

Quarterly Indicators

Provided by OneKey® MLS

Orange County



Q1-2026

The U.S. housing market showed mixed performance in the first quarter of 2026. Existing-home sales declined in January before rising modestly in February, as lower mortgage rates and slower home price appreciation helped improve affordability and draw some buyers back to the market. Wage growth continued to outpace price increases, and fewer homes sold above asking price compared with a year earlier, suggesting a gradual shift in market dynamics.

- Single-Family Closed Sales were down 4.9 percent to 503.
- Condos Closed Sales were up 2.7 percent to 77.
- Co-ops Closed Sales were down 42.9 percent to 4.

- Single-Family Median Sales Price increased 1.5 percent to \$482,000.
- Condos Median Sales Price decreased 2.8 percent to \$310,000.
- Co-ops Median Sales Price increased 21.8 percent to \$201,000.

Inventory rose year-over-year nationwide, with the strongest gains concentrated in the South and West, according to Realtor.com data. Homes also took longer to sell than a year earlier, averaging about 70 days on the market. Conditions are improving for buyers in many areas, though overall supply remains tight by historical standards, and affordability continues to be a key concern.

Quarterly Snapshot

- 4.4%

+ 1.6%

+ 2.2%

One-Year Change in
Closed Sales
All Properties

One-Year Change in
Homes for Sale
All Properties

One-Year Change in
Median Sales Price
All Properties

Residential real estate activity in Orange County, comprised of single family properties, condominiums, and co-ops. Percent changes are calculated using rounded figures.

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Single Family Homes Market Overview

Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		759	737	- 2.9%	759	737	- 2.9%
Pending Sales		526	476	- 9.5%	526	476	- 9.5%
Closed Sales		529	503	- 4.9%	529	503	- 4.9%
Days on Market		76	71	- 6.6%	76	71	- 6.6%
Median Pending Price		\$475,000	\$490,000	+ 3.2%	\$475,000	\$490,000	+ 3.2%
Median Sales Price		\$475,000	\$482,000	+ 1.5%	\$475,000	\$482,000	+ 1.5%
Pct. of Orig. Price Received		96.9%	96.6%	- 0.3%	96.9%	96.6%	- 0.3%
Housing Affordability Index		88	92	+ 4.5%	88	92	+ 4.5%
Inventory of Homes for Sale		721	722	+ 0.1%	--	--	--
Months Supply of Inventory		3.4	3.5	+ 2.9%	--	--	--

Condos Market Overview

Key metrics for **Condominiums Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		86	109	+ 26.7%	86	109	+ 26.7%
Pending Sales		67	74	+ 10.4%	67	74	+ 10.4%
Closed Sales		75	77	+ 2.7%	75	77	+ 2.7%
Days on Market		55	49	- 10.9%	55	49	- 10.9%
Median Pending Price		\$315,000	\$307,500	- 2.4%	\$315,000	\$307,500	- 2.4%
Median Sales Price		\$319,000	\$310,000	- 2.8%	\$319,000	\$310,000	- 2.8%
Pct. of Orig. Price Received		98.4%	97.8%	- 0.6%	98.4%	97.8%	- 0.6%
Housing Affordability Index		132	143	+ 8.3%	132	143	+ 8.3%
Inventory of Homes for Sale		68	78	+ 14.7%	--	--	--
Months Supply of Inventory		2.2	2.6	+ 18.2%	--	--	--

Co-ops Market Overview

Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

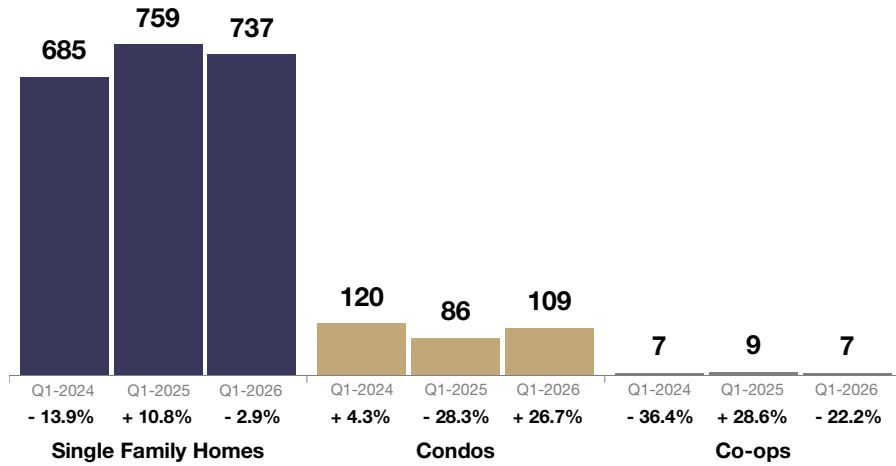


Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		9	7	- 22.2%	9	7	- 22.2%
Pending Sales		10	4	- 60.0%	10	4	- 60.0%
Closed Sales		7	4	- 42.9%	7	4	- 42.9%
Days on Market		66	92	+ 39.4%	66	92	+ 39.4%
Median Pending Price		\$159,000	\$222,000	+ 39.6%	\$159,000	\$222,000	+ 39.6%
Median Sales Price		\$165,000	\$201,000	+ 21.8%	\$165,000	\$201,000	+ 21.8%
Pct. of Orig. Price Received		95.9%	93.7%	- 2.3%	95.9%	93.7%	- 2.3%
Housing Affordability Index		255	221	- 13.3%	255	221	- 13.3%
Inventory of Homes for Sale		6	8	+ 33.3%	--	--	--
Months Supply of Inventory		2.4	4.0	+ 66.7%	--	--	--

