

# Quarterly Indicators

Provided by OneKey® MLS

## Orange County

### Q2-2025

U.S. sales of existing homes were cooler than usual in the second quarter of 2025, as economic uncertainty and persistent affordability challenges continued to suppress market activity. Average 30-year mortgage rates fluctuated between 6.5% and 7% during the spring, while home prices continued to rise in many areas—diminishing purchasing power and prompting many prospective homebuyers to remain on the sidelines until affordability improves.

- Single-Family Closed Sales were up 0.5 percent to 567.
- Condos Closed Sales were down 30.8 percent to 63.
- Co-ops Closed Sales were down 16.7 percent to 5.
- Single-Family Median Sales Price held steady at \$459,900.
- Condos Median Sales Price increased 2.6 percent to \$315,000.
- Co-ops Median Sales Price increased 11.9 percent to \$155,000.

Nationally, inventory has increased significantly compared to the same period last year. According to Realtor.com, the number of homes for sale recently surpassed 1 million units for the first time since winter 2019, giving buyers a wider selection of properties to choose from. Homes are now taking nearly a week longer to sell on average than they did a year ago, and price reductions are becoming more common as sellers adjust their expectations and the market shifts toward a more balanced state.



### Quarterly Snapshot

**- 3.9%**      **+ 4.5%**      **+ 2.3%**

One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties
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Residential real estate activity in Orange County, comprised of single family properties, condominiums, and co-ops. Percent changes are calculated using rounded figures.

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# Single Family Homes Market Overview

Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,077	1,141	+ 5.9%	1,762	1,891	+ 7.3%
Pending Sales		662	679	+ 2.6%	1,193	1,211	+ 1.5%
Closed Sales		564	567	+ 0.5%	1,078	1,095	+ 1.6%
Days on Market		63	61	- 3.2%	64	68	+ 6.3%
Median Pending Price		\$475,000	\$480,500	+ 1.2%	\$466,500	\$475,000	+ 1.8%
Median Sales Price		\$460,000	\$459,900	- 0.0%	\$450,000	\$470,000	+ 4.4%
Pct. of Orig. Price Received		98.9%	98.7%	- 0.2%	98.0%	97.8%	- 0.2%
Housing Affordability Index		87	88	+ 1.1%	89	86	- 3.4%
Inventory of Homes for Sale		844	883	+ 4.6%	--	--	--
Months Supply of Inventory		4.1	4.2	+ 2.4%	--	--	--

# Condos Market Overview

Key metrics for **Condominiums Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		138	135	- 2.2%	258	221	- 14.3%
Pending Sales		97	97	0.0%	185	164	- 11.4%
Closed Sales		91	63	- 30.8%	180	138	- 23.3%
Days on Market		28	52	+ 85.7%	36	53	+ 47.2%
Median Pending Price		\$318,000	\$325,000	+ 2.2%	\$310,000	\$320,000	+ 3.2%
Median Sales Price		\$307,000	\$315,000	+ 2.6%	\$300,000	\$316,250	+ 5.4%
Pct. of Orig. Price Received		101.0%	100.2%	- 0.8%	100.1%	99.2%	- 0.9%
Housing Affordability Index		130	129	- 0.8%	133	129	- 3.0%
Inventory of Homes for Sale		83	85	+ 2.4%	--	--	--
Months Supply of Inventory		2.5	2.8	+ 12.0%	--	--	--

# Co-ops Market Overview

Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

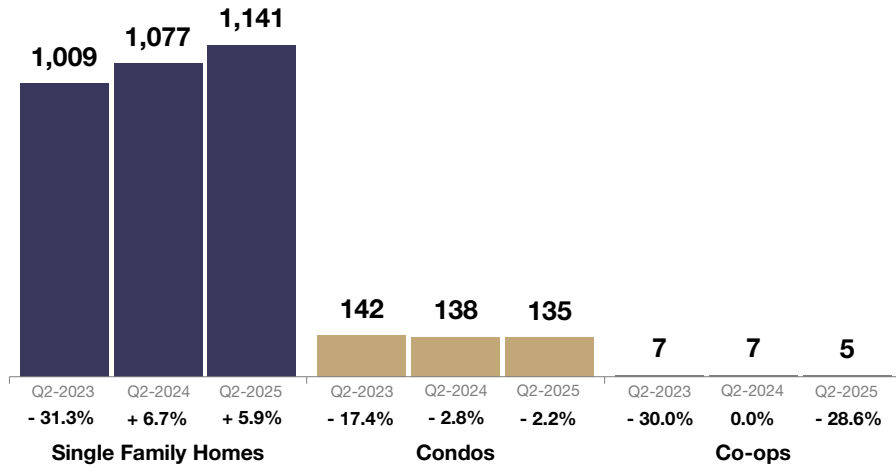


Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		7	5	- 28.6%	14	14	0.0%
Pending Sales		8	3	- 62.5%	14	13	- 7.1%
Closed Sales		6	5	- 16.7%	11	12	+ 9.1%
Days on Market		44	43	- 2.3%	76	57	- 25.0%
Median Pending Price		\$152,500	\$159,500	+ 4.6%	\$152,500	\$159,500	+ 4.6%
Median Sales Price		\$138,500	\$155,000	+ 11.9%	\$140,000	\$159,000	+ 13.6%
Pct. of Orig. Price Received		100.2%	96.6%	- 3.6%	97.9%	96.2%	- 1.7%
Housing Affordability Index		289	262	- 9.3%	286	256	- 10.5%
Inventory of Homes for Sale		3	4	+ 33.3%	--	--	--
Months Supply of Inventory		1.3	1.6	+ 23.1%	--	--	--

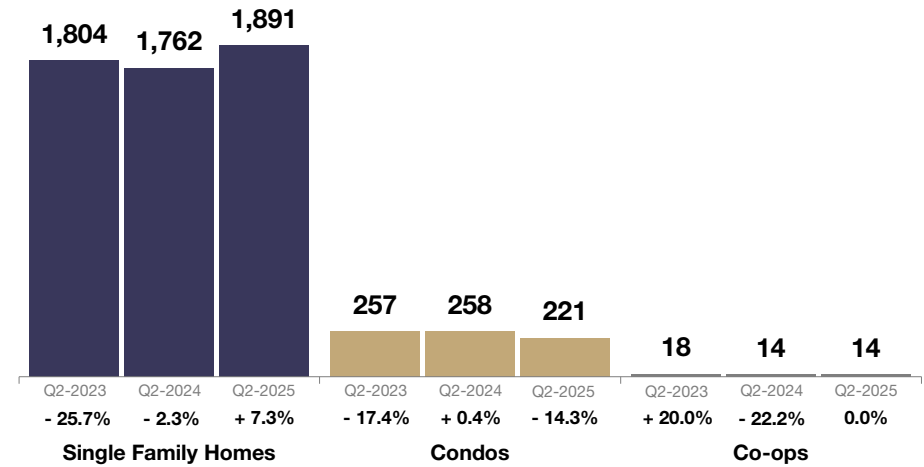
# New Listings

A count of the properties that have been newly listed on the market in a given quarter.

