

# Local Market Update – December 2025

Provided by OneKey® MLS



## Orange County

Single-Family Homes		December			Last 12 Months		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		150	178	+ 18.7%	3,509	3,715	+ 5.9%
Closed Sales		245	241	- 1.6%	2,503	2,491	- 0.5%
Days on Market Until Sale		71	57	- 19.7%	58	60	+ 3.4%
Median Sales Price*		\$475,000	\$465,000	- 2.1%	\$465,000	\$475,000	+ 2.2%
Percent of Original List Price Received*		97.4%	97.3%	- 0.1%	98.3%	98.0%	- 0.3%
Inventory of Homes for Sale		734	747	+ 1.8%	783	872	+ 11.4%

Condos		December			Last 12 Months		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		30	25	- 16.7%	488	440	- 9.8%
Closed Sales		32	35	+ 9.4%	400	350	- 12.5%
Days on Market Until Sale		48	51	+ 6.3%	37	49	+ 32.4%
Median Sales Price*		\$319,950	\$317,000	- 0.9%	\$307,000	\$316,500	+ 3.1%
Percent of Original List Price Received*		100.0%	98.2%	- 1.8%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale		71	65	- 8.5%	69	81	+ 17.4%

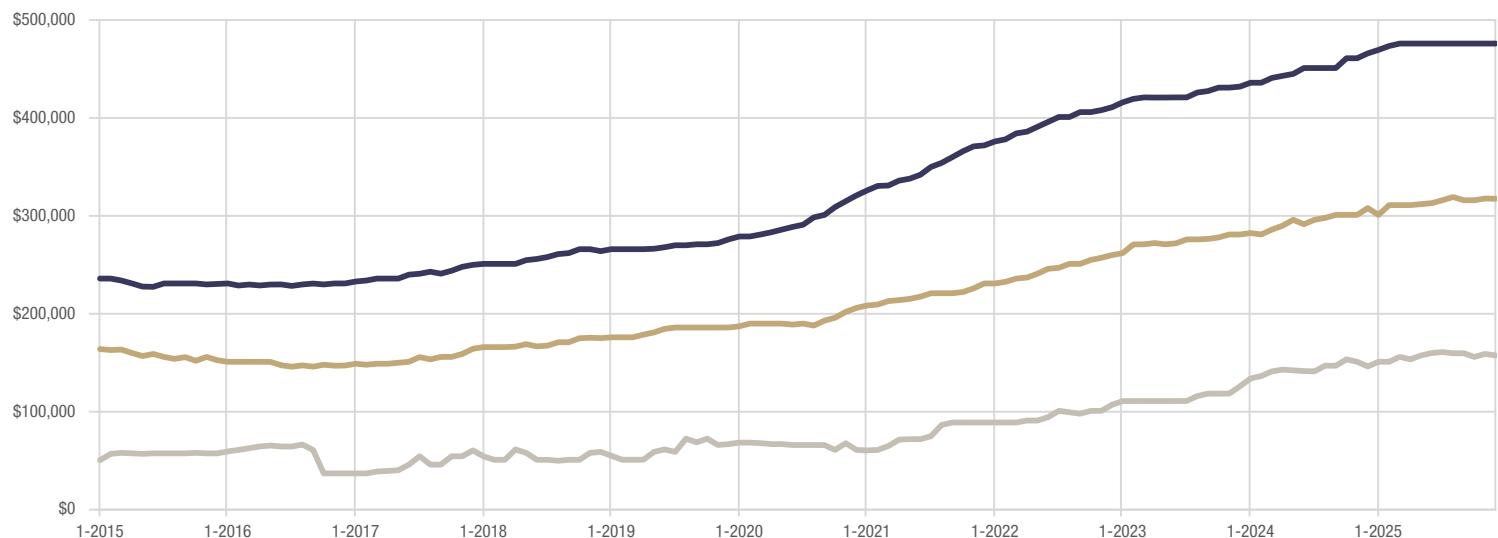
Co-Ops		December			Last 12 Months		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		2	1	- 50.0%	27	27	0.0%
Closed Sales		2	1	- 50.0%	20	20	0.0%
Days on Market Until Sale		108	4	- 96.3%	65	71	+ 9.2%
Median Sales Price*		\$141,000	\$80,500	- 42.9%	\$145,250	\$156,500	+ 7.7%
Percent of Original List Price Received*		97.6%	89.4%	- 8.4%	98.4%	92.3%	- 6.2%
Inventory of Homes for Sale		7	7	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.