

Local Market Update – April 2020

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



Cypress

Orange County

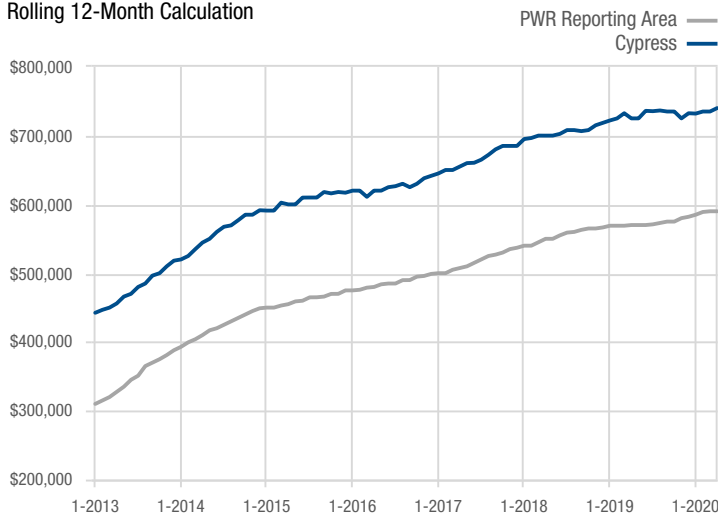
Single Family	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	32	18	- 43.8%	333	294	- 11.7%
Pending Sales	30	11	- 63.3%	262	238	- 9.2%
Closed Sales	29	11	- 62.1%	265	255	- 3.8%
Days on Market Until Sale	52	13	- 75.0%	34	31	- 8.8%
Median Sales Price*	\$710,000	\$762,000	+ 7.3%	\$725,000	\$740,000	+ 2.1%
Average Sales Price*	\$739,314	\$772,091	+ 4.4%	\$761,116	\$751,105	- 1.3%
Percent of Original List Price Received*	95.6%	101.0%	+ 5.6%	97.8%	98.5%	+ 0.7%
Inventory of Homes for Sale	43	33	- 23.3%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

Townhouse-Condo	April			Last 12 Months		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	14	7	- 50.0%	135	173	+ 28.1%
Pending Sales	5	2	- 60.0%	98	128	+ 30.6%
Closed Sales	10	10	0.0%	101	133	+ 31.7%
Days on Market Until Sale	36	41	+ 13.9%	30	34	+ 13.3%
Median Sales Price*	\$500,000	\$573,250	+ 14.7%	\$515,000	\$527,000	+ 2.3%
Average Sales Price*	\$488,150	\$579,450	+ 18.7%	\$502,009	\$548,850	+ 9.3%
Percent of Original List Price Received*	97.4%	98.3%	+ 0.9%	98.1%	98.5%	+ 0.4%
Inventory of Homes for Sale	22	18	- 18.2%	—	—	—
Months Supply of Inventory	2.7	1.7	- 37.0%	—	—	—

* 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