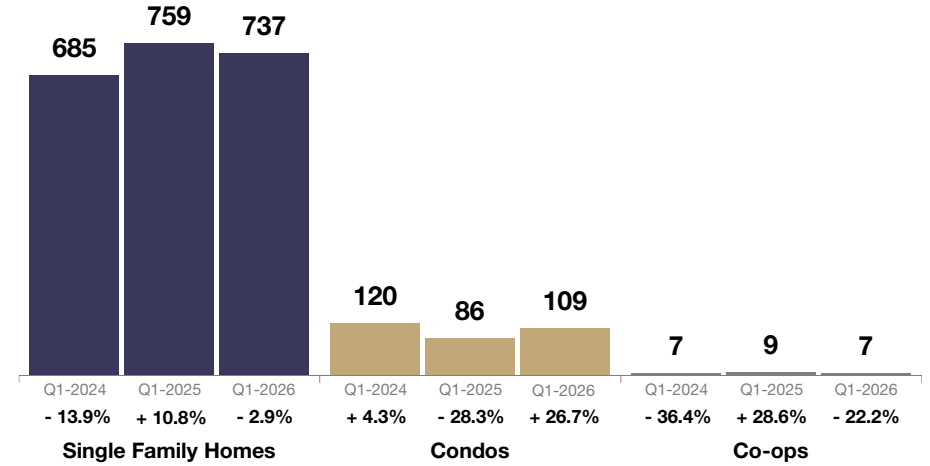
New Listings

A count of the properties that have been newly listed on the market in a given quarter.

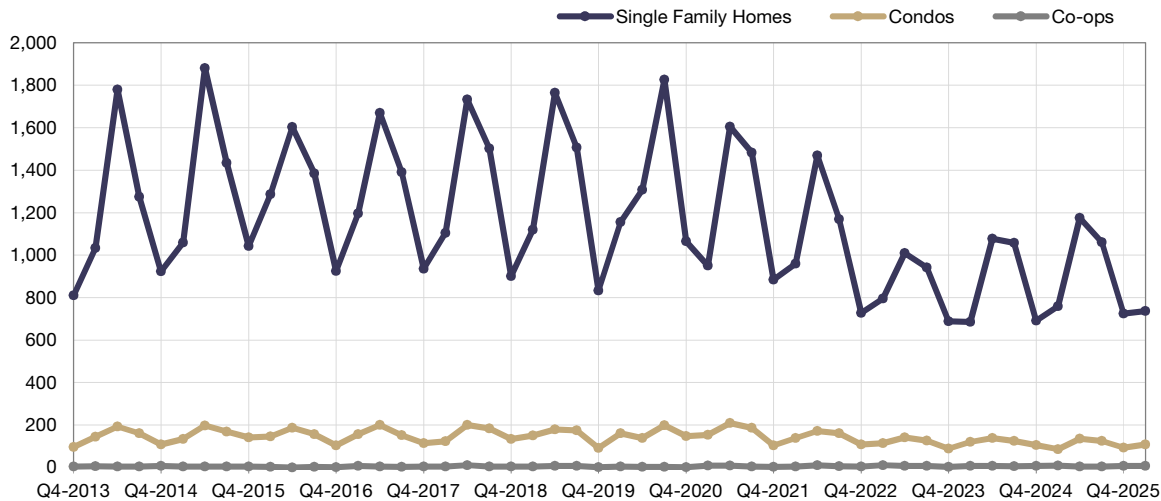
Q1-2026



Year to Date



Historical New Listings by Quarter



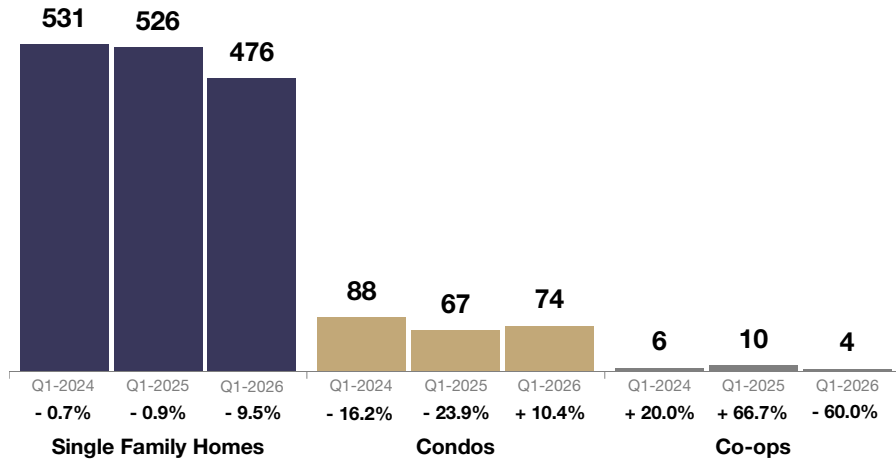
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	1,009	142	7
Q3-2023	941	127	8
Q4-2023	689	88	3
Q1-2024	685	120	7
Q2-2024	1,077	138	7
Q3-2024	1,057	125	6
Q4-2024	691	105	7
Q1-2025	759	86	9
Q2-2025	1,175	135	5
Q3-2025	1,060	125	5
Q4-2025	725	94	8
Q1-2026	737	109	7

