	44	25	- 43.2%	33	31	- 6.1%
Median Sales Price*	\$715,000	\$759,000	+ 6.2%	\$690,000	\$720,000	+ 4.3%
Average Sales Price*	\$727,241	\$779,800	+ 7.2%	\$700,267	\$755,681	+ 7.9%
Percent of Original List Price Received*	95.4%	100.2%	+ 5.0%	97.9%	98.0%	+ 0.1%
Inventory of Homes for Sale	33	42	+ 27.3%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--

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

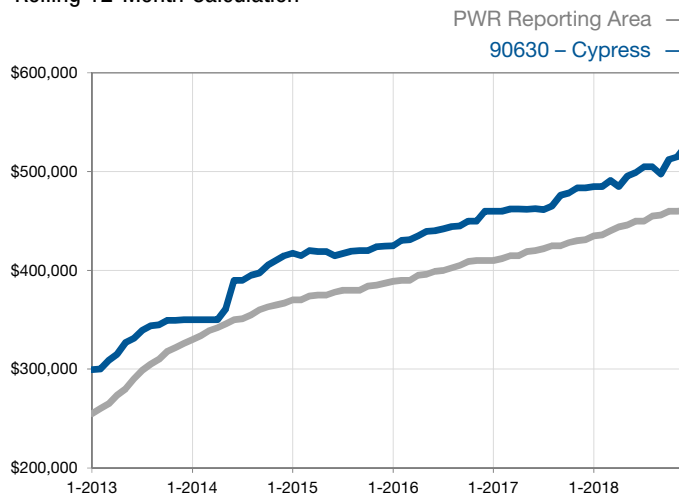
Townhouse-Condo	December			Last 12 Months		
	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
Key Metrics						
New Listings	4	8	+ 100.0%	125	133	+ 6.4%
Pending Sales	8	1	- 87.5%	111	91	- 18.0%
Closed Sales	6	5	- 16.7%	108	100	- 7.4%
Days on Market Until Sale	37	44	+ 18.9%	27	26	- 3.7%
Median Sales Price*	\$438,500	\$515,000	+ 17.4%	\$483,500	\$526,500	+ 8.9%
Average Sales Price*	\$428,417	\$517,190	+ 20.7%	\$486,686	\$504,343	+ 3.6%
Percent of Original List Price Received*	95.7%	97.0%	+ 1.4%	98.8%	99.1%	+ 0.3%
Inventory of Homes for Sale	9	27	+ 200.0%	--	--	--
Months Supply of Inventory	1.0	3.6	+ 260.0%	--	--	--

* 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



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



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.