

# Quarterly Indicators

Provided by OneKey® MLS

## Orange County

### Q4-2025

The U.S. housing market showed early signs of stabilization in the fourth quarter of 2025. Average 30-year mortgage rates have trended downward since the summer, settling into the low 6% range and remaining there for the quarter, improving affordability enough to draw some buyers back into the market. Monthly existing-home sales rose in October and November, according to the National Association of REALTORS® (NAR), suggesting that momentum may be starting to build.

- Single-Family Closed Sales were down 6.8 percent to 656.
- Condos Closed Sales were down 11.1 percent to 96.
- Co-ops Closed Sales were down 33.3 percent to 4.
- Single-Family Median Sales Price held steady at \$475,000.
- Condos Median Sales Price increased 2.5 percent to \$310,000.
- Co-ops Median Sales Price decreased 27.4 percent to \$105,250.

Inventory edged higher nationwide, giving buyers more options than a year ago, though supply remains below long-term norms. Home prices have continued to rise on a year-over-year basis, but the pace of appreciation has moderated in recent months. The rapid price gains seen during the pandemic have eased as the market transitions toward a slower, more sustainable rhythm. Together, these trends point to a housing market that is gradually moving toward balance.



### Quarterly Snapshot

**- 7.6%**      **+ 0.9%**      **+ 1.1%**

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	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		691	721	+ 4.3%	3,509	3,715	+ 5.9%
Pending Sales		596	651	+ 9.2%	2,534	2,548	+ 0.6%
Closed Sales		704	656	- 6.8%	2,503	2,491	- 0.5%
Days on Market		58	57	- 1.7%	58	60	+ 3.4%
Median Pending Price		\$457,000	\$477,450	+ 4.5%	\$470,000	\$476,000	+ 1.3%
Median Sales Price		\$475,000	\$475,000	0.0%	\$465,000	\$475,000	+ 2.2%
Pct. of Orig. Price Received		97.9%	97.3%	- 0.6%	98.3%	98.0%	- 0.3%
Housing Affordability Index		86	90	+ 4.7%	88	90	+ 2.3%
Inventory of Homes for Sale		734	747	+ 1.8%	--	--	--
Months Supply of Inventory		3.5	3.5	0.0%	--	--	--

# 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	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		105	94	- 10.5%	488	440	- 9.8%
Pending Sales		86	91	+ 5.8%	390	355	- 9.0%
Closed Sales		108	96	- 11.1%	400	350	- 12.5%
Days on Market		44	52	+ 18.2%	37	49	+ 32.4%
Median Pending Price		\$307,500	\$315,000	+ 2.4%	\$310,000	\$317,000	+ 2.3%
Median Sales Price		\$302,500	\$310,000	+ 2.5%	\$307,000	\$316,500	+ 3.1%
Pct. of Orig. Price Received		98.6%	98.3%	- 0.3%	100.0%	99.3%	- 0.7%
Housing Affordability Index		135	138	+ 2.2%	133	136	+ 2.3%
Inventory of Homes for Sale		71	65	- 8.5%	--	--	--
Months Supply of Inventory		2.2	2.2	0.0%	--	--	--

# 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.

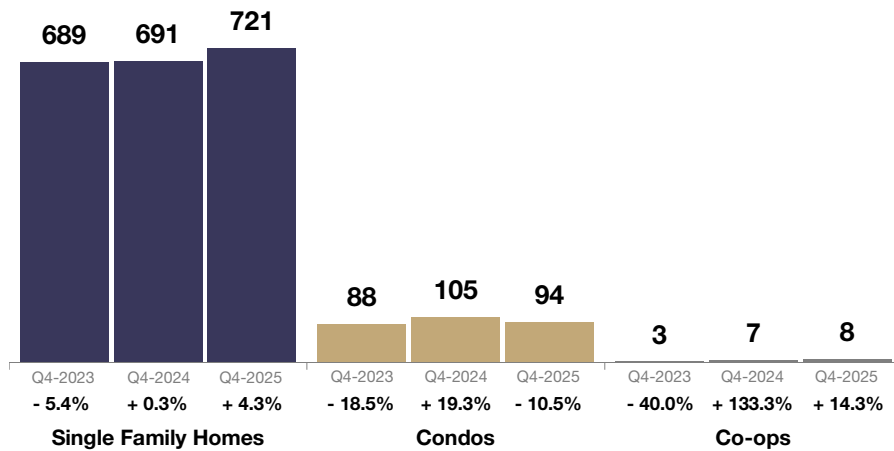


Key Metrics	Historical Sparkbars	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		7	8	+ 14.3%	27	27	0.0%
Pending Sales		3	3	0.0%	21	20	- 4.8%
Closed Sales		6	4	- 33.3%	20	20	0.0%
Days on Market		60	95	+ 58.3%	65	71	+ 9.2%
Median Pending Price		\$145,000	\$80,500	- 44.5%	\$150,000	\$158,000	+ 5.3%
Median Sales Price		\$145,000	\$105,250	- 27.4%	\$145,250	\$156,500	+ 7.7%
Pct. of Orig. Price Received		98.5%	78.6%	- 20.2%	98.4%	92.3%	- 6.2%
Housing Affordability Index		283	408	+ 44.2%	282	274	- 2.8%
Inventory of Homes for Sale		7	7	0.0%	--	--	--
Months Supply of Inventory		3.3	2.5	- 24.2%	--	--	--