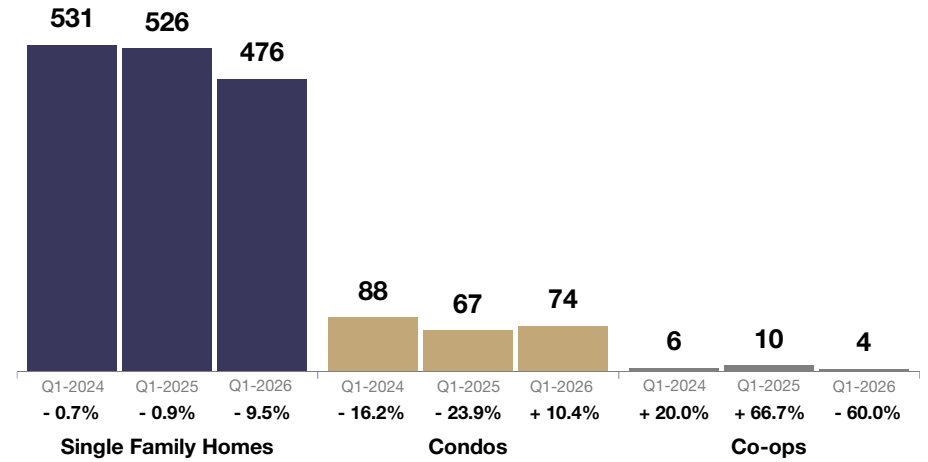
Pending Sales

A count of the properties on which offers have been accepted in a given quarter.

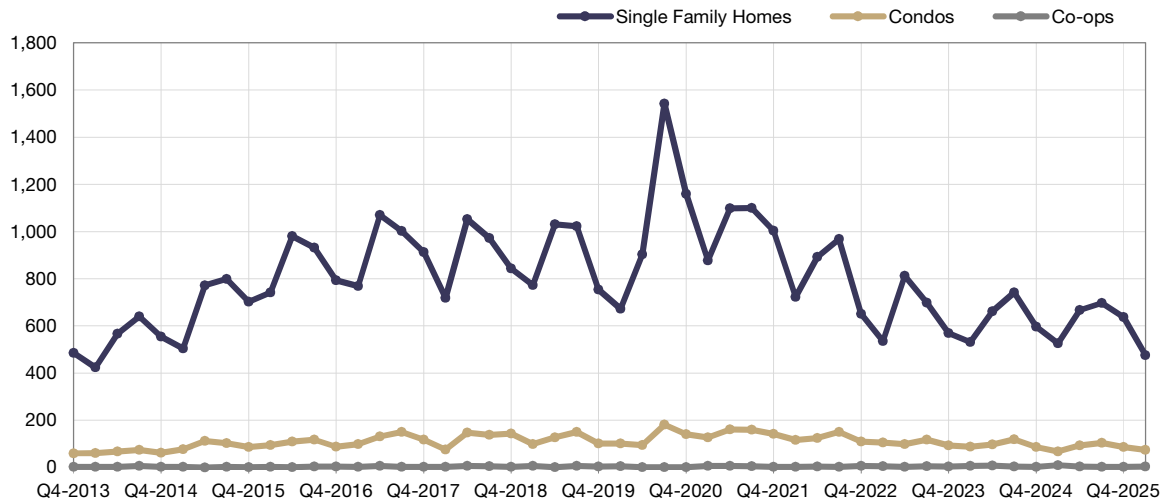
Q1-2026



Year to Date



Historical Pending Sales by Quarter



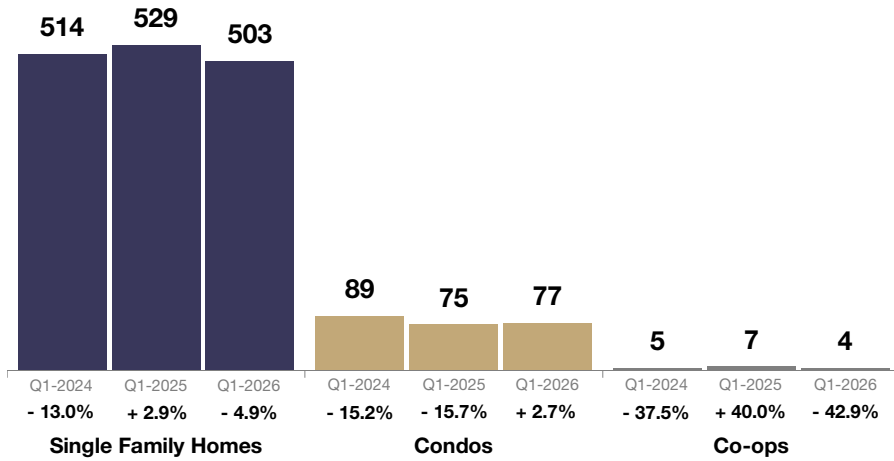
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	812	99	3
Q3-2023	698	118	5
Q4-2023	570	93	4
Q1-2024	531	88	6
Q2-2024	662	97	8
Q3-2024	742	119	4
Q4-2024	597	86	3
Q1-2025	526	67	10
Q2-2025	667	93	4
Q3-2025	697	104	3
Q4-2025	637	87	3
Q1-2026	476	74	4

