

# Local Market Update for February 2019

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



## 90630 – Cypress

Orange County

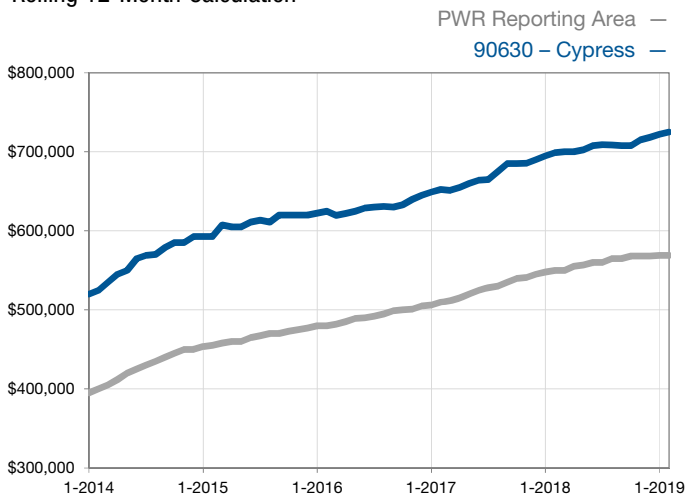
Single Family	February			Last 12 Months		
	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
<b>Key Metrics</b>						
New Listings	17	19	+ 11.8%	349	331	- 5.2%
Pending Sales	18	9	- 50.0%	302	253	- 16.2%
Closed Sales	17	13	- 23.5%	306	267	- 12.7%
Days on Market Until Sale	32	50	+ 56.3%	35	31	- 11.4%
Median Sales Price*	\$699,900	<b>\$725,000</b>	+ 3.6%	\$699,000	<b>\$725,000</b>	+ 3.7%
Average Sales Price*	\$769,659	<b>\$831,062</b>	+ 8.0%	\$719,835	<b>\$751,398</b>	+ 4.4%
Percent of Original List Price Received*	98.8%	<b>97.1%</b>	- 1.7%	97.5%	<b>98.1%</b>	+ 0.6%
Inventory of Homes for Sale	33	46	+ 39.4%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 69.2%	--	--	--

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

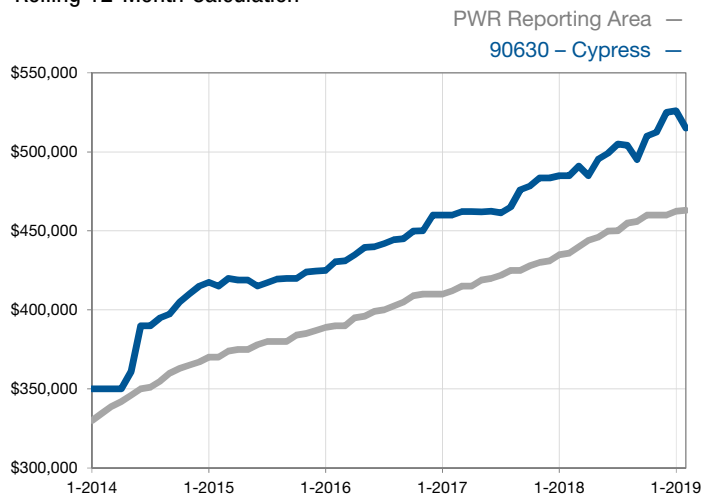
Townhouse-Condo	February			Last 12 Months		
	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
<b>Key Metrics</b>						
New Listings	5	7	+ 40.0%	123	133	+ 8.1%
Pending Sales	8	5	- 37.5%	112	94	- 16.1%
Closed Sales	6	7	+ 16.7%	109	97	- 11.0%
Days on Market Until Sale	10	48	+ 380.0%	25	28	+ 12.0%
Median Sales Price*	\$566,500	<b>\$510,000</b>	- 10.0%	\$485,000	<b>\$515,000</b>	+ 6.2%
Average Sales Price*	\$531,300	<b>\$496,643</b>	- 6.5%	\$492,531	<b>\$502,231</b>	+ 2.0%
Percent of Original List Price Received*	101.2%	<b>94.0%</b>	- 7.1%	98.8%	<b>98.8%</b>	0.0%
Inventory of Homes for Sale	3	16	+ 433.3%	--	--	--
Months Supply of Inventory	0.3	2.0	+ 566.7%	--	--	--

\* 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.