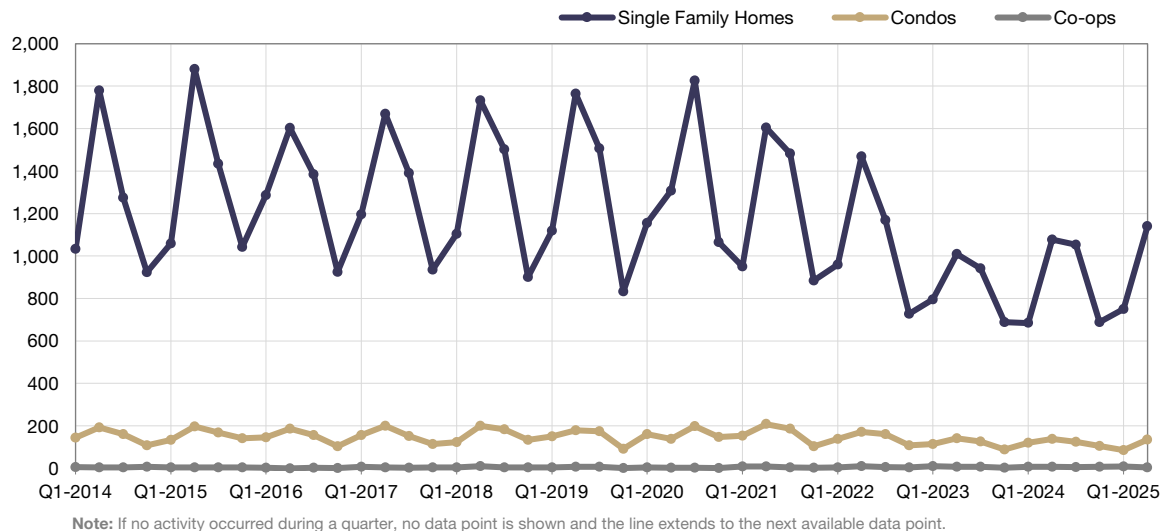
## Q2-2025



## Year to Date



## Historical New Listings by Quarter

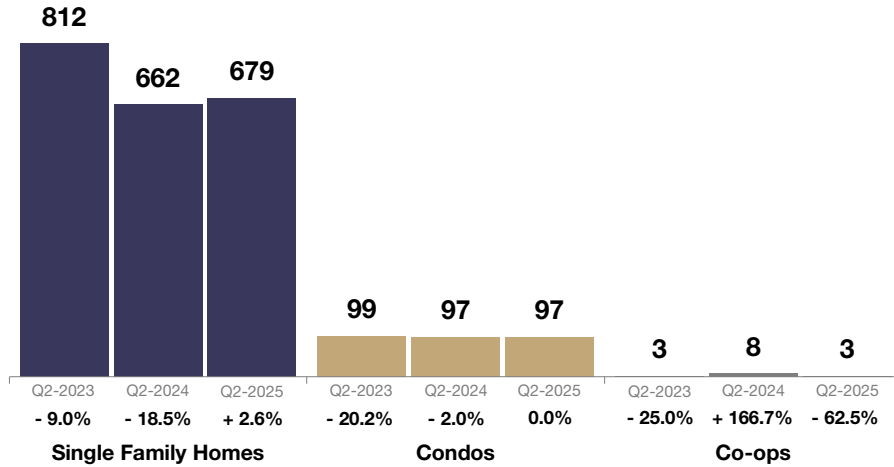


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	1,169	161	6
Q4-2022	728	108	5
Q1-2023	795	115	11
Q2-2023	1,009	142	7
Q3-2023	941	127	8
Q4-2023	689	88	3
Q1-2024	685	120	7
Q2-2024	1,077	138	7
Q3-2024	1,053	125	6
Q4-2024	688	105	7
Q1-2025	750	86	9
Q2-2025	1,141	135	5

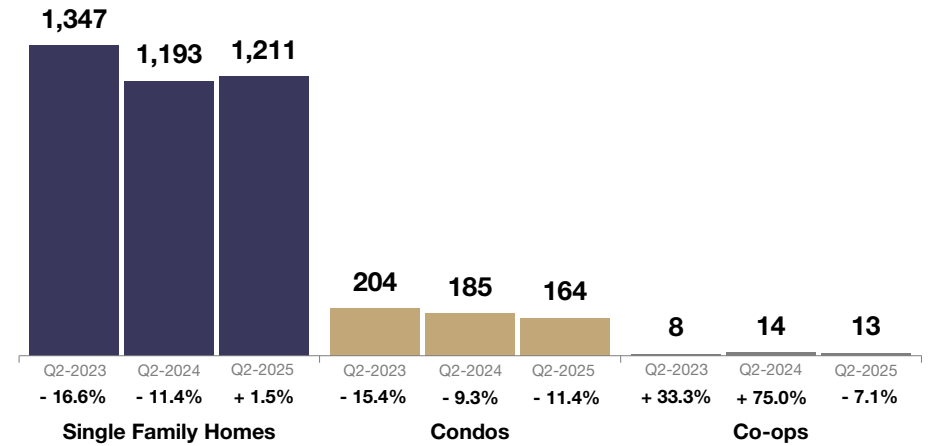
# Pending Sales

A count of the properties on which offers have been accepted in a given quarter.