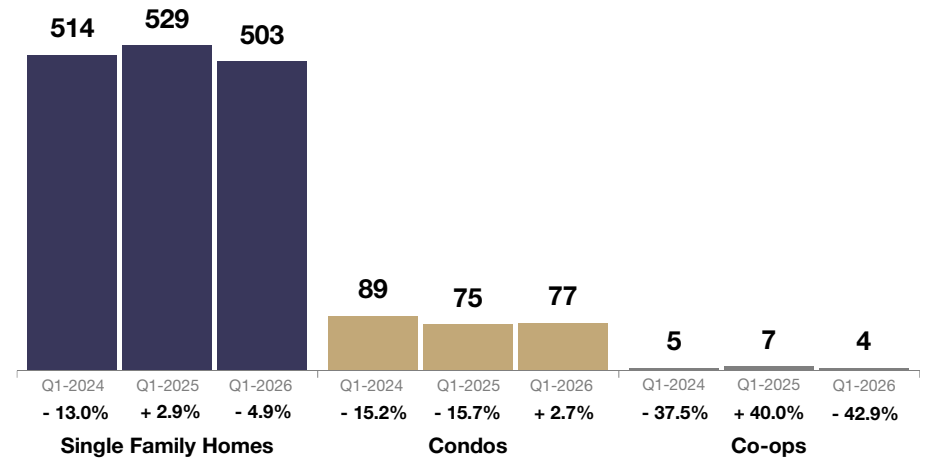
Closed Sales

A count of the actual sales that closed in a given quarter.

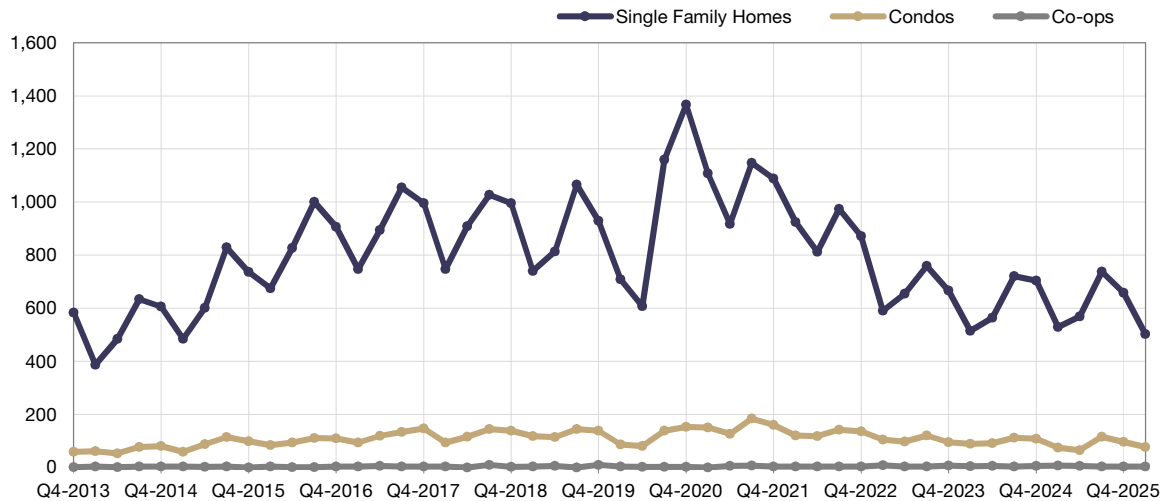
Q1-2026



Year to Date



Historical Closed Sales by Quarter



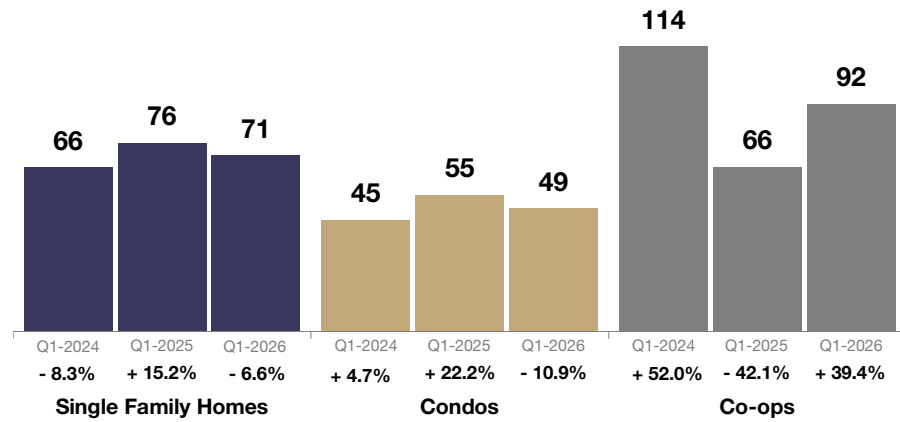
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	654	98	3
Q3-2023	759	121	3
Q4-2023	666	95	7
Q1-2024	514	89	5
Q2-2024	564	91	6
Q3-2024	721	112	3
Q4-2024	704	108	6
Q1-2025	529	75	7
Q2-2025	569	65	6
Q3-2025	738	115	3
Q4-2025	658	96	4
Q1-2026	503	77	4

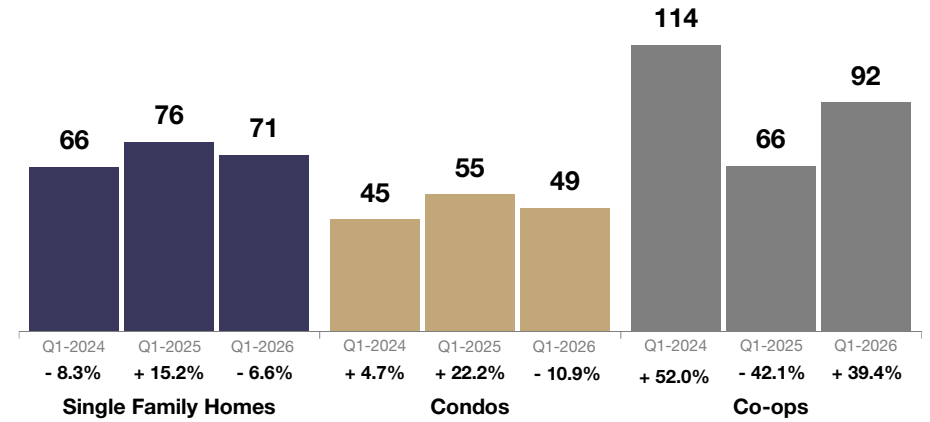
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given quarter.

