

Local Market Update – October 2018

A Research Tool Provided by the Hudson Gateway Association of REALTORS®



Orange County

Single-Family Homes Key Metrics	October			Last 12 Months		
	2017	2018	% Change	Thru 10-2017	Thru 10-2018	% Change
New Listings	416	401	- 3.6%	5,371	5,408	+ 0.7%
Closed Sales	368	401	+ 9.0%	3,808	3,861	+ 1.4%
Days on Market Until Sale	96	88	- 8.3%	111	99	- 10.8%
Median Sales Price*	\$242,825	\$260,000	+ 7.1%	\$239,961	\$259,450	+ 8.1%
Percent of Original List Price Received*	95.0%	94.9%	- 0.1%	93.6%	94.8%	+ 1.3%
Inventory of Homes for Sale	1,932	1,780	- 7.9%	2,013	1,768	- 12.2%

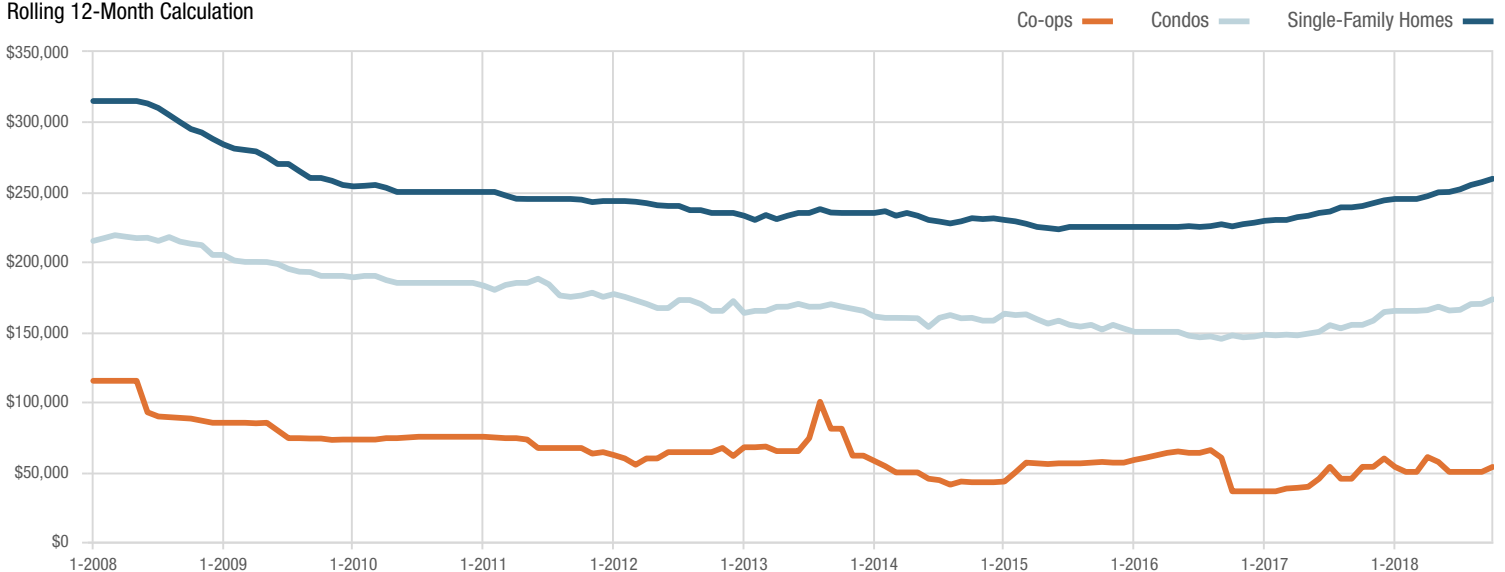
Condos Key Metrics	October			Last 12 Months		
	2017	2018	% Change	Thru 10-2017	Thru 10-2018	% Change
New Listings	48	58	+ 20.8%	620	628	+ 1.3%
Closed Sales	55	45	- 18.2%	470	486	+ 3.4%
Days on Market Until Sale	73	58	- 20.5%	93	72	- 22.6%
Median Sales Price*	\$172,000	\$205,000	+ 19.2%	\$155,000	\$173,275	+ 11.8%
Percent of Original List Price Received*	95.1%	95.2%	+ 0.1%	93.5%	95.9%	+ 2.6%
Inventory of Homes for Sale	144	150	+ 4.2%	174	141	- 19.0%

Co-ops Key Metrics	October			Last 12 Months		
	2017	2018	% Change	Thru 10-2017	Thru 10-2018	% Change
New Listings	0	2	—	15	24	+ 60.0%
Closed Sales	1	0	- 100.0%	16	14	- 12.5%
Days on Market Until Sale	80	—	—	163	81	- 50.3%
Median Sales Price*	\$43,000	—	—	\$53,500	\$53,450	- 0.1%
Percent of Original List Price Received*	74.1%	—	—	91.0%	95.3%	+ 4.7%
Inventory of Homes for Sale	1	7	+ 600.0%	4	5	+ 25.0%

* 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.

Historical Median Sales Price by Property Type

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.