

## Orange County

Single-Family Homes Key Metrics	February			Last 12 Months		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	208	192	- 7.7%	3,516	3,693	+ 5.0%
Closed Sales	173	143	- 17.3%	2,499	2,475	- 1.0%
Days on Market Until Sale	81	67	- 17.3%	59	58	- 1.7%
Median Sales Price*	\$475,000	\$470,000	- 1.1%	\$472,250	\$475,000	+ 0.6%
Percent of Original List Price Received*	96.8%	96.7%	- 0.1%	98.4%	98.0%	- 0.4%
Inventory of Homes for Sale	676	640	- 5.3%	790	879	+ 11.3%

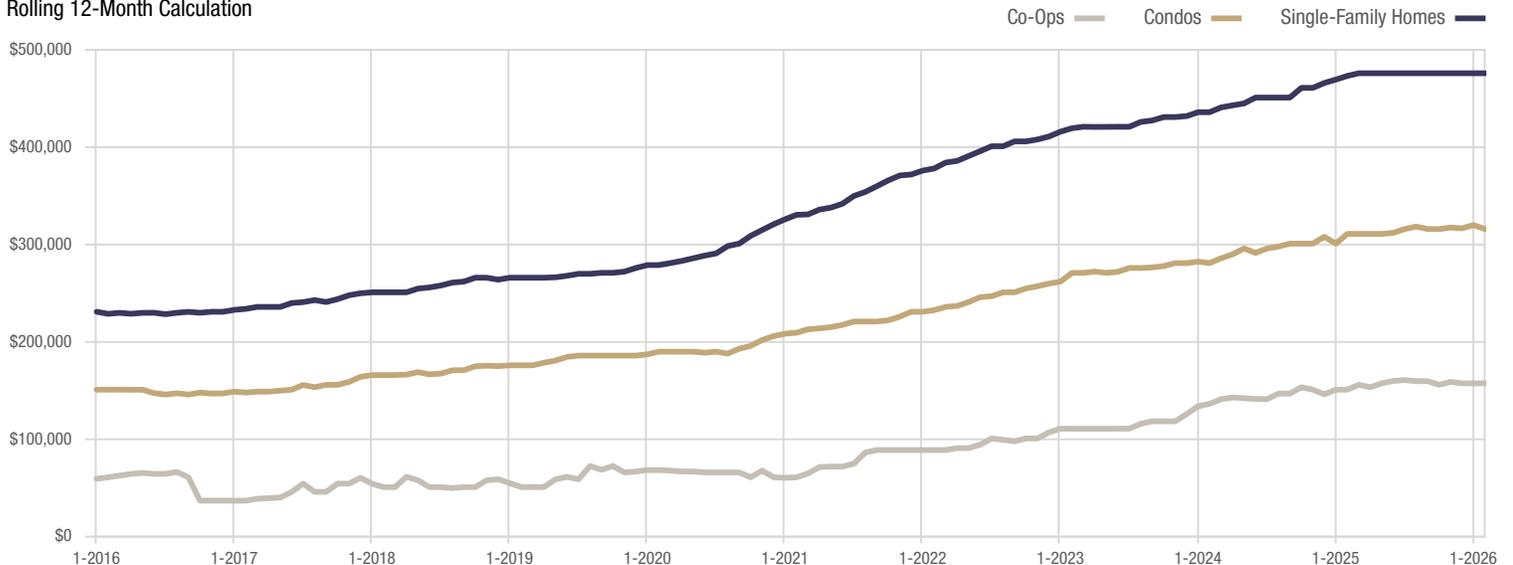
Condos Key Metrics	February			Last 12 Months		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	25	28	+ 12.0%	466	450	- 3.4%
Closed Sales	21	34	+ 61.9%	386	352	- 8.8%
Days on Market Until Sale	63	44	- 30.2%	38	48	+ 26.3%
Median Sales Price*	\$345,000	\$294,500	- 14.6%	\$310,000	\$315,000	+ 1.6%
Percent of Original List Price Received*	96.4%	98.0%	+ 1.7%	99.9%	99.3%	- 0.6%
Inventory of Homes for Sale	65	55	- 15.4%	72	80	+ 11.1%

Co-Ops Key Metrics	February			Last 12 Months		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	4	2	- 50.0%	27	23	- 14.8%
Closed Sales	2	0	- 100.0%	21	18	- 14.3%
Days on Market Until Sale	86	—	—	57	74	+ 29.8%
Median Sales Price*	\$162,450	—	—	\$150,000	\$156,500	+ 4.3%
Percent of Original List Price Received*	97.0%	—	—	99.5%	91.5%	- 8.0%
Inventory of Homes for Sale	9	7	- 22.2%	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



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.