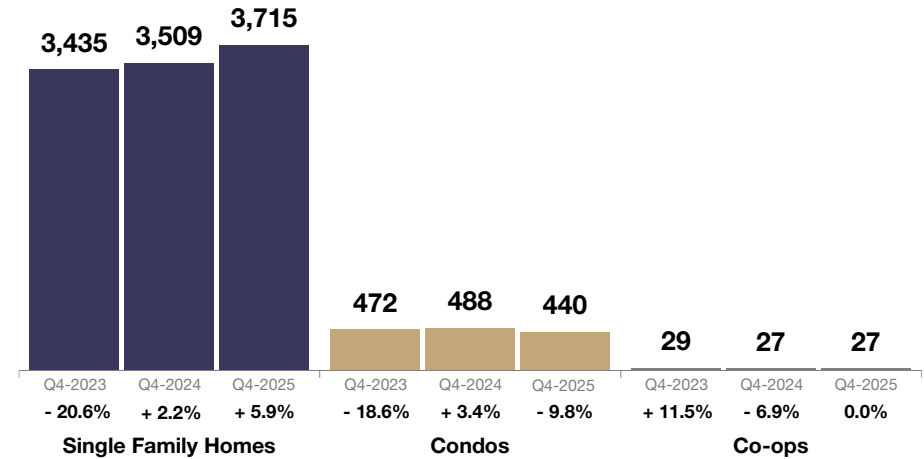
# New Listings

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

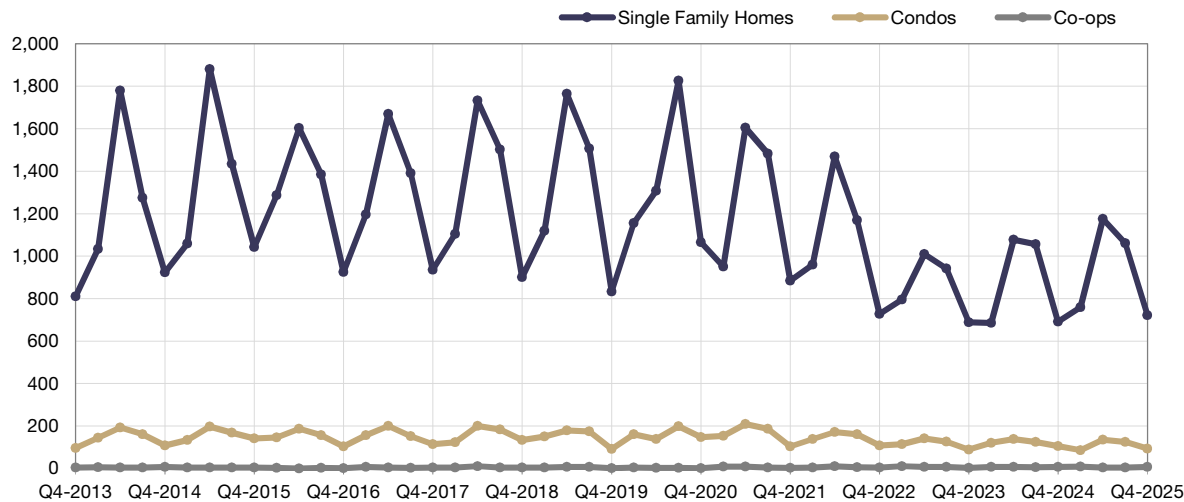
## Q4-2025



## Year to Date



## Historical New Listings by Quarter



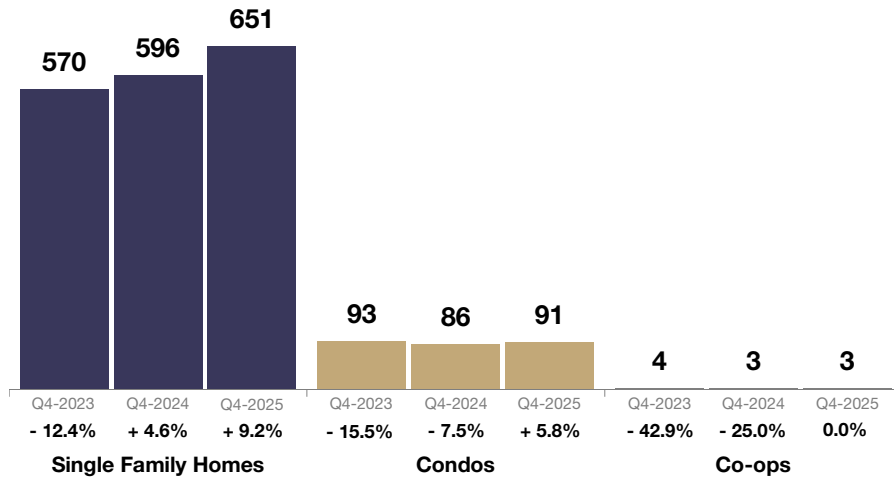
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	796	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	1,056	125	6
Q4-2024	691	105	7
Q1-2025	759	86	9
Q2-2025	1,175	135	5
Q3-2025	1,060	125	5
Q4-2025	721	94	8