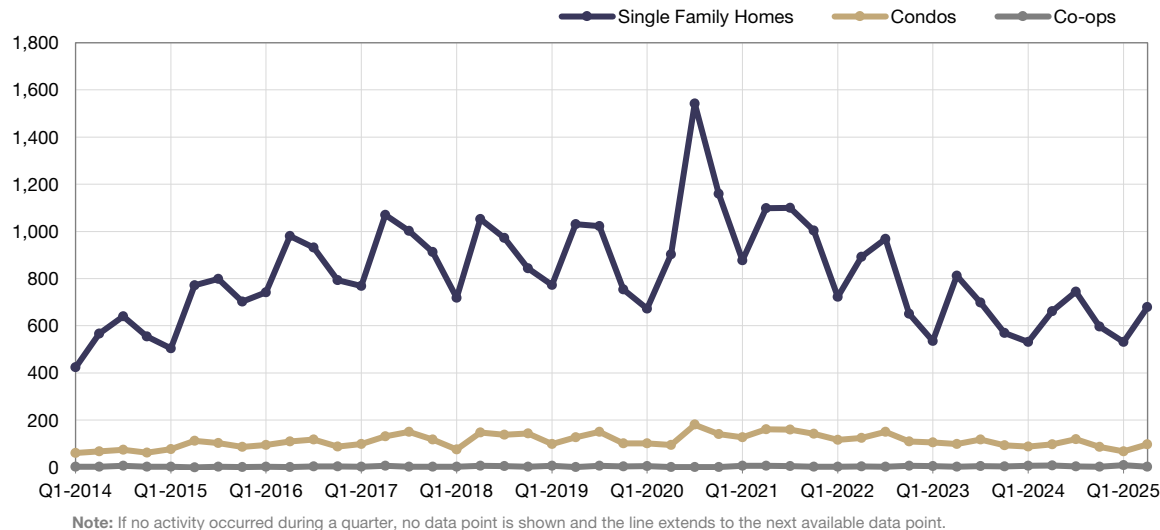
## Q2-2025



## Year to Date



## Historical Pending Sales by Quarter

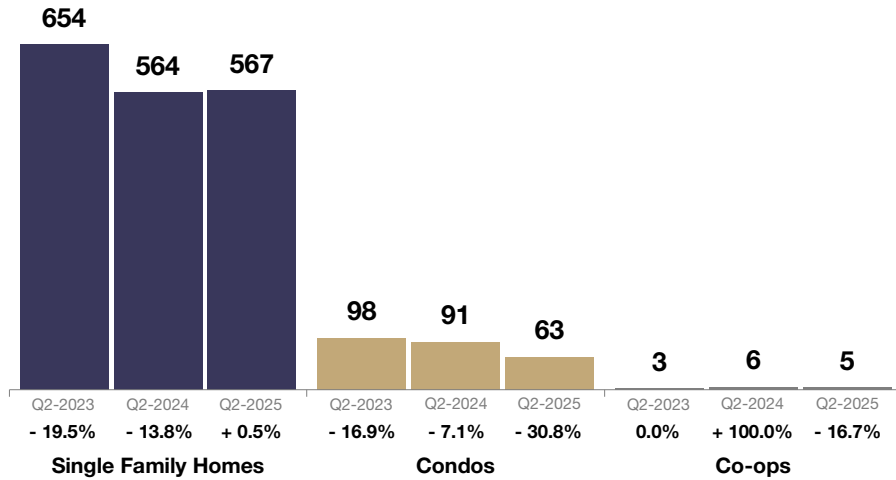


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	968	151	3
Q4-2022	651	110	7
Q1-2023	535	105	5
Q2-2023	812	99	3
Q3-2023	698	118	5
Q4-2023	570	94	4
Q1-2024	531	88	6
Q2-2024	662	97	8
Q3-2024	745	119	4
Q4-2024	596	86	3
Q1-2025	532	67	10
<b>Q2-2025</b>	<b>679</b>	<b>97</b>	<b>3</b>

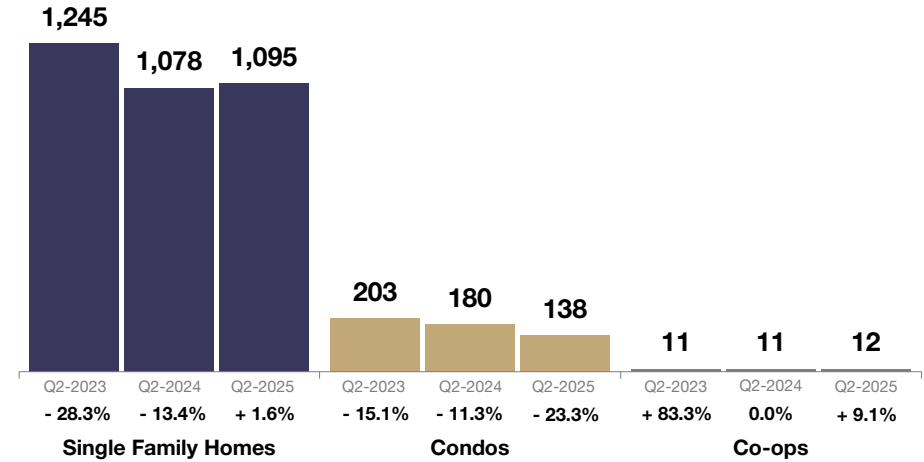
# Closed Sales

A count of the actual sales that closed in a given quarter.

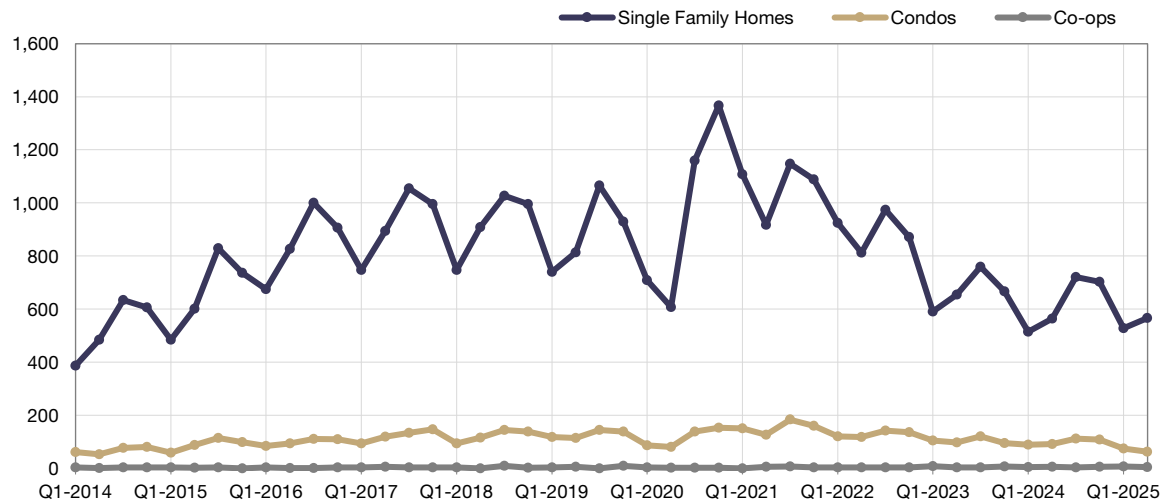
## Q2-2025



## Year to Date



## Historical Closed Sales by Quarter



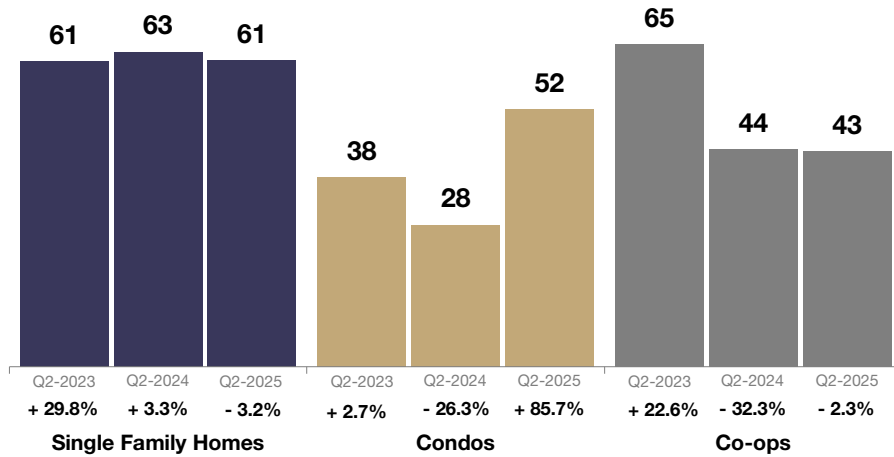
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	974	142	4
Q4-2022	871	136	4
Q1-2023	591	105	8
Q2-2023	654	98	3
Q3-2023	759	121	3
Q4-2023	666	95	7
Q1-2024	514	89	5
Q2-2024	564	91	6
Q3-2024	721	112	3
Q4-2024	703	108	6
Q1-2025	528	75	7
<b>Q2-2025</b>	<b>567</b>	<b>63</b>	<b>5</b>

