

# City of Orange

## December 2020 Market Snapshot

| Units   | Address                  | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP   | Total Assessment | SP:AV |
|---------|--------------------------|----------|--------|-------|-----|------------------|------------|-------------|---------|------------------|-------|
| 1       | 255 Hickory Street       | FixrUppr | 3      | 3.0   | 1   | \$75,000         | \$75,000   | \$145,000   | 193.33% | \$158,100        | 0.92  |
| 2       | 334 Gist Place           | Colonial | 3      | 1.1   | 12  | \$175,000        | \$175,000  | \$150,000   | 85.71%  | \$98,700         | 1.52  |
| 3       | 422 Highland Terrace     | Victrian | 7      | 4.0   | 30  | \$225,000        | \$225,000  | \$256,000   | 113.78% | \$177,100        | 1.45  |
| 4       | 209 Duane Street         | Colonial | 4      | 2.0   | 43  | \$288,000        | \$288,000  | \$310,000   | 107.64% | \$148,200        | 2.09  |
| 5       | 540 Forest Street        | Colonial | 3      | 2.0   | 21  | \$325,000        | \$325,000  | \$360,000   | 110.77% | \$116,100        | 3.10  |
| 6       | 470 Mountainviewi Avenue | Colonial | 4      | 3.1   | 53  | \$499,000        | \$499,000  | \$479,000   | 95.99%  | \$198,000        | 2.42  |
| 7       | 270 Elmwynd Drive        | Tudor    | 5      | 4.1   | 20  | \$599,000        | \$599,000  | \$583,000   | 97.33%  | \$432,000        | 1.35  |
| 8       | 241 Heywood Avenue       | Colonial | 5      | 3.2   | 28  | \$589,000        | \$589,000  | \$585,000   | 99.32%  | \$241,200        | 2.43  |
| AVERAGE |                          |          |        |       | 26  | \$346,875        | \$346,875  | \$358,500   | 112.98% |                  | 1.91  |

### "Active" Listings in Orange

Number of Units: 23  
 Average List Price: \$391,361  
 Average Days on Market: 49

### "Under Contract" Listings in Orange

Number of Units: 42  
 Average List Price: \$249,233  
 Average Days on Market: 47

# Orange 2020 Year to Date Market Trends

| YTD             | January   | February  | March     | April     | May       | June      | July      | August    | September | October   | November  | December  | YTD AVG   |
|-----------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Days on Market  | 75        | 90        | 71        | 23        | 66        | 49        | 63        | 24        | 43        | 80        | 89        | 26        | 61        |
| List Price      | \$210,190 | \$200,150 | \$206,133 | \$285,317 | \$268,750 | \$285,212 | \$289,033 | \$312,222 | \$328,010 | \$318,067 | \$297,775 | \$346,875 | \$283,648 |
| Sales Price     | \$208,404 | \$202,583 | \$197,500 | \$280,667 | \$275,000 | \$279,150 | \$281,493 | \$312,611 | \$328,010 | \$321,875 | \$301,687 | \$358,500 | \$284,537 |
| SP:LP%          | 99.68%    | 101.29%   | 94.76%    | 98.96%    | 102.94%   | 97.17%    | 96.58%    | 99.75%    | 104.54%   | 100.16%   | 102.14%   | 112.98%   | 100.79%   |
| SP to AV        | 1.39      | 1.52      | 1.45      | 1.86      | 1.53      | 1.52      | 1.82      | 1.73      | 1.79      | 1.60      | 1.75      | 1.91      | 1.67      |
| # Units Sold    | 11        | 6         | 6         | 6         | 4         | 8         | 15        | 9         | 10        | 12        | 16        | 8         | 111       |
| 3 Mo Rate of Ab | 3.30      | 3.23      | 4.17      | 5.29      | 6.75      | 5.11      | 3.12      | 3.31      | 2.45      | 2.91      | 2.91      | 2.42      | 3.75      |
| Active Listings | No Data   | No Data   | No Data   | No Data   | No Data   | No Data   | No Data   | No Data   | No Data   | 34        | 34        | 23        | 30        |
| Under Contracts | No Data   | No Data   | No Data   | No Data   | No Data   | No Data   | No Data   | No Data   | No Data   | 34        | 35        | 42        | 37        |

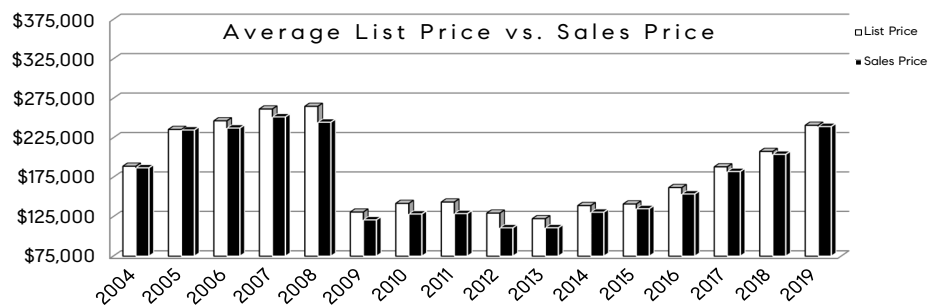
## Flashback! YTD 2019 vs YTD 2020

| YTD         | 2019      | 2020      | % Change |
|-------------|-----------|-----------|----------|
| DOM         | 61.3      | 61.0      | -0.55%   |
| Sales Price | \$239,283 | \$284,537 | 18.91%   |
| LP:SP       | 99.29%    | 100.79%   | 1.50%    |
| SP:AV       | 1.39      | 1.67      | 20.33%   |

**COMPASS**

| YTD             | 2019    | 2020 | % Change |
|-----------------|---------|------|----------|
| # Units Sold    | 146     | 111  | -23.97%  |
| Rate of Ab 3 Mo | 3.80    | 2.42 | -36.32%  |
| Actives         | No Data | 23   |          |
| Under Contracts | No Data | 42   |          |

## Orange Yearly Market Trends



|    | 2004      | 2005      | 2006      | 2007      | 2008      | 2009      | 2010      | 2011      | 2012      | 2013      | 2014      | 2015      | 2016      | 2017      | 2018      | 2019      |
|----|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| LP | \$188,989 | \$235,562 | \$246,532 | \$261,501 | \$264,926 | \$130,884 | \$141,887 | \$143,575 | \$129,536 | \$122,421 | \$139,097 | \$141,083 | \$161,905 | \$188,191 | \$207,703 | \$240,871 |
| SP | \$186,940 | \$234,908 | \$237,374 | \$251,501 | \$244,780 | \$120,984 | \$128,412 | \$128,924 | \$110,874 | \$110,971 | \$130,717 | \$135,126 | \$153,777 | \$182,248 | \$204,074 | \$238,283 |

## Orange Yearly Market Trends