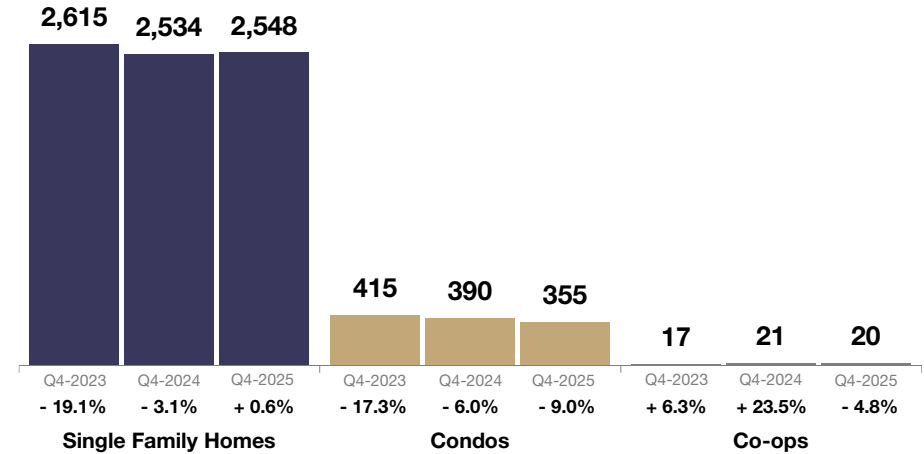
# Pending Sales

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

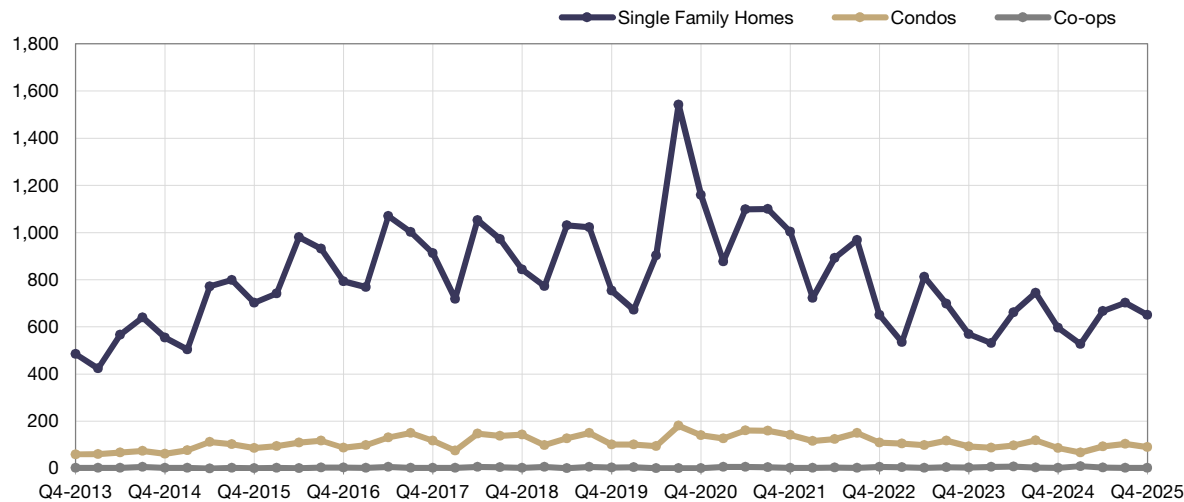
## Q4-2025



## Year to Date



## Historical Pending Sales by Quarter



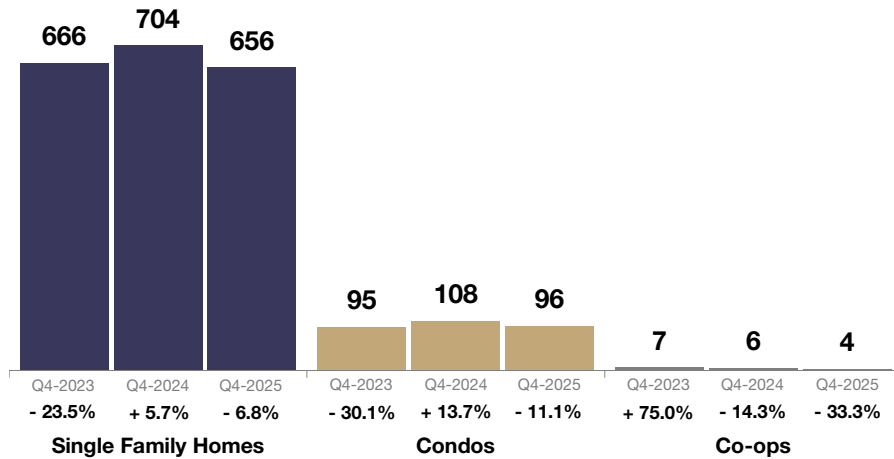
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	535	105	5
Q2-2023	812	99	3
Q3-2023	698	118	5
Q4-2023	570	93	4
Q1-2024	531	88	6
Q2-2024	662	97	8
Q3-2024	745	119	4
Q4-2024	596	86	3
Q1-2025	527	67	10
Q2-2025	667	93	4
Q3-2025	703	104	3
Q4-2025	651	91	3

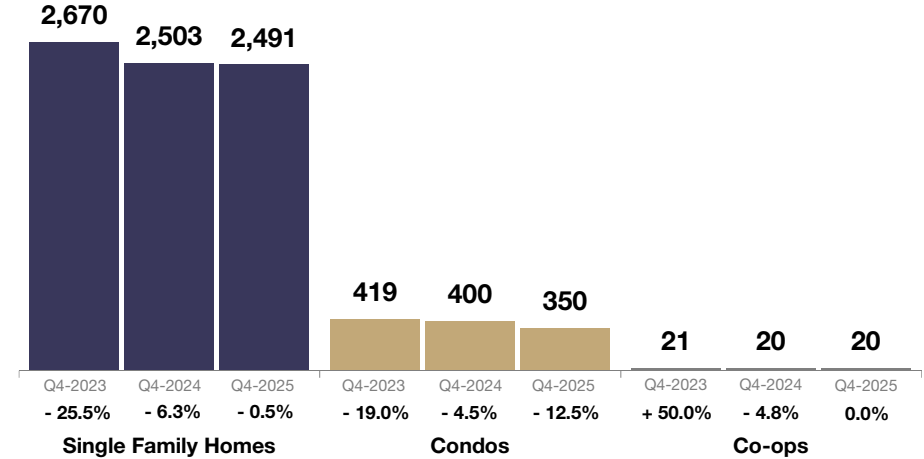
# Closed Sales

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

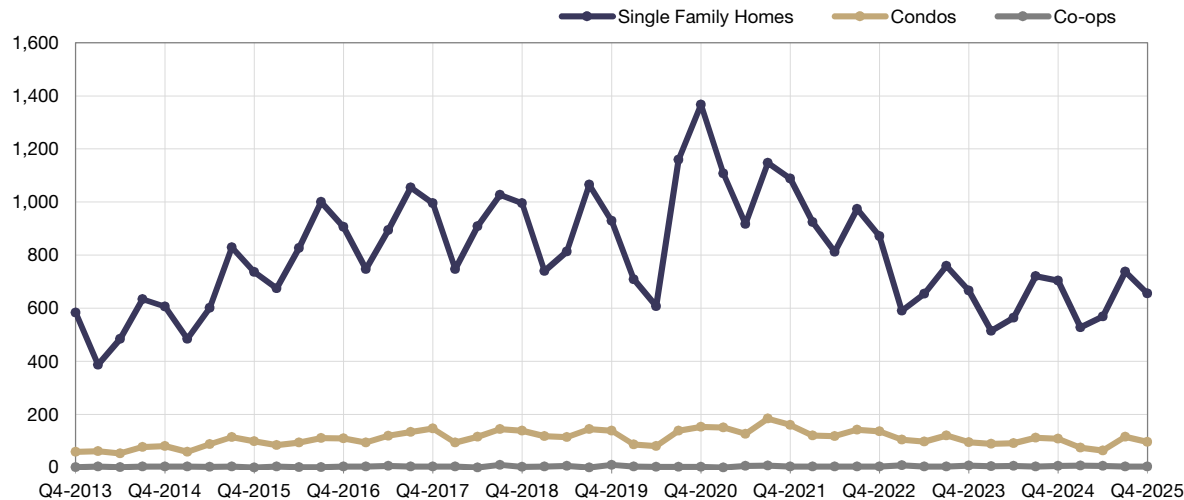
## Q4-2025



## Year to Date



## Historical Closed Sales by Quarter



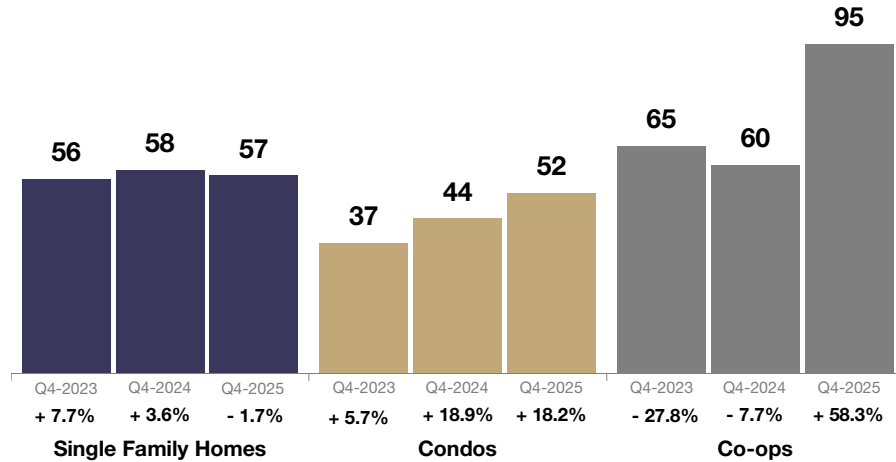
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	704	108	6
Q1-2025	528	75	7
Q2-2025	569	64	6
Q3-2025	738	115	3
Q4-2025	656	96	4

