

Orange County

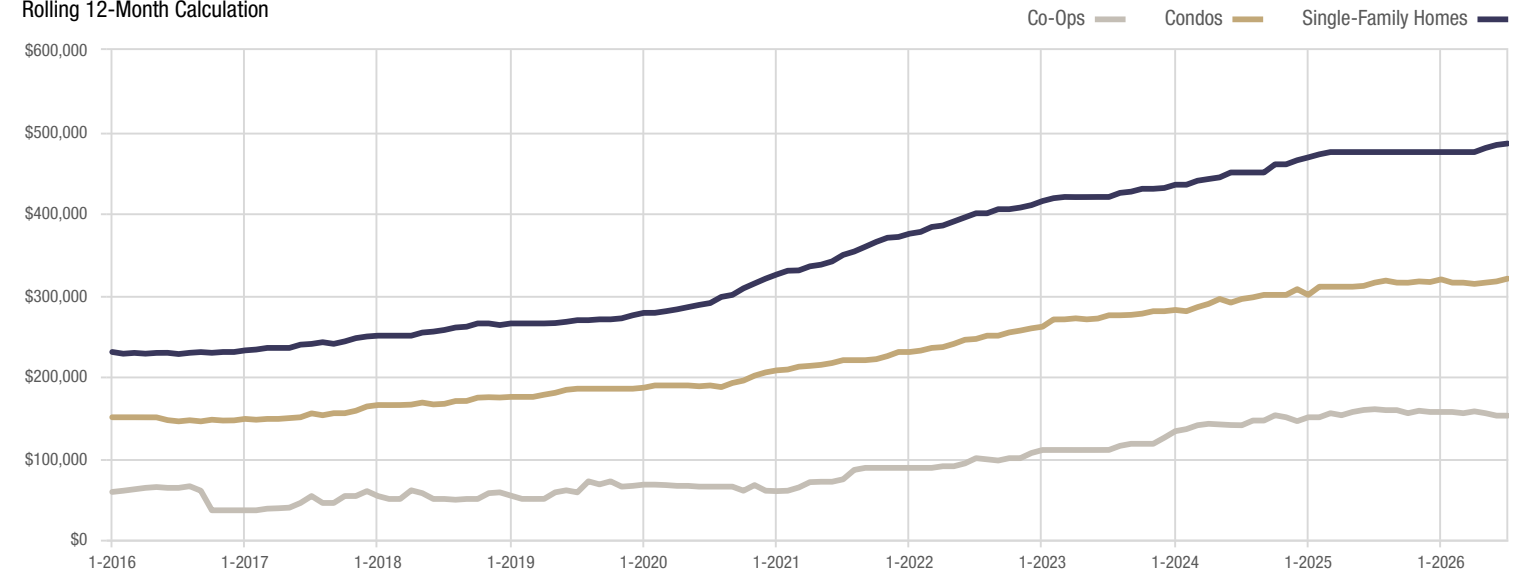
Single-Family Homes			July			Last 12 Months		
Key Metrics			2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings			364	386	+ 6.0%	3,668	4,019	+ 9.6%
Closed Sales			227	273	+ 20.3%	2,534	2,469	- 2.6%
Days on Market Until Sale			48	51	+ 6.3%	60	60	0.0%
Median Sales Price*			\$480,500	\$511,000	+ 6.3%	\$475,000	\$485,500	+ 2.2%
Percent of Original List Price Received*			99.5%	99.8%	+ 0.3%	98.2%	97.9%	- 0.3%
Inventory of Homes for Sale			977	1,117	+ 14.3%	836	955	+ 14.2%

Condos			July			Last 12 Months		
Key Metrics			2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings			35	42	+ 20.0%	444	485	+ 9.2%
Closed Sales			37	36	- 2.7%	358	373	+ 4.2%
Days on Market Until Sale			36	34	- 5.6%	45	46	+ 2.2%
Median Sales Price*			\$318,500	\$356,000	+ 11.8%	\$315,000	\$319,900	+ 1.6%
Percent of Original List Price Received*			100.2%	100.3%	+ 0.1%	99.5%	98.6%	- 0.9%
Inventory of Homes for Sale			85	105	+ 23.5%	77	87	+ 13.0%

Co-Ops			July			Last 12 Months		
Key Metrics			2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings			1	1	0.0%	25	25	0.0%
Closed Sales			1	1	0.0%	23	13	- 43.5%
Days on Market Until Sale			16	35	+ 118.8%	55	90	+ 63.6%
Median Sales Price*			\$189,500	\$165,000	- 12.9%	\$159,900	\$152,000	- 4.9%
Percent of Original List Price Received*			100.0%	94.3%	- 5.7%	97.3%	89.8%	- 7.7%
Inventory of Homes for Sale			6	4	- 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.