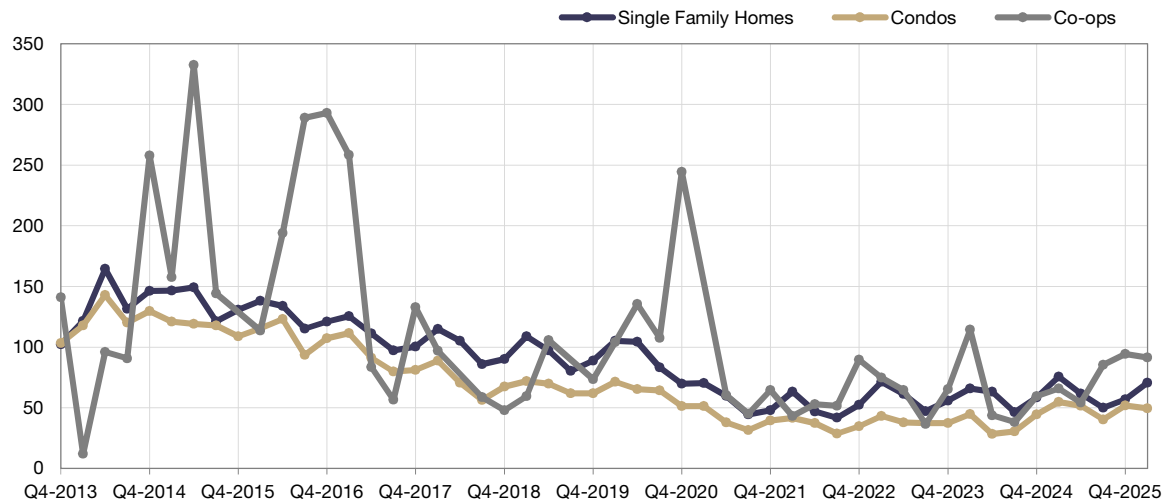
Q1-2026



Year to Date



Historical Days on Market Until Sale by Quarter



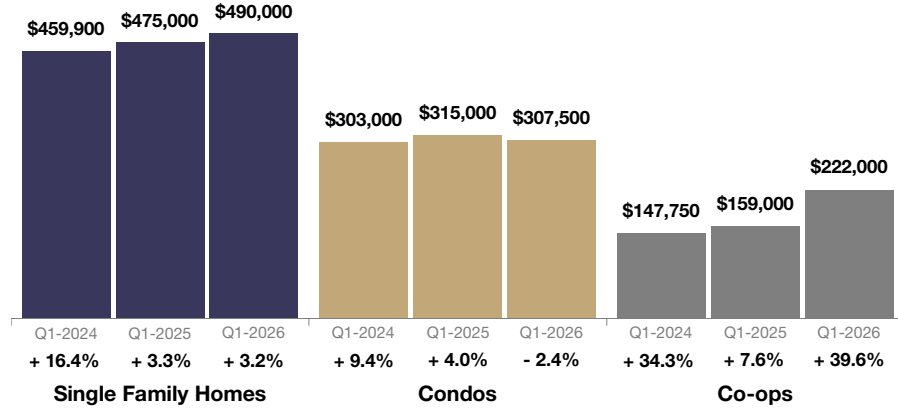
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	61	38	65
Q3-2023	47	37	37
Q4-2023	56	37	65
Q1-2024	66	45	114
Q2-2024	63	28	44
Q3-2024	46	31	38
Q4-2024	58	44	60
Q1-2025	76	55	66
Q2-2025	62	52	54
Q3-2025	50	40	85
Q4-2025	57	52	95
Q1-2026	71	49	92