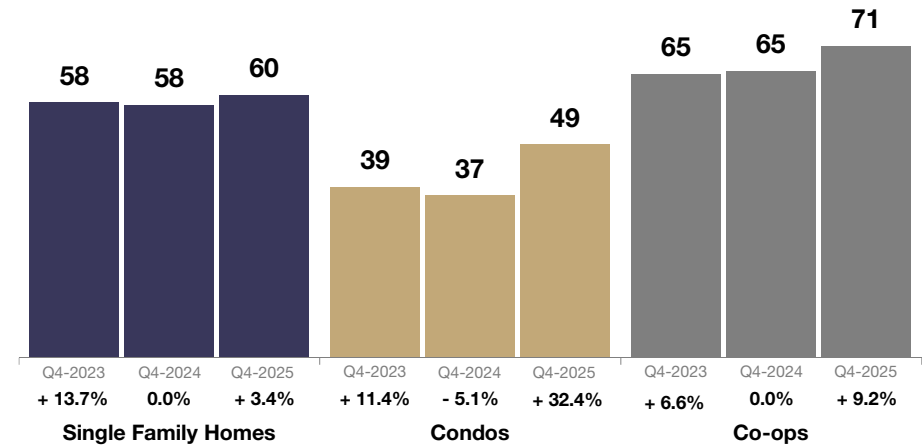
# Days on Market Until Sale

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

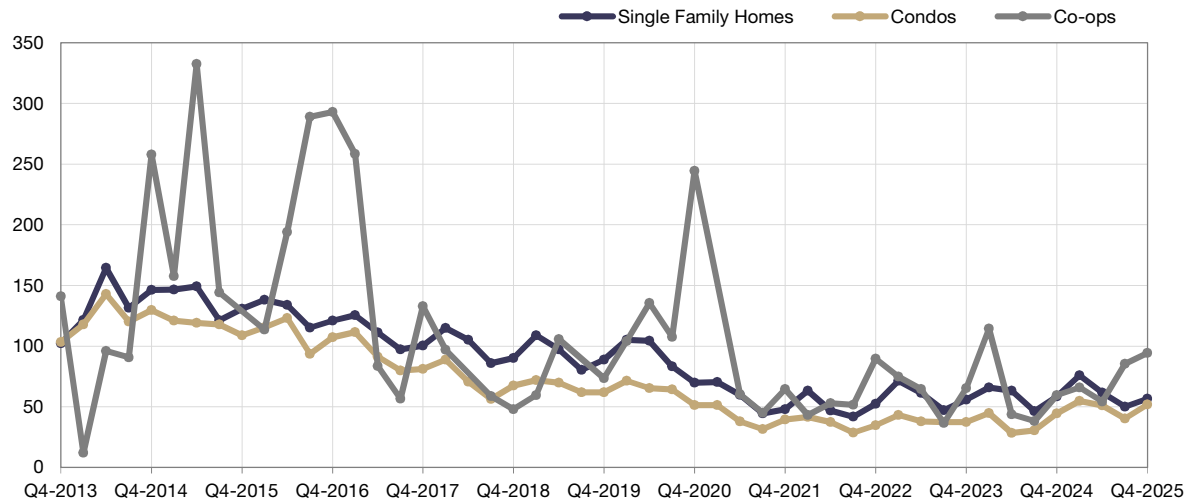
## Q4-2025



## 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
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	62	51	54
Q3-2025	50	40	85
Q4-2025	57	52	95

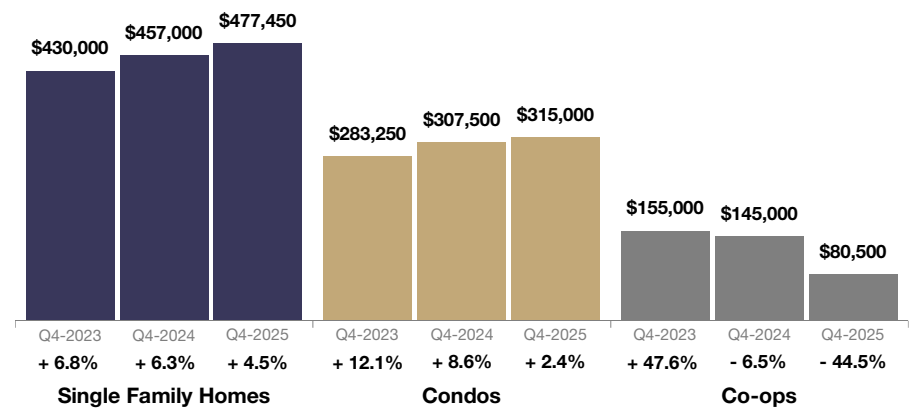


# Median Pending Price

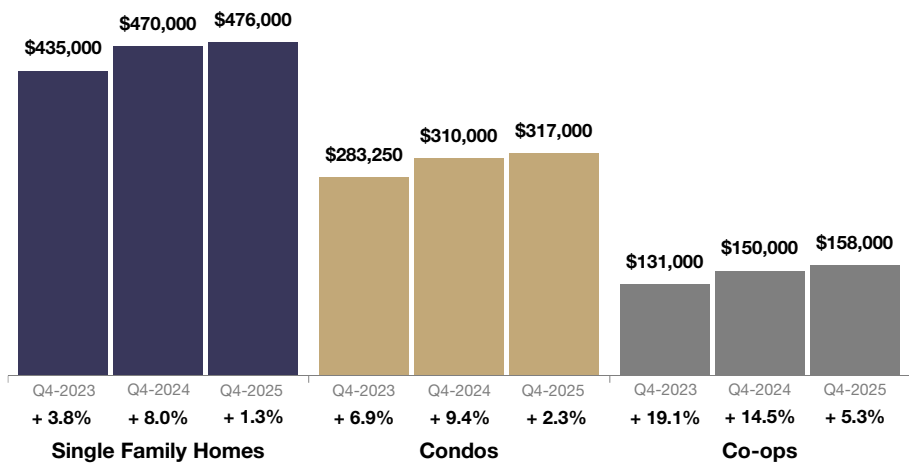
Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.



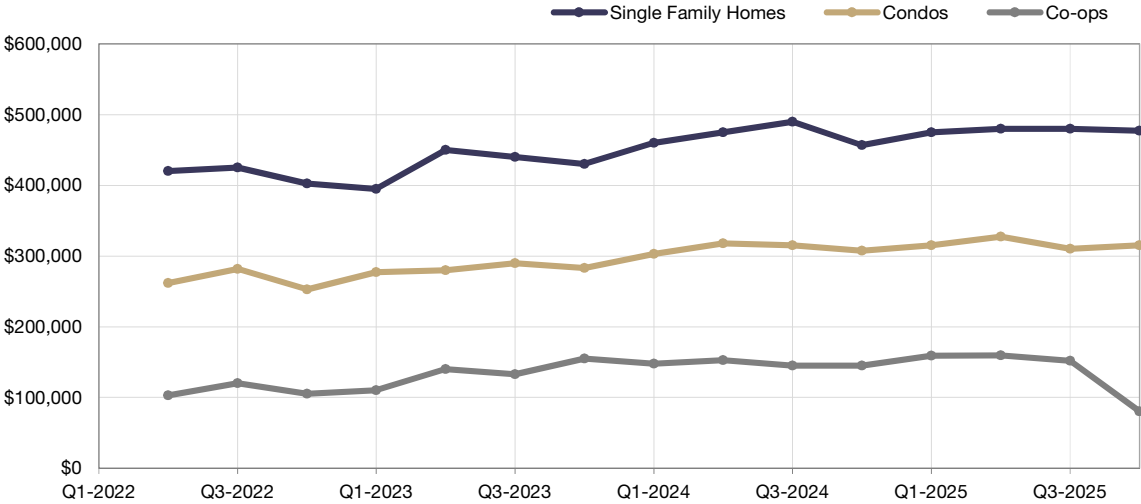
## Q4-2025



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## Historical Median Pending Price by Quarter

