Local Market Update – October 2026

Provided by OneKey® MLS

Orange County

Single-Family Homes	October			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	327	**363**	+ 11.0%	3,703	**4,093**	+ 10.5%
Closed Sales	223	**259**	+ 16.1%	2,498	**2,526**	+ 1.1%
Days on Market Until Sale	58	**61**	+ 5.2%	61	**60**	- 1.6%
Median Sales Price*	$483,750	**$489,000**	+ 1.1%	$475,000	**$490,000**	+ 3.2%
Percent of Original List Price Received*	97.5%	**97.7%**	+ 0.2%	98.0%	**97.8%**	- 0.2%
Inventory of Homes for Sale	1,008	**1,108**	+ 9.9%	871	**1,001**	+ 14.9%

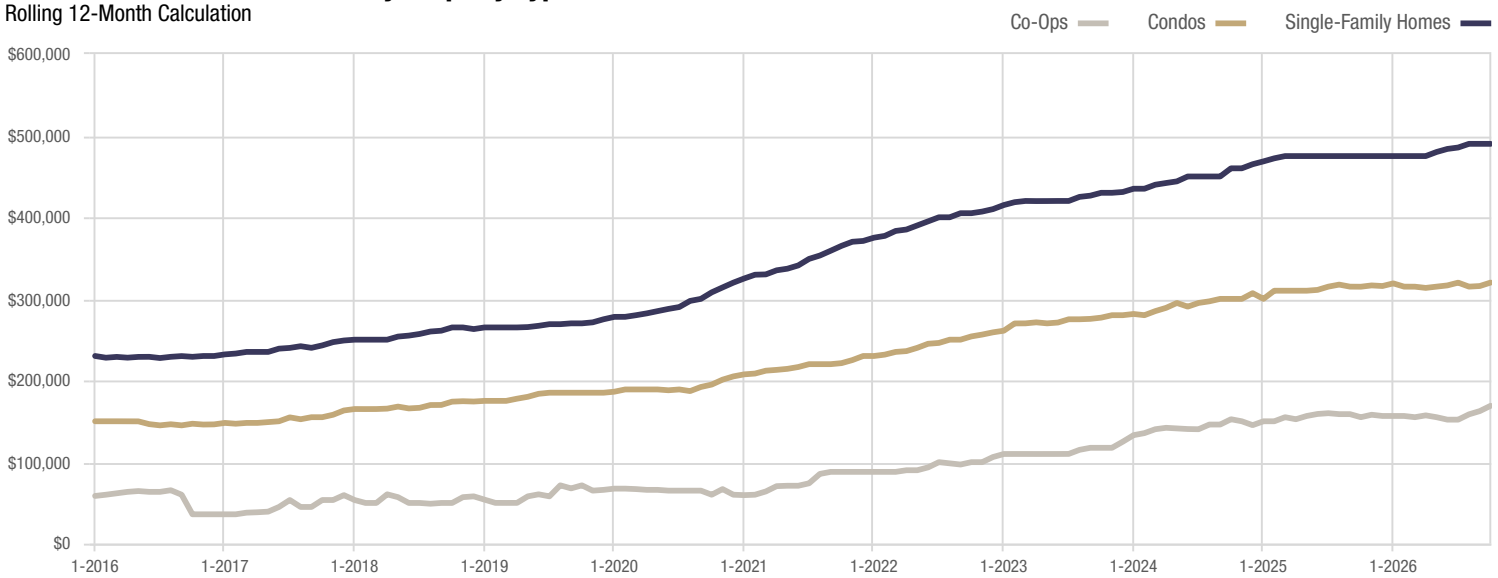
Condos	October			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	33	**42**	+ 27.3%	437	**502**	+ 14.9%
Closed Sales	24	**33**	+ 37.5%	346	**359**	+ 3.8%
Days on Market Until Sale	62	**46**	- 25.8%	47	**45**	- 4.3%
Median Sales Price*	$292,500	**$329,000**	+ 12.5%	$314,900	**$320,000**	+ 1.6%
Percent of Original List Price Received*	97.2%	**98.9%**	+ 1.7%	99.3%	**98.3%**	- 1.0%
Inventory of Homes for Sale	83	**126**	+ 51.8%	81	**96**	+ 18.5%

Co-Ops	October			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	5	**2**	- 60.0%	28	**25**	- 10.7%
Closed Sales	3	**0**	- 100.0%	23	**13**	- 43.5%
Days on Market Until Sale	125	**—**	—	75	**78**	+ 4.0%
Median Sales Price*	$130,000	**—**	—	$155,000	**$169,000**	+ 9.0%
Percent of Original List Price Received*	74.9%	**—**	—	93.6%	**93.8%**	+ 0.2%
Inventory of Homes for Sale	7	**5**	- 28.6%	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.

Current as of November 6, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.