

Local Market Update – November 2020

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



90630 – Cypress

Orange County

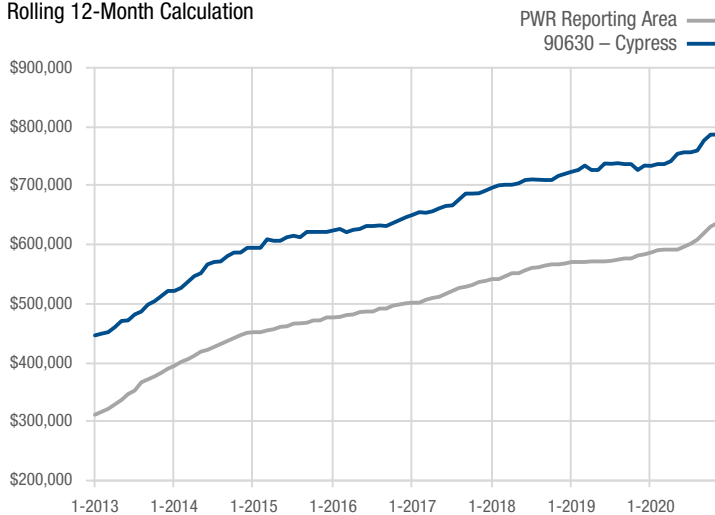
Single Family	November			Last 12 Months		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	16	20	+ 25.0%	289	321	+ 11.1%
Pending Sales	21	14	- 33.3%	258	273	+ 5.8%
Closed Sales	20	26	+ 30.0%	255	275	+ 7.8%
Days on Market Until Sale	41	14	- 65.9%	36	20	- 44.4%
Median Sales Price*	\$744,000	\$820,000	+ 10.2%	\$725,000	\$785,000	+ 8.3%
Average Sales Price*	\$753,925	\$828,646	+ 9.9%	\$749,154	\$802,091	+ 7.1%
Percent of Original List Price Received*	98.0%	100.2%	+ 2.2%	98.0%	100.1%	+ 2.1%
Inventory of Homes for Sale	37	27	- 27.0%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

Townhouse-Condo	November			Last 12 Months		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	9	5	- 44.4%	161	128	- 20.5%
Pending Sales	9	4	- 55.6%	121	111	- 8.3%
Closed Sales	15	8	- 46.7%	117	114	- 2.6%
Days on Market Until Sale	35	14	- 60.0%	32	34	+ 6.3%
Median Sales Price*	\$530,000	\$577,250	+ 8.9%	\$515,000	\$530,000	+ 2.9%
Average Sales Price*	\$524,426	\$588,688	+ 12.3%	\$507,278	\$527,979	+ 4.1%
Percent of Original List Price Received*	99.1%	98.9%	- 0.2%	98.2%	98.9%	+ 0.7%
Inventory of Homes for Sale	28	13	- 53.6%	—	—	—
Months Supply of Inventory	2.8	1.4	- 50.0%	—	—	—

* 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



Each data point represents the median sales price in a given month.

Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

