

Local Market Update for February 2016



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Orange County

Detached	February			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
New Listings	2,155	2,213	+ 2.7%	4,162	4,091	- 1.7%
Pending Sales	1,581	1,531	- 3.2%	2,893	2,624	- 9.3%
Closed Sales	1,084	1,110	+ 2.4%	2,084	2,225	+ 6.8%
Days on Market Until Sale	84	80	- 4.8%	86	80	- 7.0%
Median Sales Price*	\$665,000	\$713,500	+ 7.3%	\$660,000	\$707,000	+ 7.1%
Average Sales Price*	\$890,993	\$1,011,534	+ 13.5%	\$879,819	\$987,498	+ 12.2%
Percent of Original List Price Received*	96.4%	96.4%	0.0%	96.1%	96.4%	+ 0.3%
Percent of List Price Received*	98.0%	97.9%	- 0.1%	97.8%	98.0%	+ 0.2%
Inventory	4,535	3,965	- 12.6%	--	--	--
Months Supply of Inventory	3.1	2.5	- 19.4%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

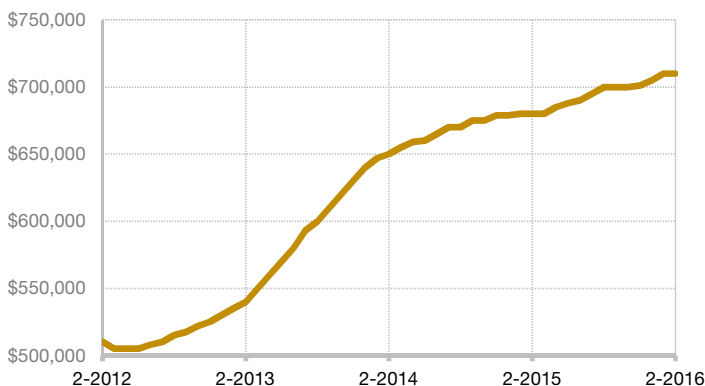
Attached	February			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
New Listings	1,258	1,315	+ 4.5%	2,452	2,530	+ 3.2%
Pending Sales	1,084	1,034	- 4.6%	1,916	1,871	- 2.3%
Closed Sales	697	772	+ 10.8%	1,431	1,551	+ 8.4%
Days on Market Until Sale	80	70	- 12.5%	85	71	- 16.5%
Median Sales Price*	\$400,000	\$427,000	+ 6.7%	\$392,000	\$425,000	+ 8.4%
Average Sales Price*	\$467,918	\$488,481	+ 4.4%	\$473,068	\$492,956	+ 4.2%
Percent of Original List Price Received*	96.9%	97.7%	+ 0.8%	96.4%	97.3%	+ 0.9%
Percent of List Price Received*	98.3%	98.6%	+ 0.3%	98.1%	98.4%	+ 0.3%
Inventory	2,530	2,068	- 18.3%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.9%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price – Detached

Rolling 12-Month Calculation

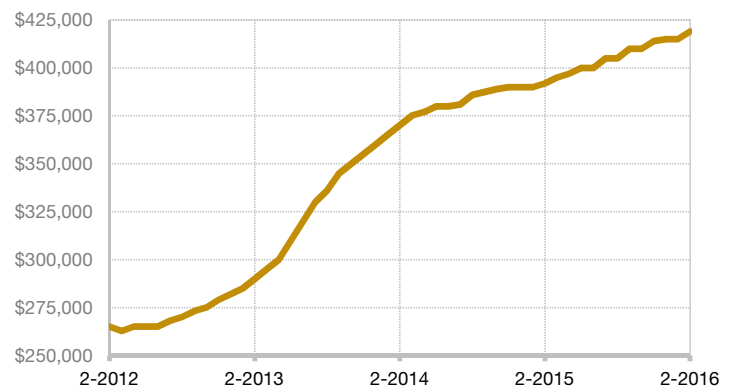
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Median Sales Price – Attached

Rolling 12-Month Calculation

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