

Local Market Update for June 2016

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



Irvine

Orange County

Single Family

Key Metrics	June			Last 12 Months		
	2015	2016	Percent Change	Thru 6-2015	Thru 6-2016	Percent Change
New Listings	188	188	0.0%	1,515	1,592	+ 5.1%
Pending Sales	127	57	- 55.1%	1,108	1,038	- 6.3%
Closed Sales	104	116	+ 11.5%	1,056	1,114	+ 5.5%
Days on Market Until Sale	62	64	+ 3.2%	72	73	+ 1.4%
Median Sales Price*	\$955,500	\$1,115,689	+ 16.8%	\$935,000	\$982,750	+ 5.1%
Average Sales Price*	\$1,213,314	\$1,257,296	+ 3.6%	\$1,153,268	\$1,211,101	+ 5.0%
Percent of Original List Price Received*	97.0%	96.5%	- 0.5%	96.7%	96.6%	- 0.1%
Inventory of Homes for Sale	349	415	+ 18.9%	--	--	--
Months Supply of Inventory	3.8	4.8	+ 26.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

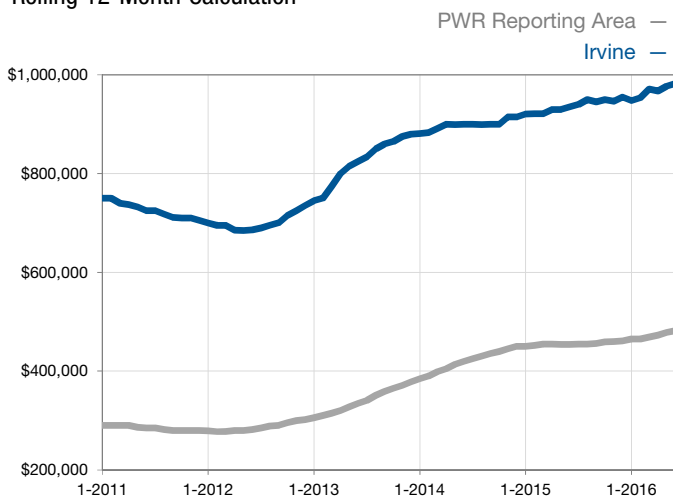
Townhouse-Condo

Key Metrics	June			Last 12 Months		
	2015	2016	Percent Change	Thru 6-2015	Thru 6-2016	Percent Change
New Listings	223	233	+ 4.5%	1,958	2,110	+ 7.8%
Pending Sales	168	90	- 46.4%	1,455	1,542	+ 6.0%
Closed Sales	158	183	+ 15.8%	1,393	1,613	+ 15.8%
Days on Market Until Sale	62	56	- 9.7%	71	63	- 11.3%
Median Sales Price*	\$599,950	\$610,000	+ 1.7%	\$570,000	\$603,000	+ 5.8%
Average Sales Price*	\$618,811	\$634,096	+ 2.5%	\$593,844	\$625,526	+ 5.3%
Percent of Original List Price Received*	98.0%	98.0%	0.0%	97.0%	97.7%	+ 0.7%
Inventory of Homes for Sale	361	447	+ 23.8%	--	--	--
Months Supply of Inventory	3.0	3.5	+ 16.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

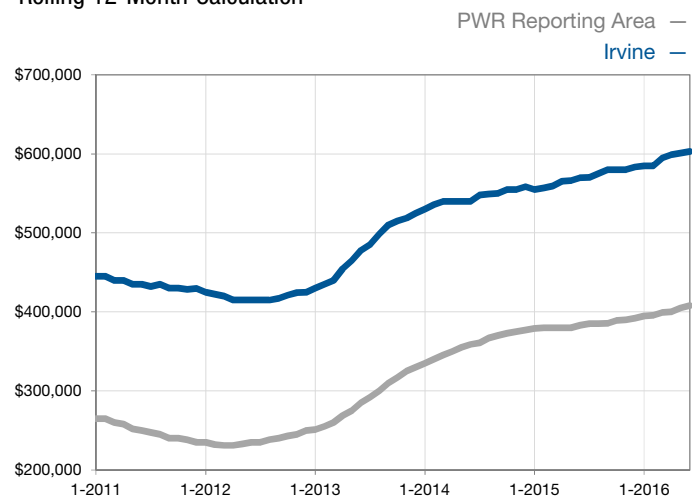
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

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.