

Orange County

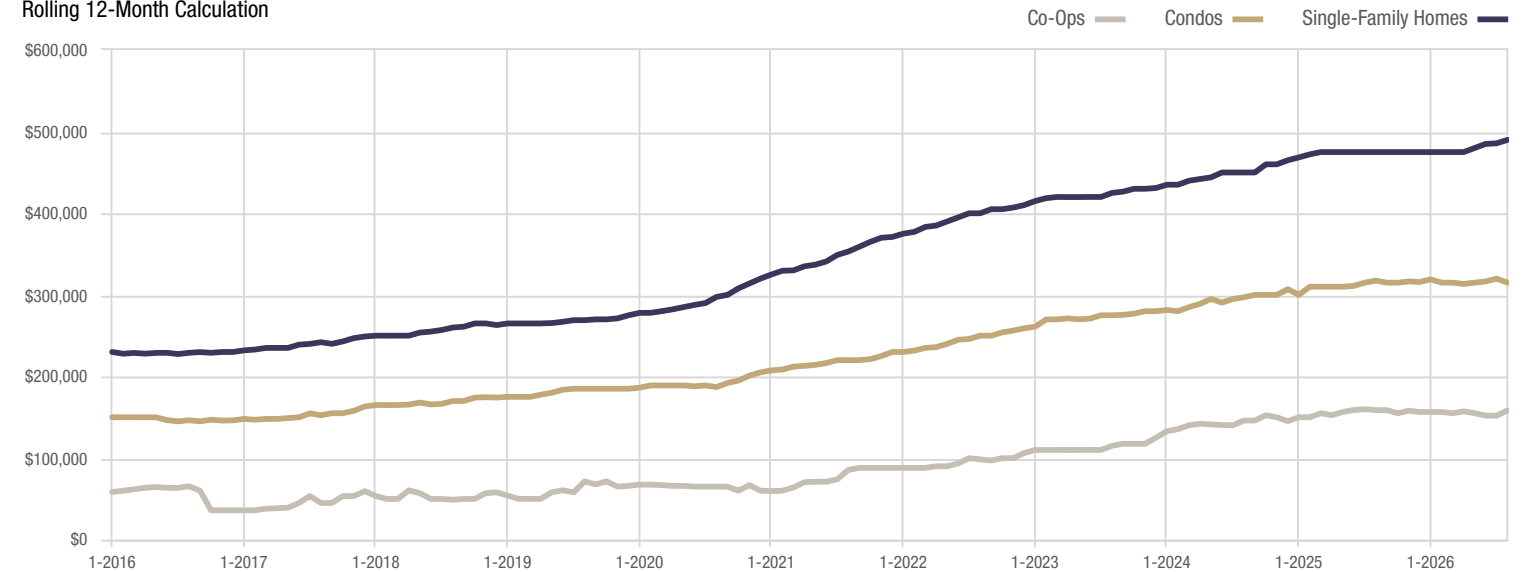
Single-Family Homes	August			Last 12 Months		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Key Metrics						
New Listings	330	365	+ 10.6%	3,640	4,074	+ 11.9%
Closed Sales	272	278	+ 2.2%	2,520	2,478	- 1.7%
Days on Market Until Sale	46	50	+ 8.7%	60	61	+ 1.7%
Median Sales Price*	\$489,500	\$520,500	+ 6.3%	\$475,000	\$490,000	+ 3.2%
Percent of Original List Price Received*	99.5%	98.5%	- 1.0%	98.2%	97.8%	- 0.4%
Inventory of Homes for Sale	994	1,136	+ 14.3%	848	973	+ 14.7%

Condos	August			Last 12 Months		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Key Metrics						
New Listings	43	46	+ 7.0%	443	489	+ 10.4%
Closed Sales	41	25	- 39.0%	366	357	- 2.5%
Days on Market Until Sale	36	50	+ 38.9%	45	47	+ 4.4%
Median Sales Price*	\$335,000	\$300,000	- 10.4%	\$317,500	\$315,000	- 0.8%
Percent of Original List Price Received*	100.0%	97.6%	- 2.4%	99.4%	98.4%	- 1.0%
Inventory of Homes for Sale	96	111	+ 15.6%	79	89	+ 12.7%

Co-Ops	August			Last 12 Months		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Key Metrics						
New Listings	2	6	+ 200.0%	25	29	+ 16.0%
Closed Sales	2	3	+ 50.0%	22	14	- 36.4%
Days on Market Until Sale	120	135	+ 12.5%	64	96	+ 50.0%
Median Sales Price*	\$137,250	\$180,000	+ 31.1%	\$158,750	\$158,500	- 0.2%
Percent of Original List Price Received*	92.6%	88.5%	- 4.4%	96.5%	89.1%	- 7.7%
Inventory of Homes for Sale	8	7	- 12.5%	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.