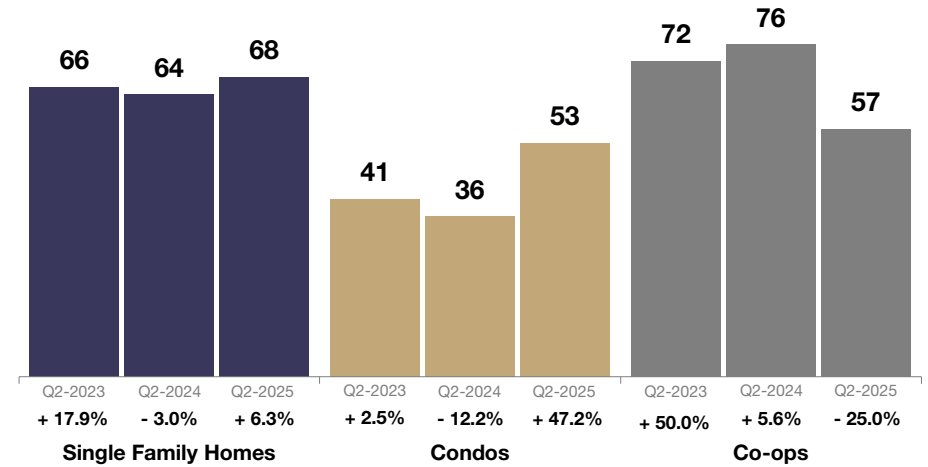
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given quarter.

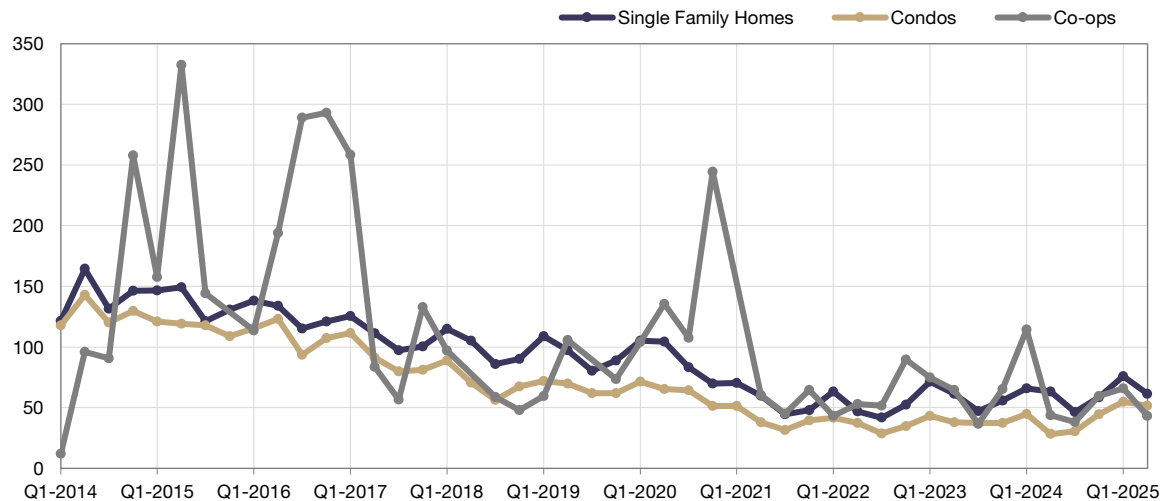
## Q2-2025



## Year to Date



## Historical Days on Market Until Sale by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

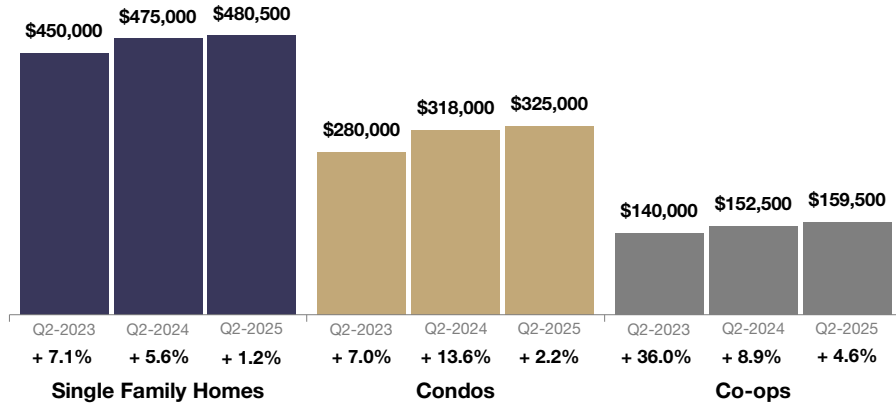
Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	42	29	52
Q4-2022	52	35	90
Q1-2023	72	43	75
Q2-2023	61	38	65
Q3-2023	47	37	37
Q4-2023	56	37	65
Q1-2024	66	45	114
Q2-2024	63	28	44
Q3-2024	46	31	38
Q4-2024	58	44	60
Q1-2025	76	55	66
Q2-2025	61	52	43