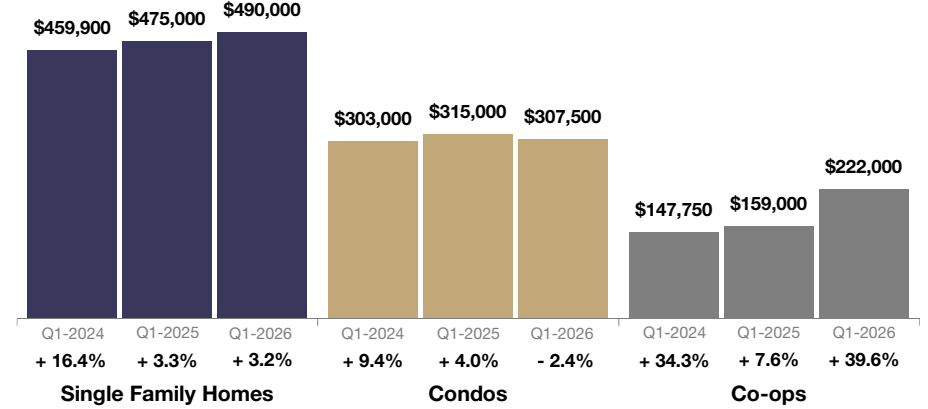
Median Pending Price

Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

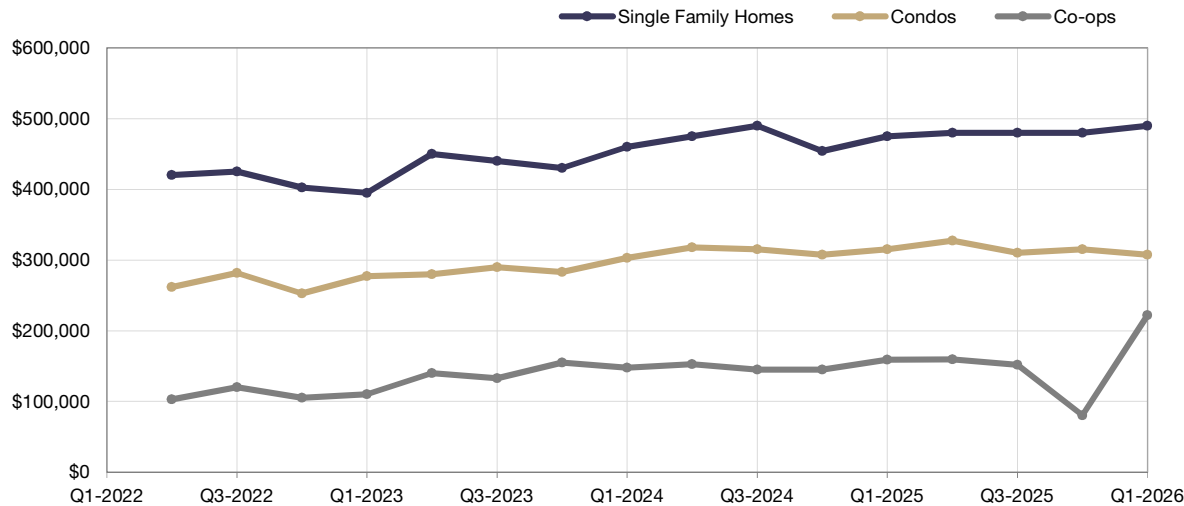
Q1-2026



Year to Date



Historical Median Pending Price by Quarter



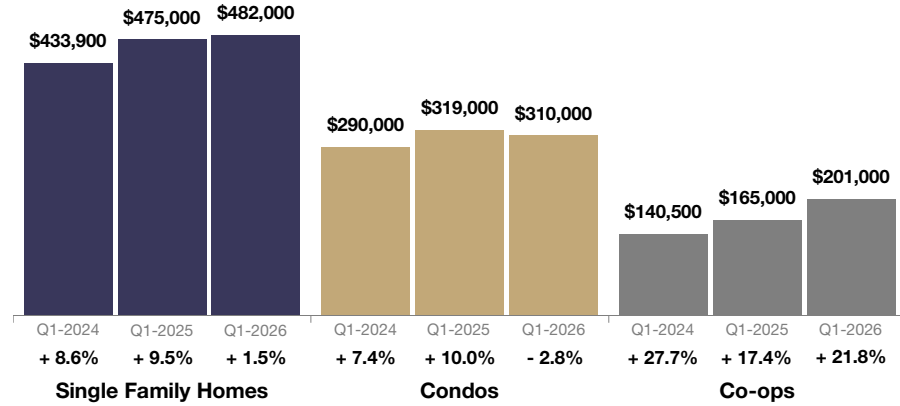
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
Q3-2023	\$440,250	\$290,000	\$133,000
Q4-2023	\$430,000	\$283,250	\$155,000
Q1-2024	\$459,900	\$303,000	\$147,750
Q2-2024	\$475,000	\$318,000	\$152,500
Q3-2024	\$490,000	\$315,000	\$145,000
Q4-2024	\$454,000	\$307,500	\$145,000
Q1-2025	\$475,000	\$315,000	\$159,000
Q2-2025	\$480,000	\$327,500	\$159,500
Q3-2025	\$480,000	\$310,000	\$152,000
Q4-2025	\$480,000	\$315,000	\$80,500
Q1-2026	\$490,000	\$307,500	\$222,000

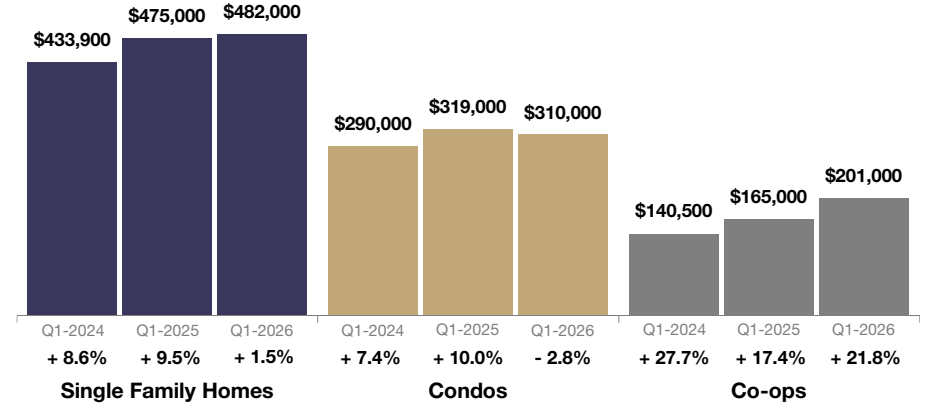
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

