Local Market Update for December 2018

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

PWR

92821 – Brea

Orange County

Single Family

Key Metrics	December			Last 12 Months		
	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	18	12	- 33.3%	378	344	- 9.0%
Pending Sales	12	11	- 8.3%	304	253	- 16.8%
Closed Sales	19	17	- 10.5%	313	259	- 17.3%
Days on Market Until Sale	40	27	- 32.5%	37	28	- 24.3%
Median Sales Price*	$675,000	$655,000	- 3.0%	$712,500	$725,000	+ 1.8%
Average Sales Price*	$672,784	$698,000	+ 3.7%	$747,406	$783,490	+ 4.8%
Percent of Original List Price Received*	97.8%	97.2%	- 0.6%	98.2%	98.6%	+ 0.4%
Inventory of Homes for Sale	41	42	+ 2.4%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

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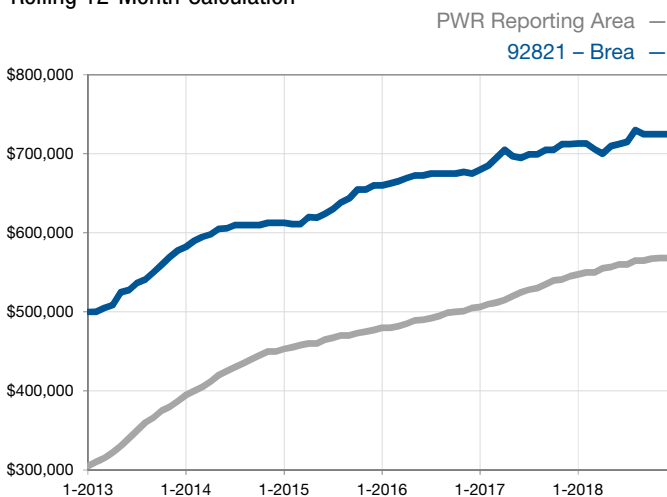
Townhouse-Condo

Key Metrics	December			Last 12 Months		
	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	4	3	- 25.0%	74	89	+ 20.3%
Pending Sales	6	1	- 83.3%	66	63	- 4.5%
Closed Sales	4	3	- 25.0%	73	64	- 12.3%
Days on Market Until Sale	30	39	+ 30.0%	32	31	- 3.1%
Median Sales Price*	$595,450	$455,000	- 23.6%	$500,000	$481,500	- 3.7%
Average Sales Price*	$600,200	$454,967	- 24.2%	$506,922	$507,936	+ 0.2%
Percent of Original List Price Received*	99.6%	98.1%	- 1.5%	99.2%	97.9%	- 1.3%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	2.3	+ 109.1%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.
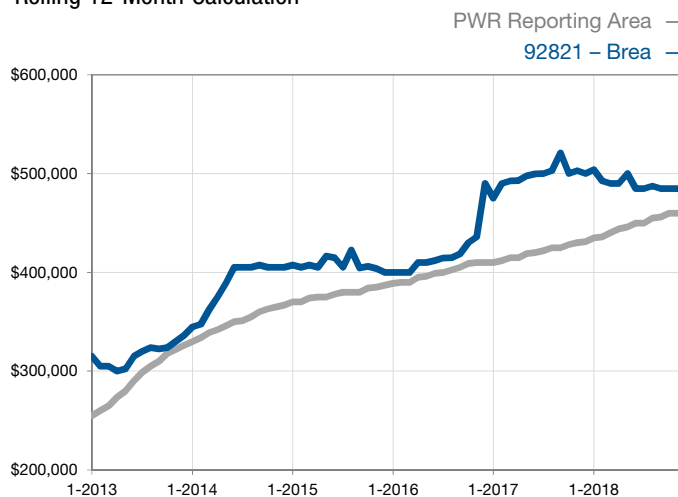
Median Sales Price – Single Family
Rolling 12-Month Calculation

PWR Reporting Area —
92821 – Brea —

Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

PWR Reporting Area —
92821 – Brea —

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.

Current as of January 5, 2019. All data comes from CRMLS. Powered by ShowingTime 10K. Percent changes are calculated using rounded figures.