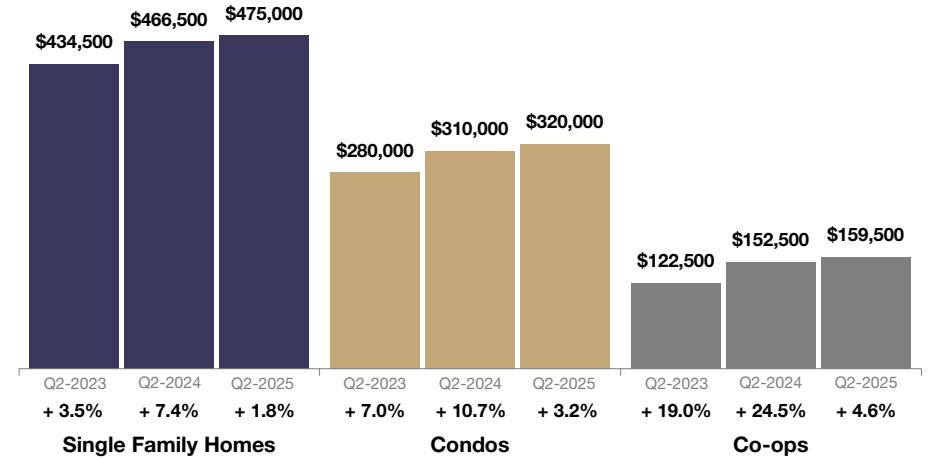
# Median Pending Price

Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

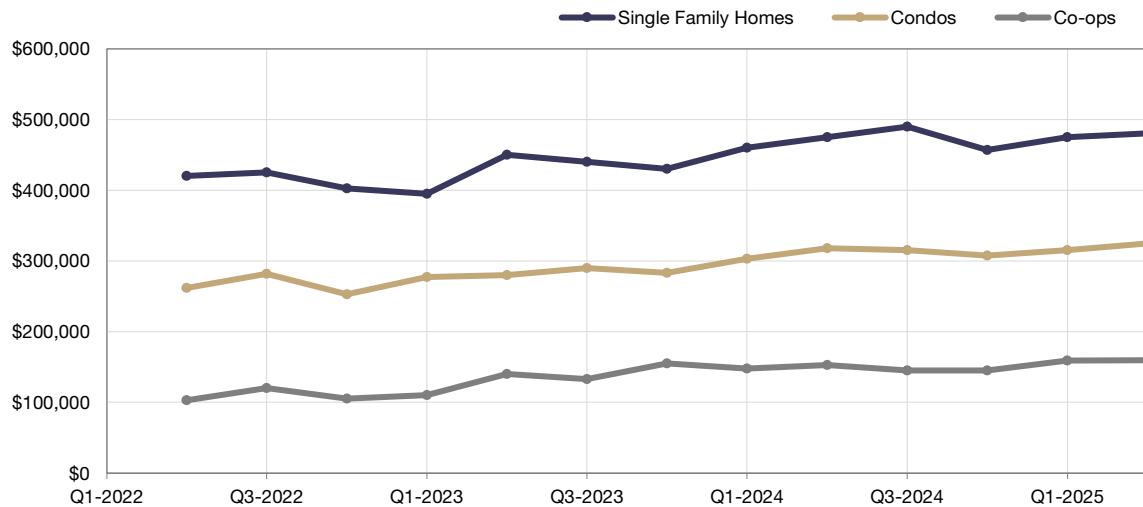
## Q2-2025



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## Historical Median Pending Price by Quarter

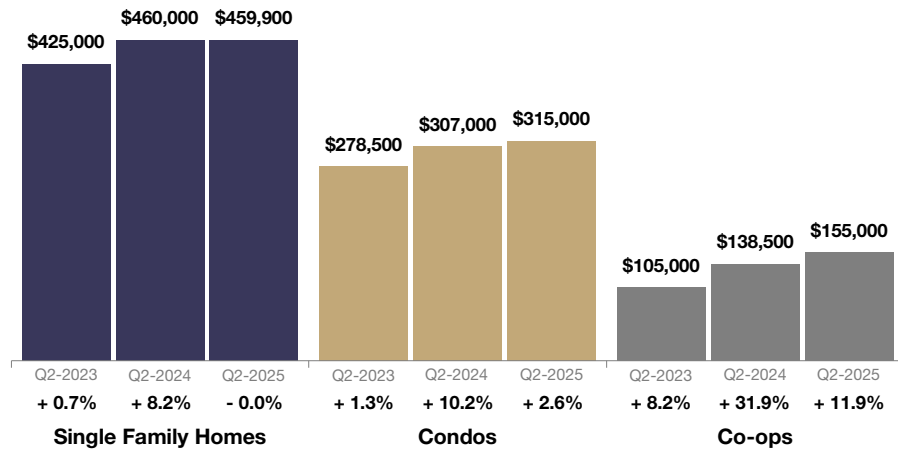


Quarter	Single Family Homes	Condos	Co-ops
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Q4-2022	\$402,500	\$252,750	\$105,000
Q1-2023	\$395,000	\$277,000	\$110,000
Q2-2023	\$450,000	\$280,000	\$140,000
Q3-2023	\$440,250	\$290,000	\$133,000
Q4-2023	\$430,000	\$283,250	\$155,000
Q1-2024	\$459,900	\$303,000	\$147,750
Q2-2024	\$475,000	\$318,000	\$152,500
Q3-2024	\$490,000	\$315,000	\$145,000
Q4-2024	\$457,000	\$307,500	\$145,000
Q1-2025	\$475,000	\$315,000	\$159,000
Q2-2025	\$480,500	\$325,000	\$159,500

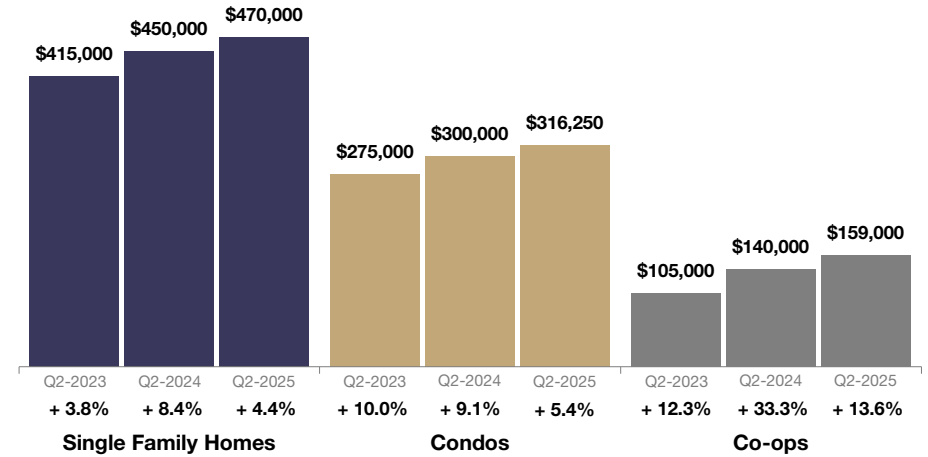
# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

