

Local Market Update – March 2026

Provided by OneKey® MLS



Orange County

Single-Family Homes Key Metrics	March			Last 12 Months		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	328	327	- 0.3%	3,584	3,697	+ 3.2%
Closed Sales	166	157	- 5.4%	2,518	2,468	- 2.0%
Days on Market Until Sale	77	86	+ 11.7%	60	59	- 1.7%
Median Sales Price*	\$476,750	\$485,000	+ 1.7%	\$475,000	\$475,000	0.0%
Percent of Original List Price Received*	96.1%	95.9%	- 0.2%	98.3%	98.0%	- 0.3%
Inventory of Homes for Sale	721	722	+ 0.1%	798	885	+ 10.9%

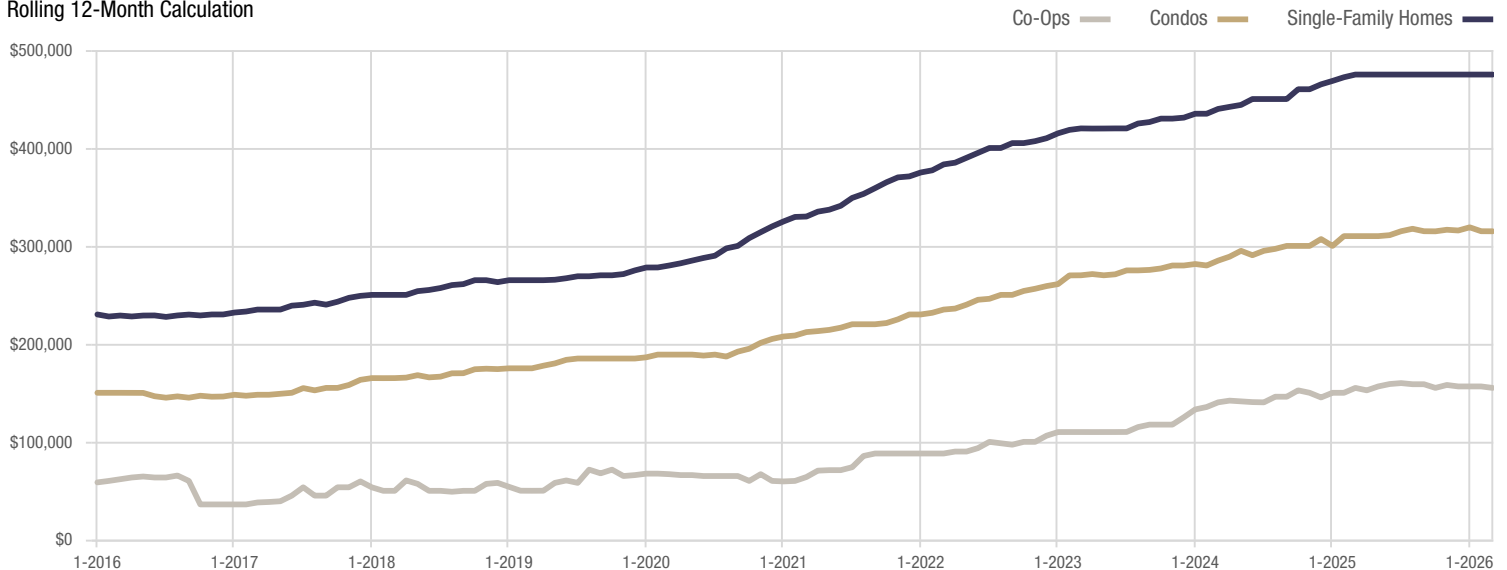
Condos Key Metrics	March			Last 12 Months		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	36	48	+ 33.3%	454	463	+ 2.0%
Closed Sales	30	31	+ 3.3%	386	353	- 8.5%
Days on Market Until Sale	54	53	- 1.9%	39	48	+ 23.1%
Median Sales Price*	\$330,750	\$310,000	- 6.3%	\$310,000	\$314,950	+ 1.6%
Percent of Original List Price Received*	99.3%	97.4%	- 1.9%	99.9%	99.1%	- 0.8%
Inventory of Homes for Sale	68	78	+ 14.7%	72	83	+ 15.3%

Co-Ops Key Metrics	March			Last 12 Months		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	2	4	+ 100.0%	29	25	- 13.8%
Closed Sales	3	2	- 33.3%	22	17	- 22.7%
Days on Market Until Sale	46	70	+ 52.2%	54	78	+ 44.4%
Median Sales Price*	\$165,000	\$201,000	+ 21.8%	\$155,000	\$155,000	0.0%
Percent of Original List Price Received*	92.9%	90.6%	- 2.5%	98.4%	91.2%	- 7.3%
Inventory of Homes for Sale	6	8	+ 33.3%	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.