

Local Market Update – January 2026

Provided by OneKey® MLS



Orange County

Single-Family Homes		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		223	204	- 8.5%	3,528	3,701	+ 4.9%
Closed Sales		190	201	+ 5.8%	2,505	2,503	- 0.1%
Days on Market Until Sale		70	61	- 12.9%	58	59	+ 1.7%
Median Sales Price*		\$475,000	\$490,000	+ 3.2%	\$468,500	\$475,000	+ 1.4%
Percent of Original List Price Received*		97.6%	97.2%	- 0.4%	98.4%	98.0%	- 0.4%
Inventory of Homes for Sale		702	672	- 4.3%	788	876	+ 11.2%

Condos		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		25	32	+ 28.0%	482	447	- 7.3%
Closed Sales		24	12	- 50.0%	396	338	- 14.6%
Days on Market Until Sale		48	56	+ 16.7%	37	49	+ 32.4%
Median Sales Price*		\$275,000	\$325,000	+ 18.2%	\$300,000	\$319,000	+ 6.3%
Percent of Original List Price Received*		98.9%	98.5%	- 0.4%	100.1%	99.3%	- 0.8%
Inventory of Homes for Sale		63	57	- 9.5%	71	81	+ 14.1%

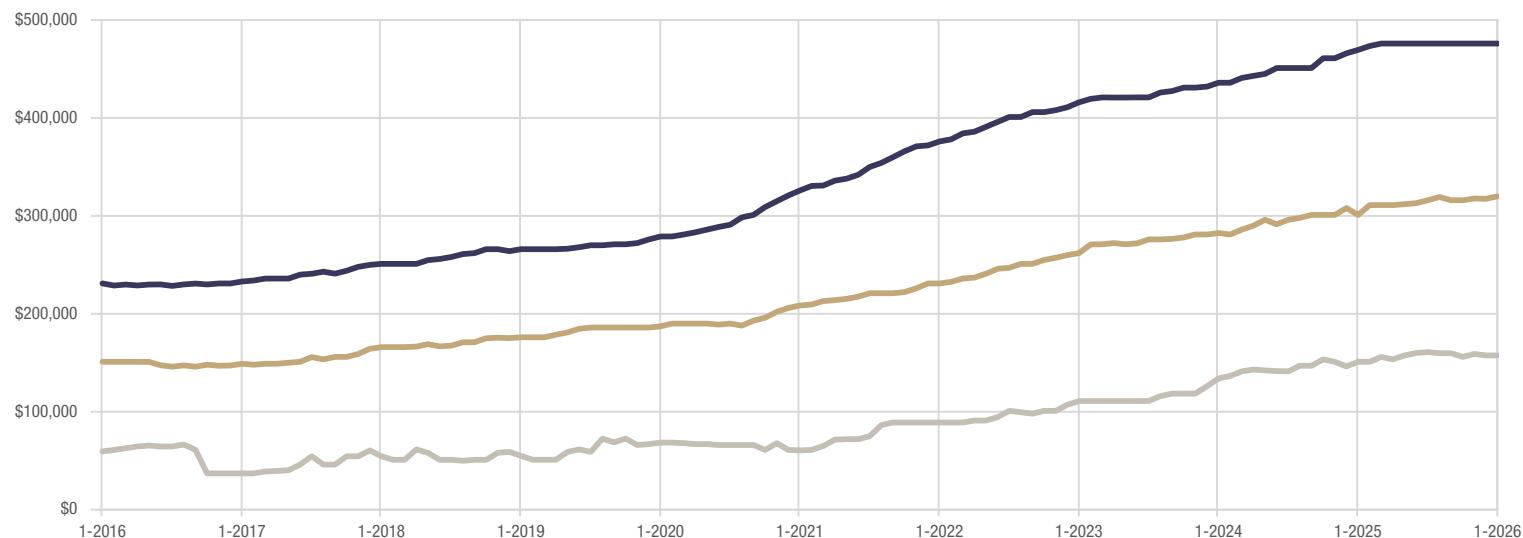
Co-Ops		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		3	1	- 66.7%	26	25	- 3.8%
Closed Sales		2	2	0.0%	19	20	+ 5.3%
Days on Market Until Sale		76	114	+ 50.0%	54	75	+ 38.9%
Median Sales Price*		\$209,000	\$194,500	- 6.9%	\$150,000	\$156,500	+ 4.3%
Percent of Original List Price Received*		99.3%	96.9%	- 2.4%	99.8%	92.1%	- 7.7%
Inventory of Homes for Sale		6	6	0.0%	6	6	0.0%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

Co-Ops Condos Single-Family Homes



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.