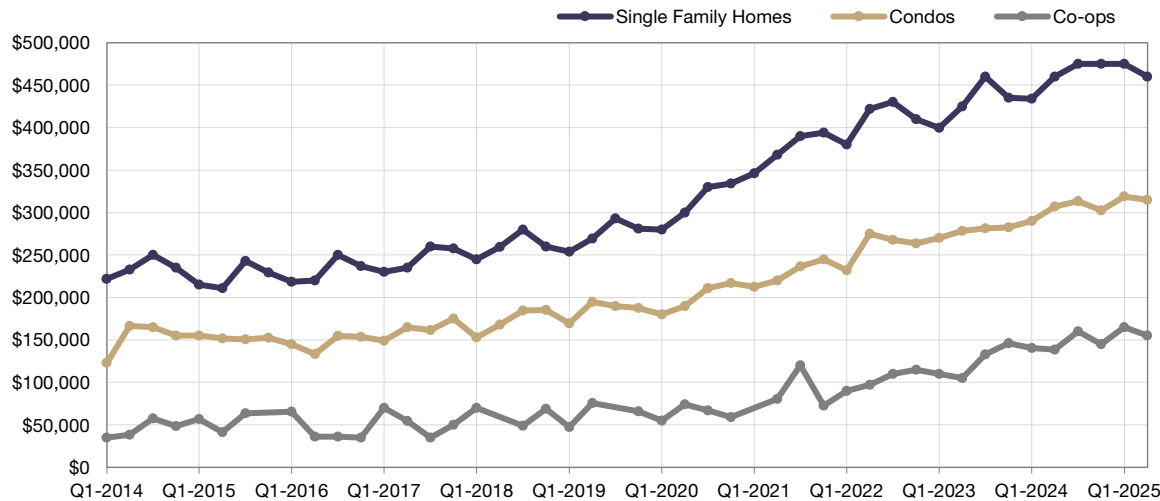
## Q2-2025



## Year to Date



## Historical Median Sales Price by Quarter

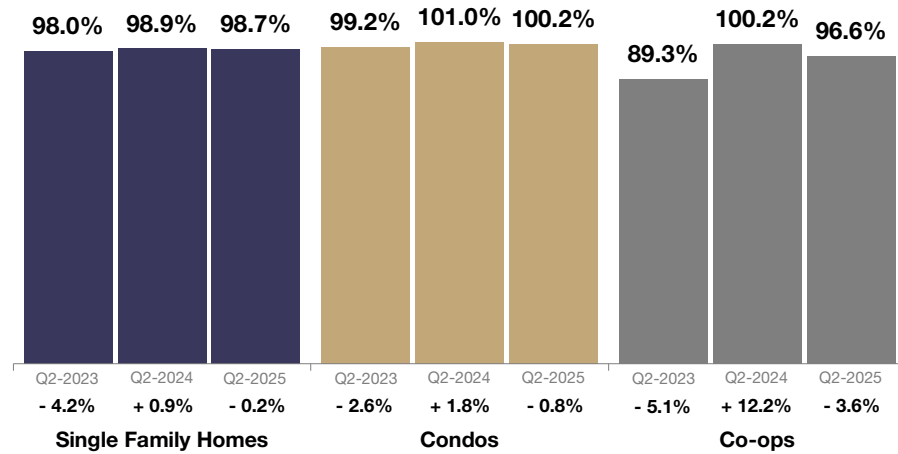


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	\$430,000	\$267,950	\$109,913
Q4-2022	\$410,000	\$263,500	\$115,000
Q1-2023	\$399,500	\$270,000	\$110,000
Q2-2023	\$425,000	\$278,500	\$105,000
Q3-2023	\$460,000	\$281,500	\$133,000
Q4-2023	\$435,000	\$282,500	\$146,000
Q1-2024	\$433,900	\$290,000	\$140,500
Q2-2024	\$460,000	\$307,000	\$138,500
Q3-2024	\$475,000	\$313,500	\$159,900
Q4-2024	\$475,000	\$302,500	\$145,000
Q1-2025	\$475,000	\$319,000	\$165,000
<b>Q2-2025</b>	<b>\$459,900</b>	<b>\$315,000</b>	<b>\$155,000</b>

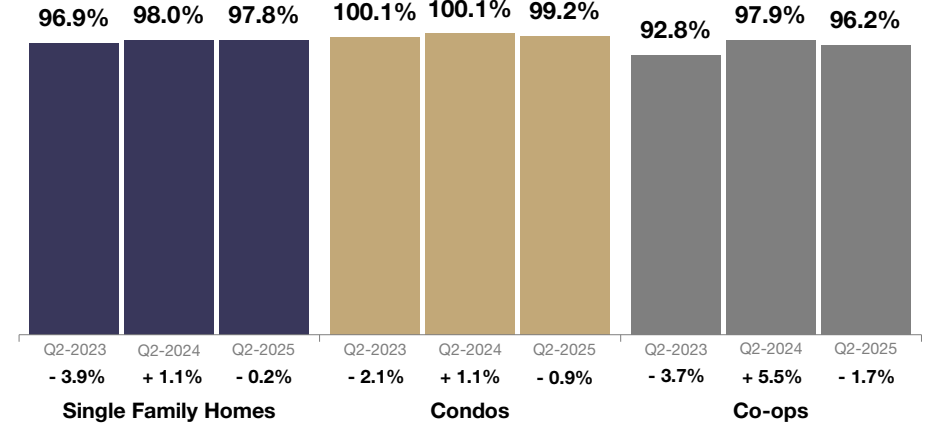
# Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

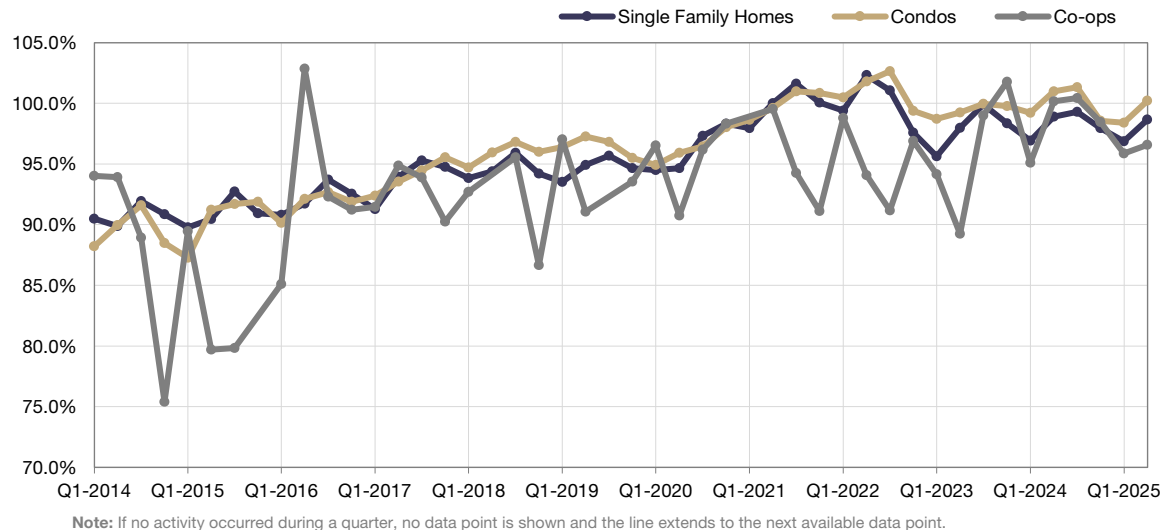
## Q2-2025



## Year to Date



## Historical Percent of Original List Price Received by Quarter

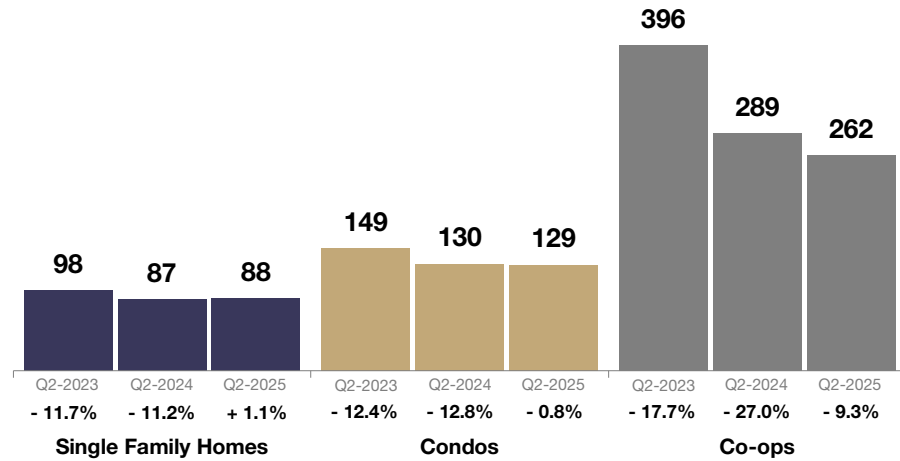


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	101.1%	102.6%	91.2%
Q4-2022	97.6%	99.4%	96.9%
Q1-2023	95.6%	98.7%	94.2%
Q2-2023	98.0%	99.2%	89.3%
Q3-2023	99.9%	100.0%	99.0%
Q4-2023	98.3%	99.8%	101.8%
Q1-2024	96.9%	99.2%	95.1%
Q2-2024	98.9%	101.0%	100.2%
Q3-2024	99.3%	101.3%	100.4%
Q4-2024	97.9%	98.6%	98.5%
Q1-2025	96.9%	98.4%	95.9%
<b>Q2-2025</b>	<b>98.7%</b>	<b>100.2%</b>	<b>96.6%</b>

