

Local Market Update – April 2026

Provided by OneKey® MLS



Orange County

Single-Family Homes Key Metrics	April			Last 12 Months		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	377	450	+ 19.4%	3,609	3,789	+ 5.0%
Closed Sales	177	158	- 10.7%	2,514	2,451	- 2.5%
Days on Market Until Sale	75	73	- 2.7%	60	59	- 1.7%
Median Sales Price*	\$442,500	\$438,000	- 1.0%	\$475,000	\$475,000	0.0%
Percent of Original List Price Received*	96.9%	97.6%	+ 0.7%	98.2%	98.0%	- 0.2%
Inventory of Homes for Sale	832	907	+ 9.0%	807	899	+ 11.4%

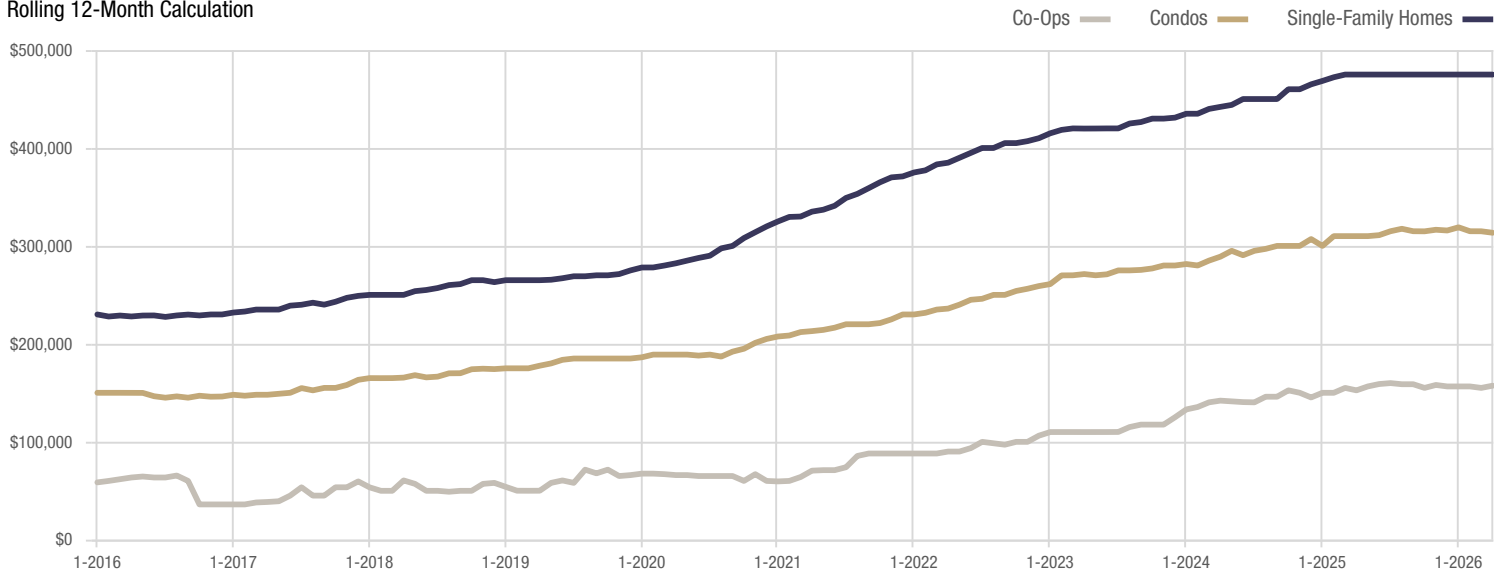
Condos Key Metrics	April			Last 12 Months		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	44	41	- 6.8%	462	460	- 0.4%
Closed Sales	24	24	0.0%	378	353	- 6.6%
Days on Market Until Sale	58	53	- 8.6%	41	47	+ 14.6%
Median Sales Price*	\$267,500	\$294,500	+ 10.1%	\$310,000	\$313,450	+ 1.1%
Percent of Original List Price Received*	99.6%	96.1%	- 3.5%	99.8%	98.9%	- 0.9%
Inventory of Homes for Sale	86	72	- 16.3%	74	83	+ 12.2%

Co-Ops Key Metrics	April			Last 12 Months		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1	2	+ 100.0%	26	26	0.0%
Closed Sales	3	0	- 100.0%	24	14	- 41.7%
Days on Market Until Sale	30	—	—	53	88	+ 66.0%
Median Sales Price*	\$149,000	—	—	\$152,500	\$157,250	+ 3.1%
Percent of Original List Price Received*	98.8%	—	—	98.4%	89.5%	- 9.0%
Inventory of Homes for Sale	5	4	- 20.0%	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



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.