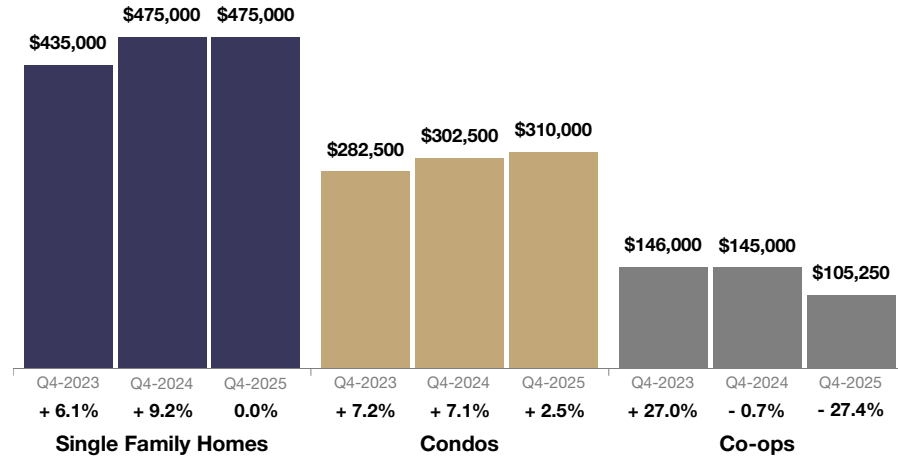


Quarter	Single Family Homes	Condos	Co-ops
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Q2-2023	\$450,000	\$280,000	\$140,000
Q3-2023	\$440,250	\$290,000	\$133,000
Q4-2023	\$430,000	\$283,250	\$155,000
Q1-2024	\$459,900	\$303,000	\$147,750
Q2-2024	\$475,000	\$318,000	\$152,500
Q3-2024	\$490,000	\$315,000	\$145,000
Q4-2024	\$457,000	\$307,500	\$145,000
Q1-2025	\$475,000	\$315,000	\$159,000
Q2-2025	\$480,000	\$327,500	\$159,500
Q3-2025	\$479,900	\$310,000	\$152,000
Q4-2025	\$477,450	\$315,000	\$80,500