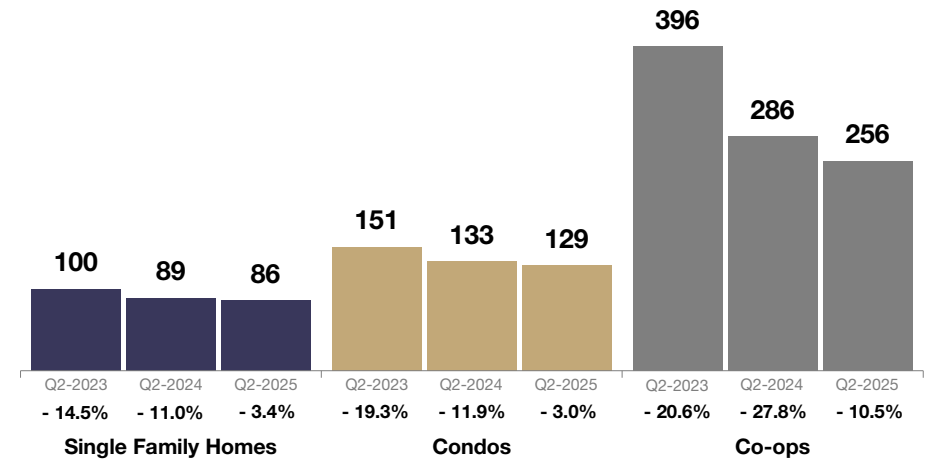
# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

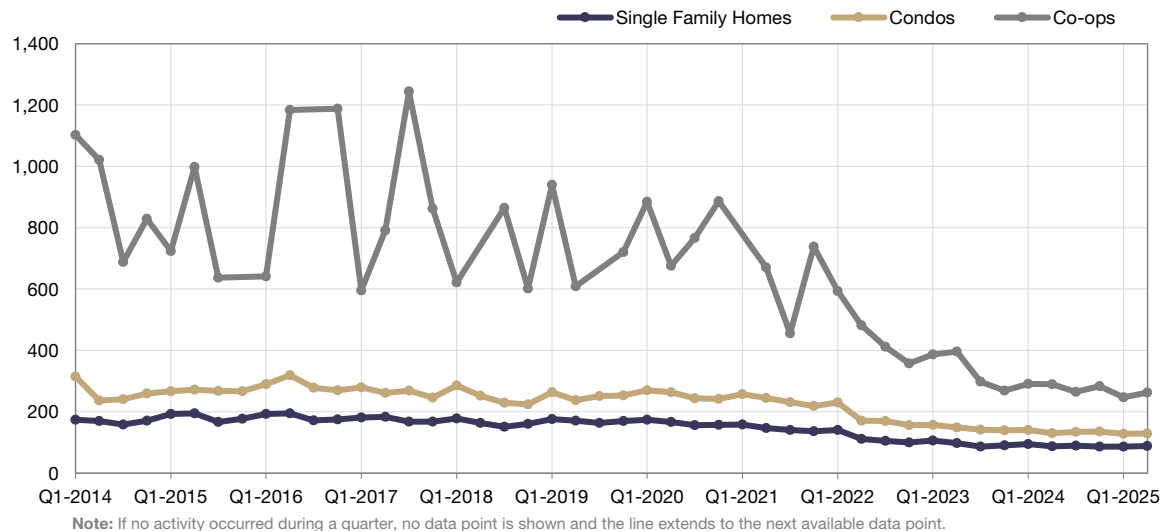
## Q2-2025



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## Historical Housing Affordability Index by Quarter

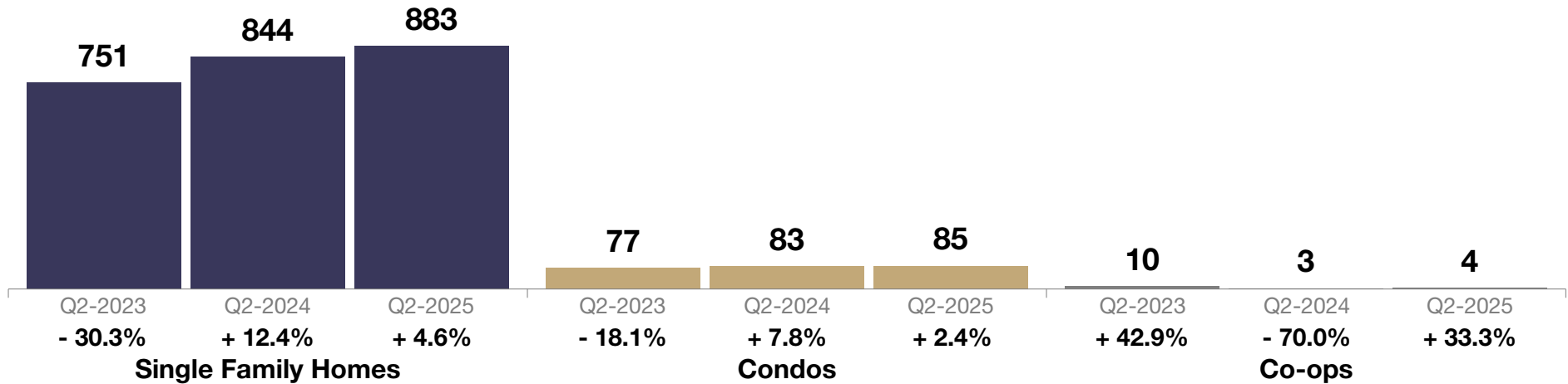


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	105	169	412
Q4-2022	100	156	357
Q1-2023	106	157	386
Q2-2023	98	149	396
Q3-2023	86	141	298
Q4-2023	90	139	269
Q1-2024	94	140	290
Q2-2024	87	130	289
Q3-2024	89	134	264
Q4-2024	86	135	283
Q1-2025	86	128	247
Q2-2025	88	129	262