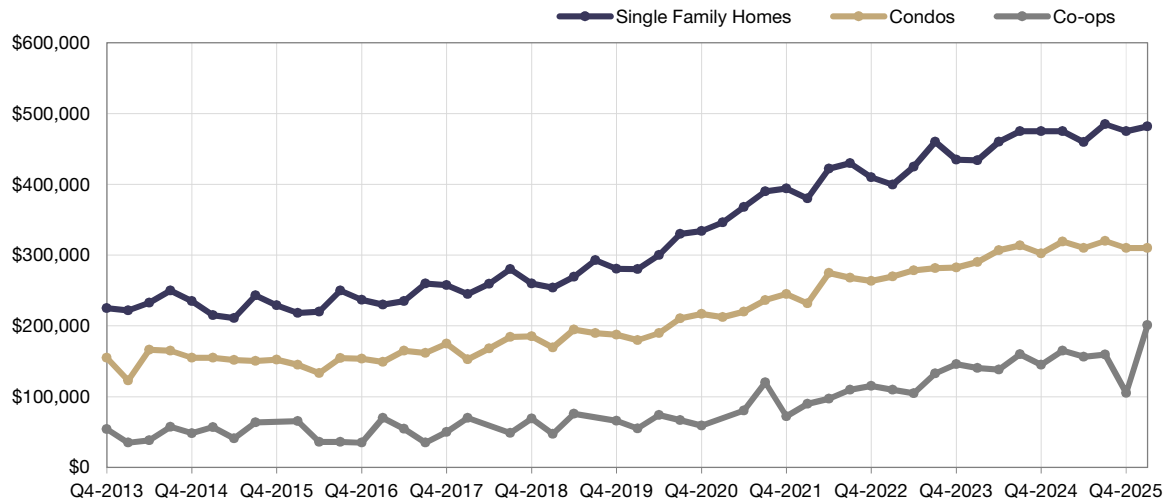
Q1-2026



Year to Date



Historical Median Sales Price by Quarter



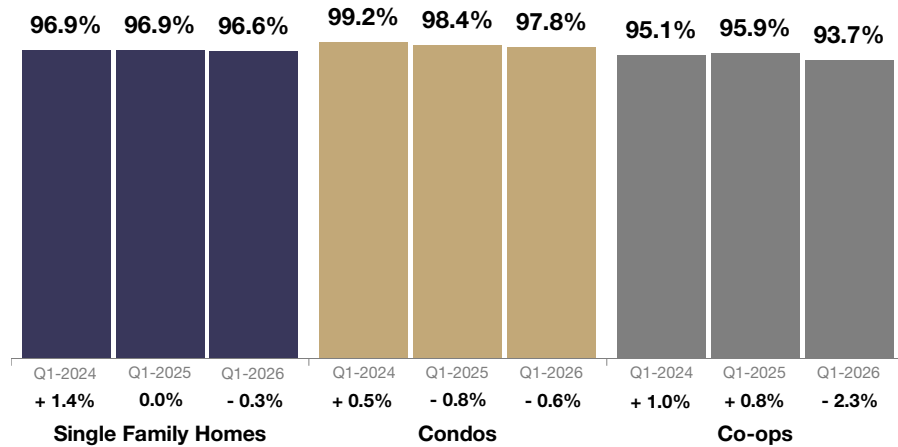
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	\$425,000	\$278,500	\$105,000
Q3-2023	\$460,000	\$281,500	\$133,000
Q4-2023	\$435,000	\$282,500	\$146,000
Q1-2024	\$433,900	\$290,000	\$140,500
Q2-2024	\$460,000	\$307,000	\$138,500
Q3-2024	\$475,000	\$313,500	\$159,900
Q4-2024	\$475,000	\$302,500	\$145,000
Q1-2025	\$475,000	\$319,000	\$165,000
Q2-2025	\$459,900	\$310,000	\$156,500
Q3-2025	\$485,000	\$320,000	\$159,500
Q4-2025	\$475,000	\$310,000	\$105,250
Q1-2026	\$482,000	\$310,000	\$201,000

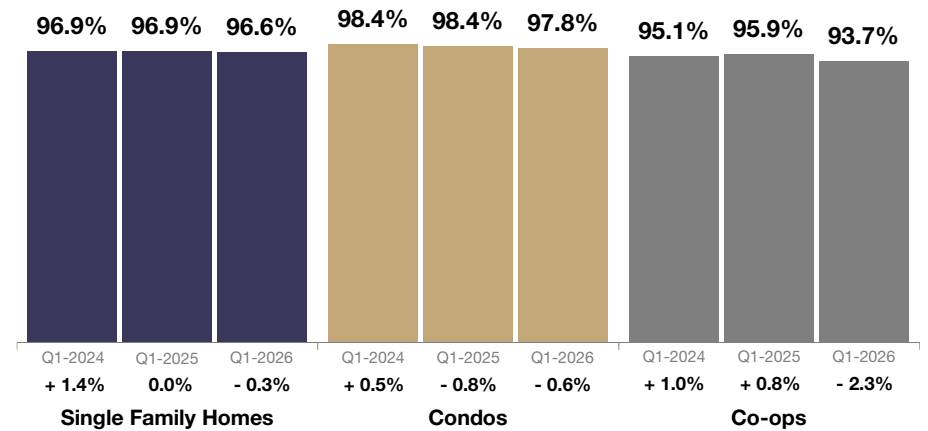
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