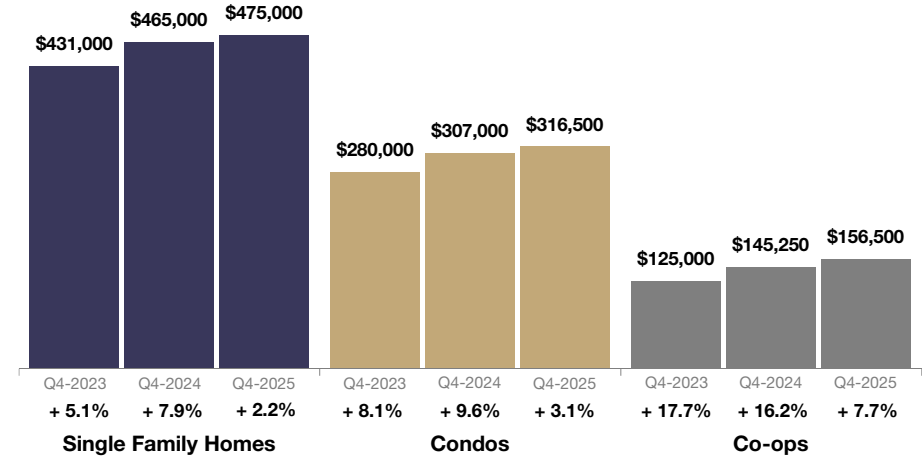
# Median Sales Price

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

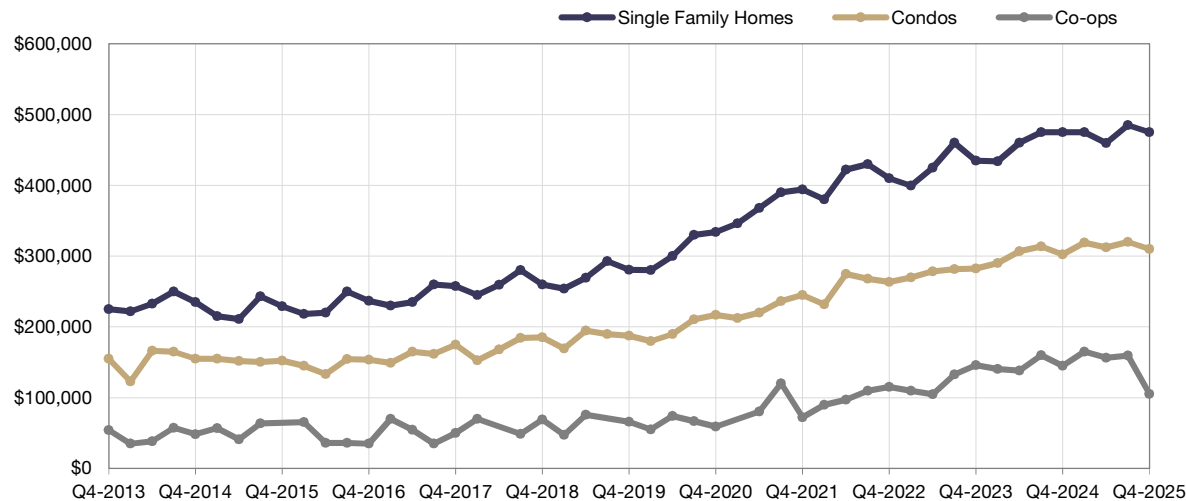
## Q4-2025



## Year to Date



## Historical Median Sales Price by Quarter



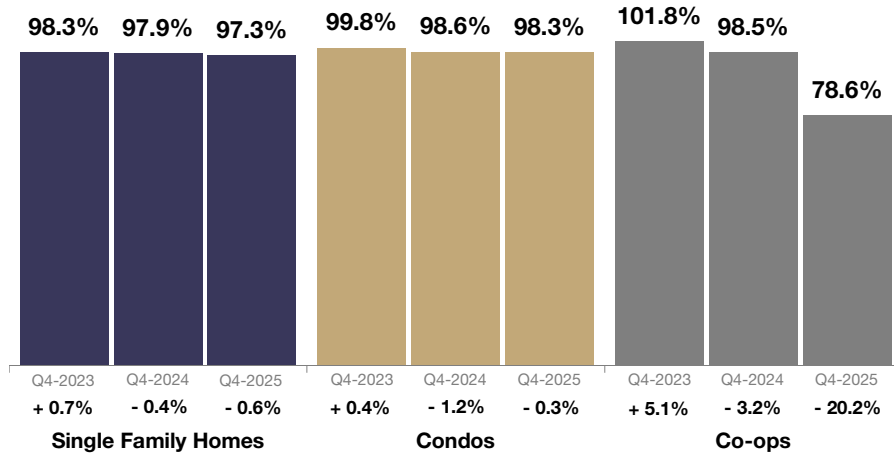
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	\$399,500	\$270,000	\$110,000
Q2-2023	\$425,000	\$278,500	\$105,000
Q3-2023	\$460,000	\$281,500	\$133,000
Q4-2023	\$435,000	\$282,500	\$146,000
Q1-2024	\$433,900	\$290,000	\$140,500
Q2-2024	\$460,000	\$307,000	\$138,500
Q3-2024	\$475,000	\$313,500	\$159,900
Q4-2024	\$475,000	\$302,500	\$145,000
Q1-2025	\$475,000	\$319,000	\$165,000
Q2-2025	\$459,900	\$312,500	\$156,500
Q3-2025	\$485,000	\$320,000	\$159,500
Q4-2025	\$475,000	\$310,000	\$105,250

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

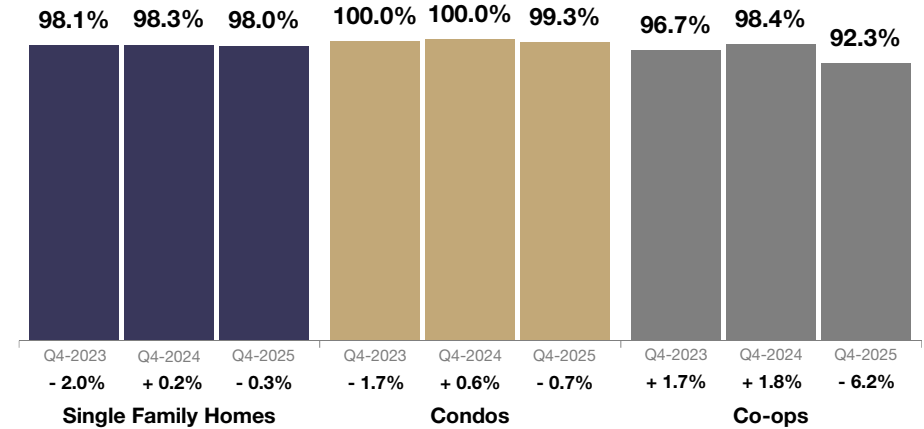
# Percent of Original List Price Received

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.

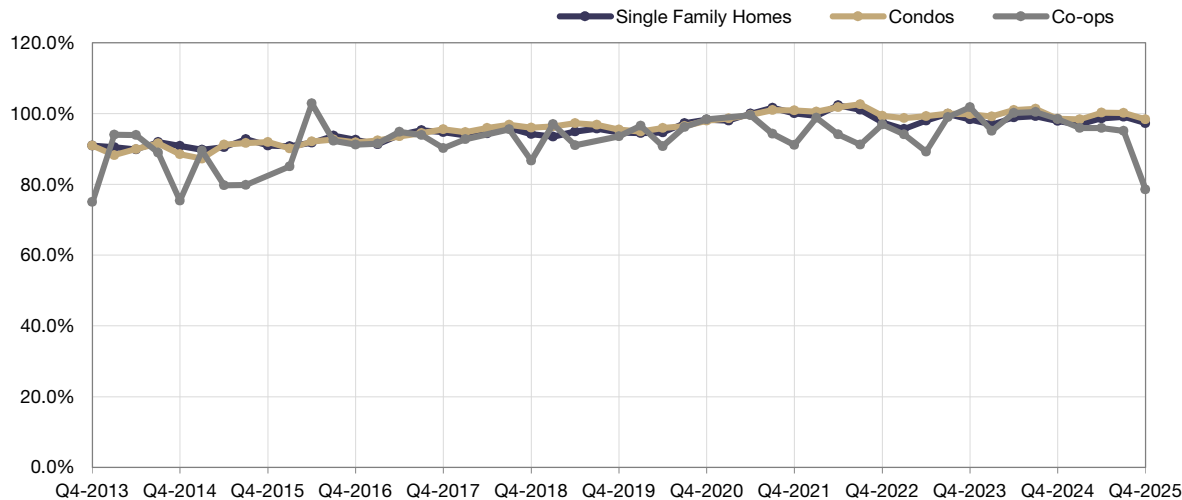
## Q4-2025



## Year to Date



## Historical Percent of Original List Price Received by Quarter



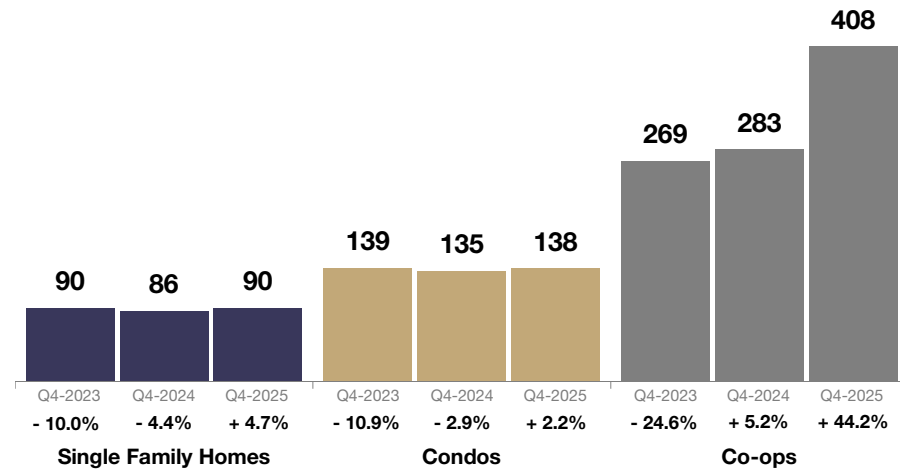
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	95.6%	98.7%	94.2%
Q2-2023	98.0%	99.2%	89.3%
Q3-2023	99.9%	100.0%	99.0%
Q4-2023	98.3%	99.8%	101.8%
Q1-2024	96.9%	99.2%	95.1%
Q2-2024	98.9%	101.0%	100.2%
Q3-2024	99.3%	101.3%	100.4%
Q4-2024	97.9%	98.6%	98.5%
Q1-2025	96.9%	98.4%	95.9%
Q2-2025	98.6%	100.3%	95.9%
Q3-2025	99.0%	100.1%	95.1%
<b>Q4-2025</b>	<b>97.3%</b>	<b>98.3%</b>	<b>78.6%</b>

