

Local Market Update for December 2018

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



90621 – Buena Park

Orange County

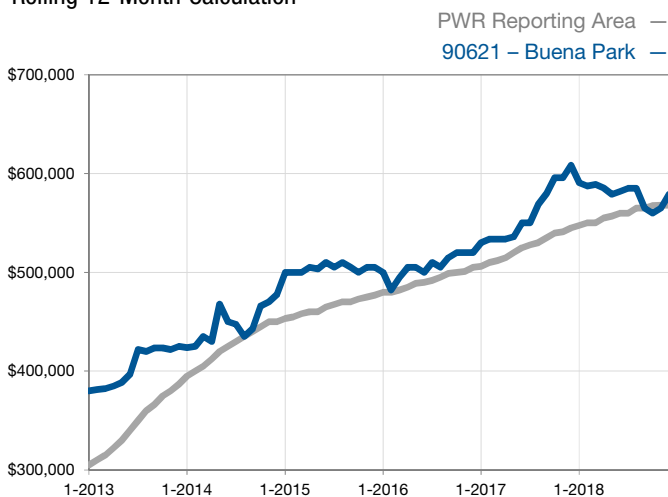
Single Family Key Metrics	December			Last 12 Months		
	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	9	11	+ 22.2%	188	186	- 1.1%
Pending Sales	10	5	- 50.0%	132	114	- 13.6%
Closed Sales	6	11	+ 83.3%	128	120	- 6.3%
Days on Market Until Sale	49	58	+ 18.4%	30	43	+ 43.3%
Median Sales Price*	\$574,500	\$661,500	+ 15.1%	\$608,500	\$579,000	- 4.8%
Average Sales Price*	\$639,917	\$648,500	+ 1.3%	\$649,857	\$667,725	+ 2.7%
Percent of Original List Price Received*	94.1%	93.4%	- 0.7%	98.7%	96.2%	- 2.5%
Inventory of Homes for Sale	22	31	+ 40.9%	--	--	--
Months Supply of Inventory	2.0	3.3	+ 65.0%	--	--	--

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

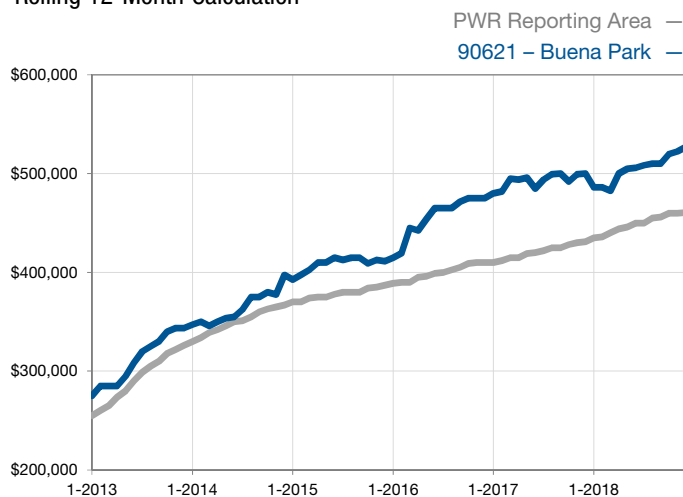
Townhouse-Condo Key Metrics	December			Last 12 Months		
	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	6	9	+ 50.0%	102	101	- 1.0%
Pending Sales	9	3	- 66.7%	81	65	- 19.8%
Closed Sales	5	2	- 60.0%	79	71	- 10.1%
Days on Market Until Sale	26	26	0.0%	28	28	0.0%
Median Sales Price*	\$435,000	\$632,500	+ 45.4%	\$500,000	\$527,000	+ 5.4%
Average Sales Price*	\$493,100	\$632,500	+ 28.3%	\$496,977	\$536,962	+ 8.0%
Percent of Original List Price Received*	98.1%	94.7%	- 3.5%	99.0%	98.7%	- 0.3%
Inventory of Homes for Sale	7	23	+ 228.6%	--	--	--
Months Supply of Inventory	1.0	4.2	+ 320.0%	--	--	--

* 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



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.