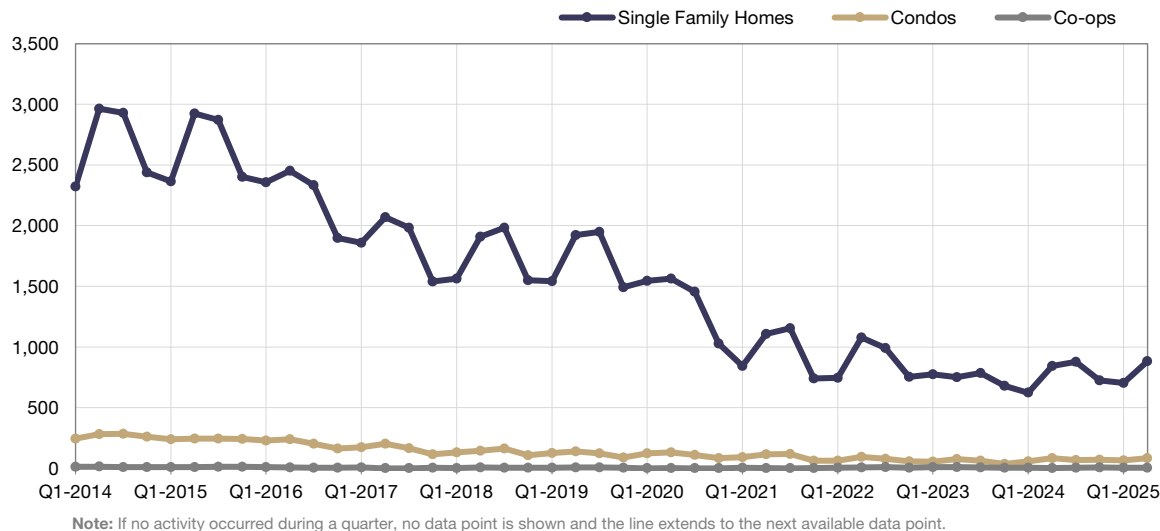
# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given quarter.

## Q2-2025



## Historical Inventory of Homes for Sale by Quarter

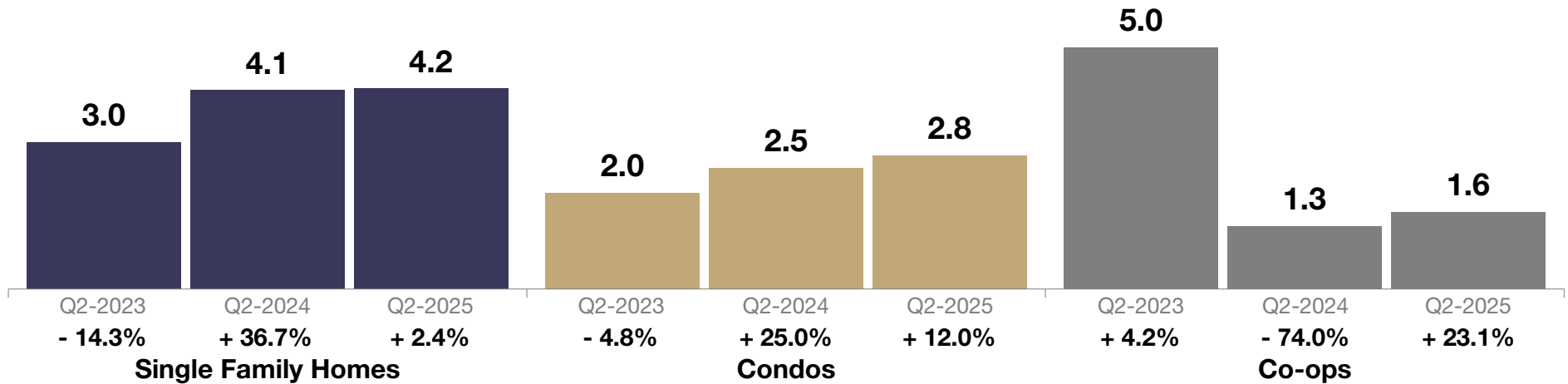


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	990	79	9
Q4-2022	753	57	6
Q1-2023	776	54	9
Q2-2023	751	77	10
Q3-2023	785	63	8
Q4-2023	681	37	5
Q1-2024	624	59	5
Q2-2024	844	83	3
Q3-2024	878	69	5
Q4-2024	726	70	7
Q1-2025	704	66	6
Q2-2025	883	85	4

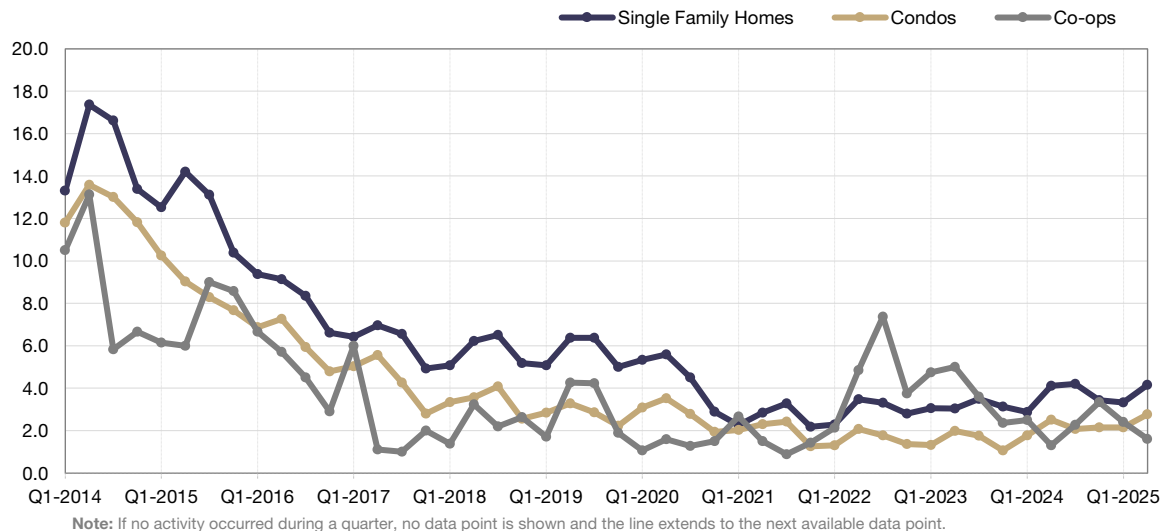
# Months Supply of Inventory

The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

## Q2-2025



## Historical Months Supply of Inventory by Quarter



Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	3.3	1.8	7.4
Q4-2022	2.8	1.4	3.8
Q1-2023	3.1	1.3	4.7
Q2-2023	3.0	2.0	5.0
Q3-2023	3.5	1.8	3.6
Q4-2023	3.1	1.1	2.4
Q1-2024	2.9	1.8	2.5
Q2-2024	4.1	2.5	1.3
Q3-2024	4.2	2.1	2.3
Q4-2024	3.4	2.2	3.3
Q1-2025	3.3	2.1	2.4
Q2-2025	4.2	2.8	1.6

# Total Market Overview

Key metrics for single-family homes, condominiums and co-operatives combined for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,222	1,281	+ 4.8%	2,034	2,126	+ 4.5%
Pending Sales		767	779	+ 1.6%	1,392	1,388	- 0.3%
Closed Sales		661	635	- 3.9%	1,269	1,245	- 1.9%
Days on Market		58	60	+ 3.4%	61	67	+ 9.8%
Median Pending Price		\$450,000	\$460,000	+ 2.2%	\$440,000	\$455,000	+ 3.4%
Median Sales Price		\$430,000	\$439,889	+ 2.3%	\$420,000	\$445,000	+ 6.0%
Pct. of Orig. Price Received		99.2%	98.8%	- 0.4%	98.3%	97.9%	- 0.4%
Housing Affordability Index		93	92	- 1.1%	95	91	- 4.2%
Inventory of Homes for Sale		930	972	+ 4.5%	--	--	--
Months Supply of Inventory		3.9	4.0	+ 2.6%	--	--	--