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

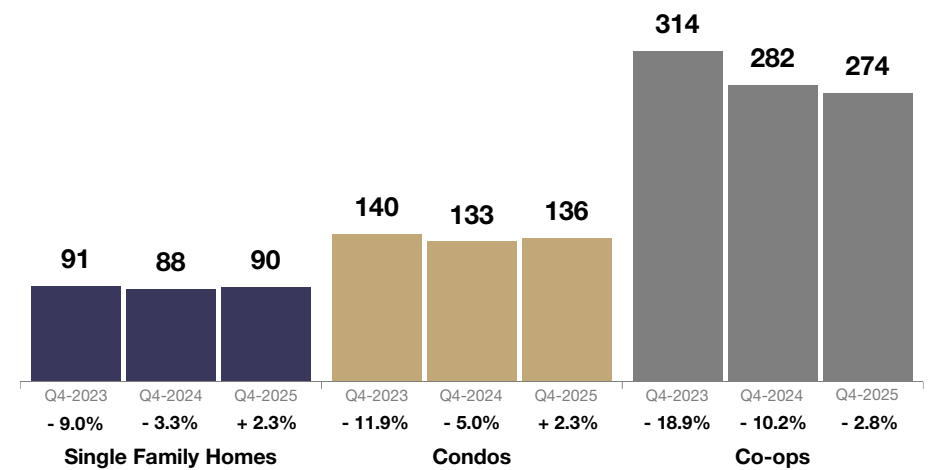
# Housing Affordability Index

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.

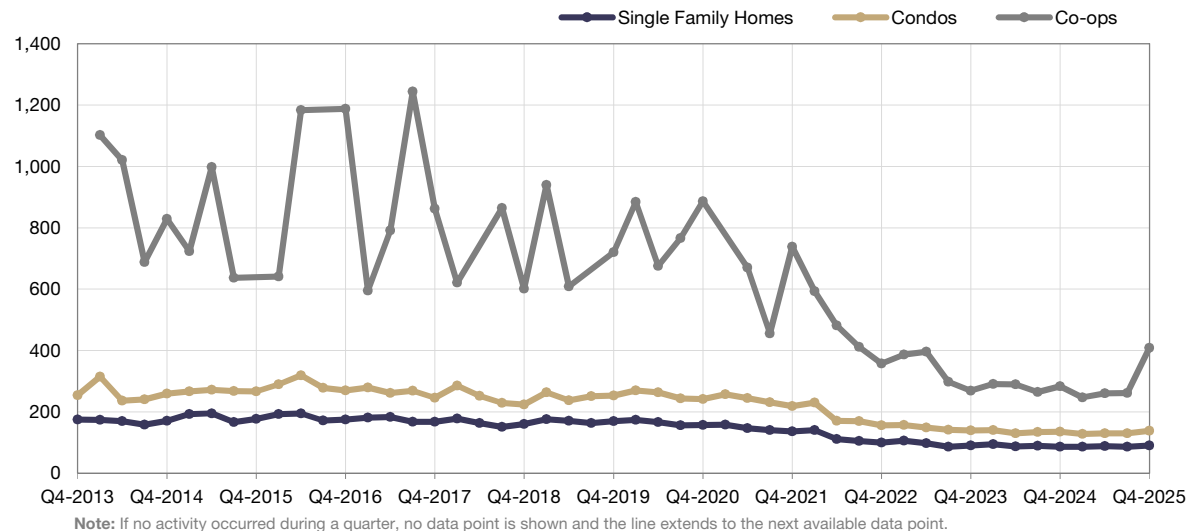
## Q4-2025



## Year to Date



## Historical Housing Affordability Index by Quarter

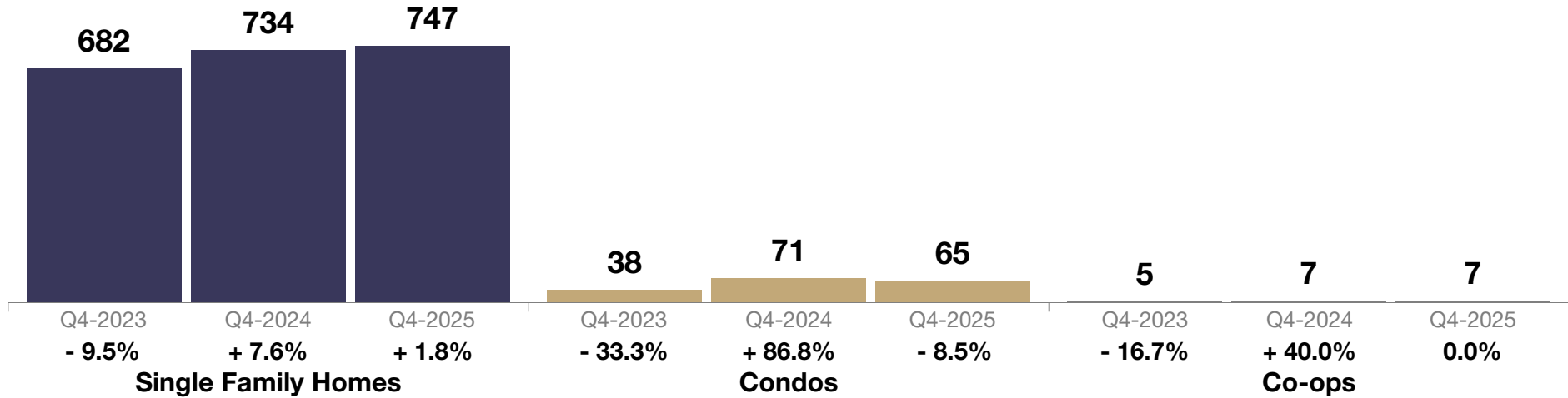


Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	106	157	386
Q2-2023	98	149	396
Q3-2023	86	141	298
Q4-2023	90	139	269
Q1-2024	94	140	290
Q2-2024	87	130	289
Q3-2024	89	134	264
Q4-2024	86	135	283
Q1-2025	86	128	247
Q2-2025	88	130	260
Q3-2025	86	130	261
Q4-2025	90	138	408

