

Local Market Update – May 2020

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



Cypress

Orange County

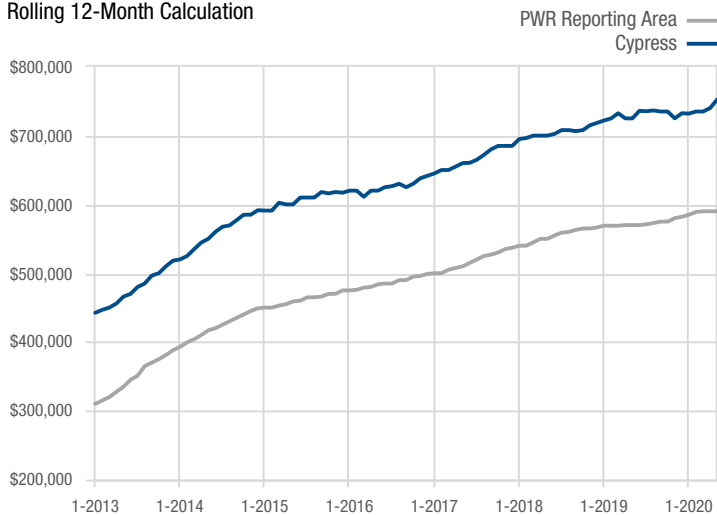
Single Family	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	39	20	- 48.7%	331	278	- 16.0%
Pending Sales	29	13	- 55.2%	254	225	- 11.4%
Closed Sales	27	14	- 48.1%	260	242	- 6.9%
Days on Market Until Sale	28	26	- 7.1%	33	31	- 6.1%
Median Sales Price*	\$718,000	\$828,500	+ 15.4%	\$725,000	\$752,500	+ 3.8%
Average Sales Price*	\$724,163	\$855,664	+ 18.2%	\$755,485	\$760,160	+ 0.6%
Percent of Original List Price Received*	99.4%	100.0%	+ 0.6%	97.7%	98.5%	+ 0.8%
Inventory of Homes for Sale	48	37	- 22.9%	—	—	—
Months Supply of Inventory	2.3	2.0	- 13.0%	—	—	—

Townhouse-Condo	May			Last 12 Months		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	26	15	- 42.3%	153	162	+ 5.9%
Pending Sales	9	7	- 22.2%	98	130	+ 32.7%
Closed Sales	8	7	- 12.5%	98	132	+ 34.7%
Days on Market Until Sale	19	28	+ 47.4%	31	34	+ 9.7%
Median Sales Price*	\$533,750	\$462,250	- 13.4%	\$515,500	\$525,000	+ 1.8%
Average Sales Price*	\$535,063	\$492,917	- 7.9%	\$503,062	\$547,131	+ 8.8%
Percent of Original List Price Received*	99.0%	97.8%	- 1.2%	97.7%	98.5%	+ 0.8%
Inventory of Homes for Sale	39	21	- 46.2%	—	—	—
Months Supply of Inventory	4.8	1.9	- 60.4%	—	—	—

* 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

