

Local Market Update for August 2018

Provided by Orange County REALTORS®

C1 - Mesa Verde

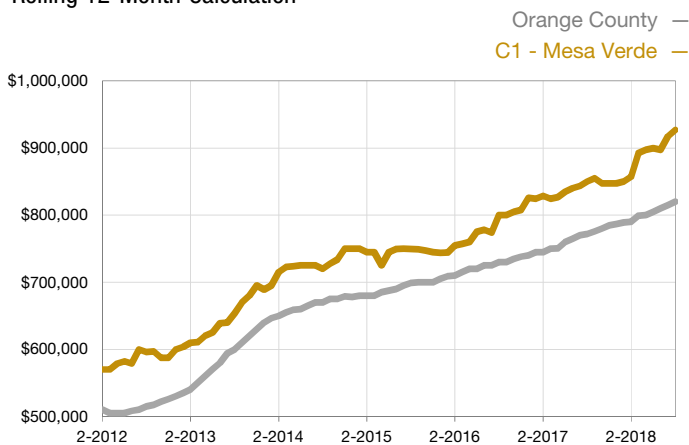
Detached	August			Year to Date		
	2017	2018	Percent Change	Thru 8-2017	Thru 8-2018	Percent Change
Key Metrics						
New Listings	12	21	+ 75.0%	116	126	+ 8.6%
Pending Sales	9	12	+ 33.3%	96	89	- 7.3%
Closed Sales	11	11	0.0%	101	80	- 20.8%
Days on Market Until Sale	12	27	+ 125.0%	37	27	- 27.0%
Median Sales Price*	\$890,000	\$1,020,000	+ 14.6%	\$832,500	\$930,000	+ 11.7%
Average Sales Price*	\$945,818	\$1,077,091	+ 13.9%	\$948,258	\$1,018,170	+ 7.4%
Percent of Original List Price Received*	98.8%	98.0%	- 0.8%	97.5%	97.8%	+ 0.3%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	98.4%	98.8%	+ 0.4%
Inventory	23	37	+ 60.9%	--	--	--
Months Supply of Inventory	2.1	3.7	+ 76.2%	--	--	--

* 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	August			Year to Date		
	2017	2018	Percent Change	Thru 8-2017	Thru 8-2018	Percent Change
Key Metrics						
New Listings	4	3	- 25.0%	12	13	+ 8.3%
Pending Sales	2	1	- 50.0%	11	10	- 9.1%
Closed Sales	1	1	0.0%	9	11	+ 22.2%
Days on Market Until Sale	7	37	+ 428.6%	25	15	- 40.0%
Median Sales Price*	\$605,000	\$1,640,000	+ 171.1%	\$760,000	\$667,000	- 12.2%
Average Sales Price*	\$605,000	\$1,640,000	+ 171.1%	\$874,920	\$1,007,773	+ 15.2%
Percent of Original List Price Received*	96.8%	97.3%	+ 0.5%	97.6%	98.7%	+ 1.1%
Percent of List Price Received*	96.8%	98.9%	+ 2.2%	98.1%	98.9%	+ 0.8%
Inventory	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	2.4	+ 118.2%	--	--	--

* 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



Median Sales Price – Attached
Rolling 12-Month Calculation