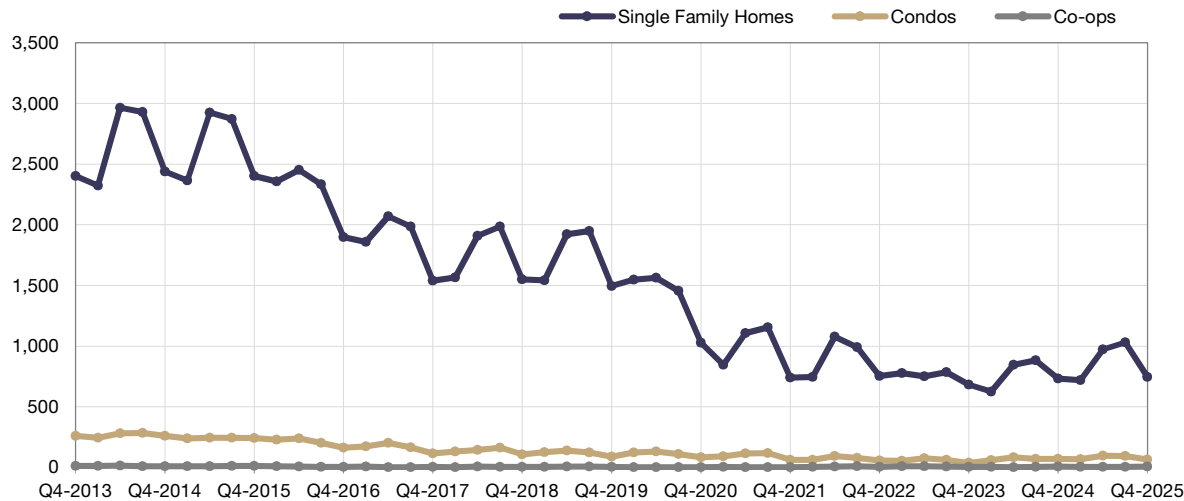
# Inventory of Homes for Sale

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

## Q4-2025



## Historical Inventory of Homes for Sale by Quarter



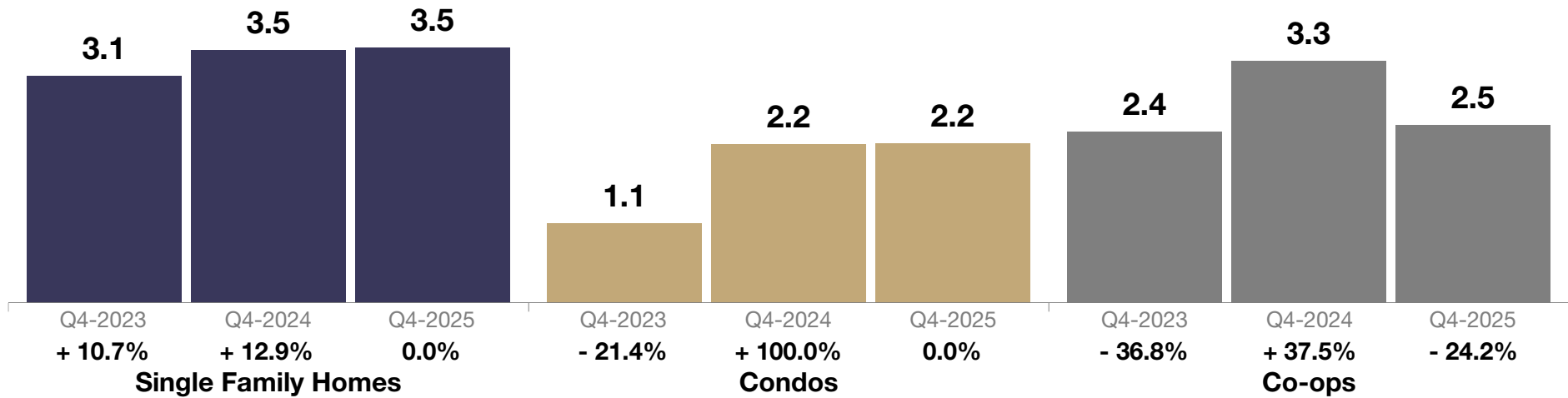
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	778	54	9
Q2-2023	752	77	10
Q3-2023	786	63	8
Q4-2023	682	38	5
Q1-2024	625	60	5
Q2-2024	845	84	3
Q3-2024	882	70	5
Q4-2024	734	71	7
Q1-2025	719	68	6
Q2-2025	972	96	5
Q3-2025	1,032	95	6
Q4-2025	747	65	7

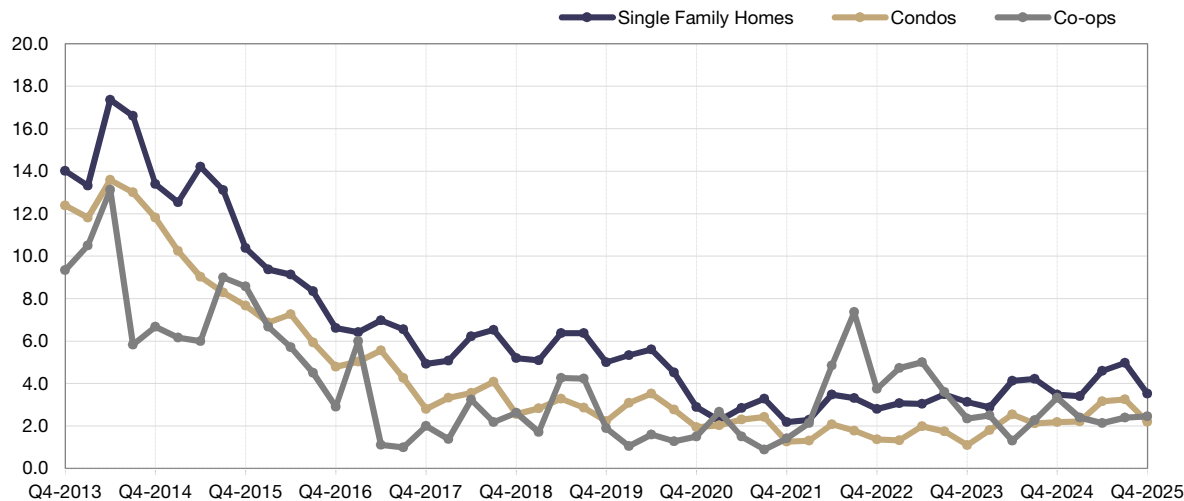
# Months Supply of Inventory

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.

## Q4-2025



## Historical Months Supply of Inventory by Quarter



Quarter	Single Family Homes	Condos	Co-ops
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	3.5	2.2	3.3
Q1-2025	3.4	2.2	2.4
Q2-2025	4.6	3.2	2.1
Q3-2025	5.0	3.3	2.4
Q4-2025	3.5	2.2	2.5

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

# 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	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		803	823	+ 2.5%	4,024	4,182	+ 3.9%
Pending Sales		685	745	+ 8.8%	2,945	2,923	- 0.7%
Closed Sales		818	756	- 7.6%	2,923	2,861	- 2.1%
Days on Market		57	56	- 1.8%	55	59	+ 7.3%
Median Pending Price		\$426,000	\$457,500	+ 7.4%	\$445,000	\$455,000	+ 2.2%
Median Sales Price		\$445,000	\$450,000	+ 1.1%	\$435,000	\$450,000	+ 3.4%
Pct. of Orig. Price Received		98.0%	97.3%	- 0.7%	98.6%	98.1%	- 0.5%
Housing Affordability Index		92	95	+ 3.3%	94	95	+ 1.1%
Inventory of Homes for Sale		812	819	+ 0.9%	--	--	--
Months Supply of Inventory		3.3	3.4	+ 3.0%	--	--	--