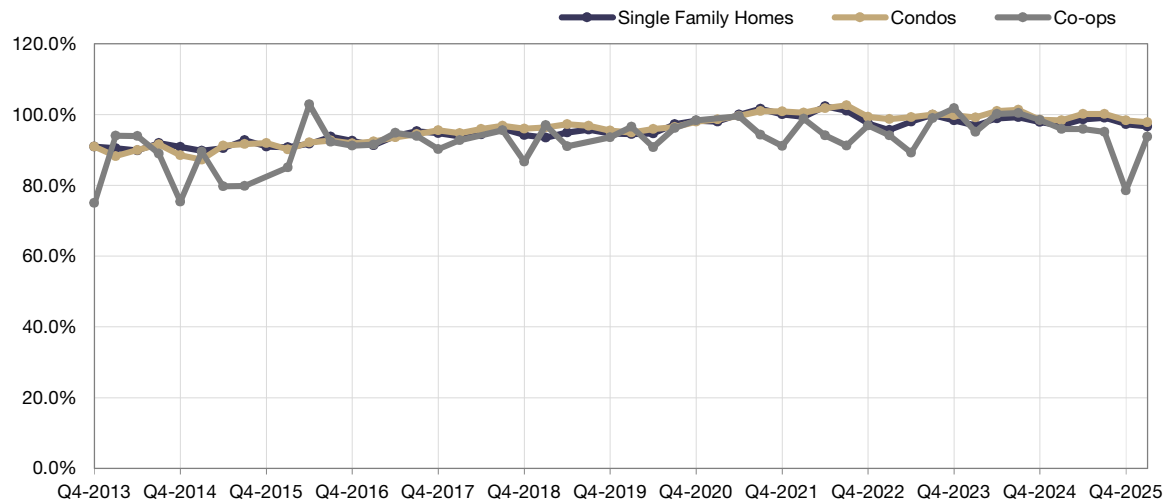
Q1-2026



Year to Date



Historical Percent of Original List Price Received by Quarter



Q4-2013 Q4-2014 Q4-2015 Q4-2016 Q4-2017 Q4-2018 Q4-2019 Q4-2020 Q4-2021 Q4-2022 Q4-2023 Q4-2024 Q4-2025

Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

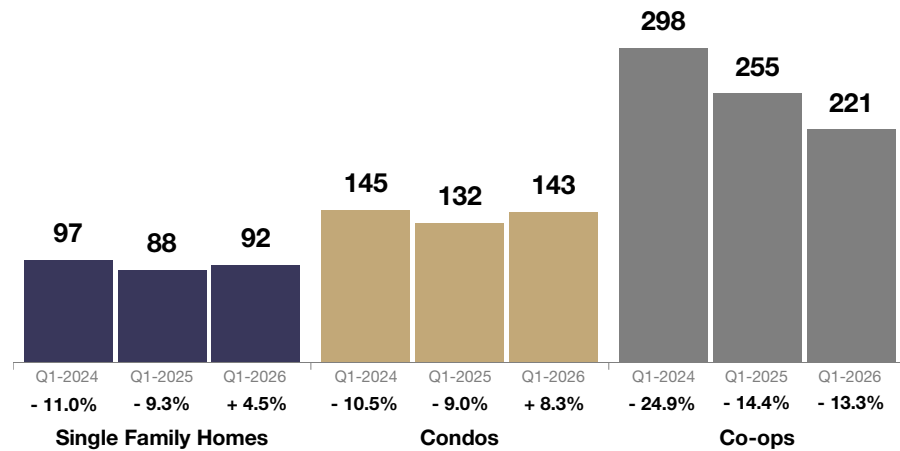
Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	98.0%	99.2%	89.3%
Q3-2023	99.9%	100.0%	99.0%
Q4-2023	98.3%	99.8%	101.8%
Q1-2024	96.9%	99.2%	95.1%
Q2-2024	98.9%	101.0%	100.2%
Q3-2024	99.3%	101.3%	100.4%
Q4-2024	97.9%	98.6%	98.5%
Q1-2025	96.9%	98.4%	95.9%
Q2-2025	98.6%	100.2%	95.9%
Q3-2025	99.0%	100.1%	95.1%
Q4-2025	97.3%	98.3%	78.6%
Q1-2026	96.6%	97.8%	93.7%

Housing Affordability Index

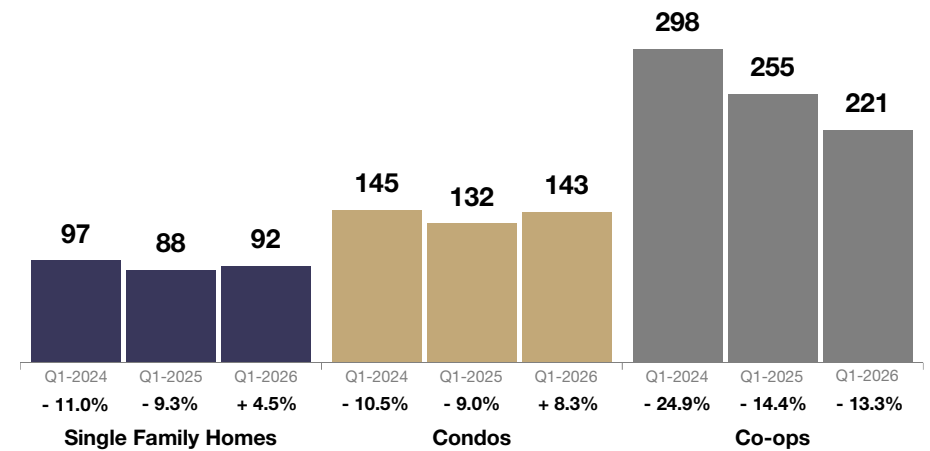
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



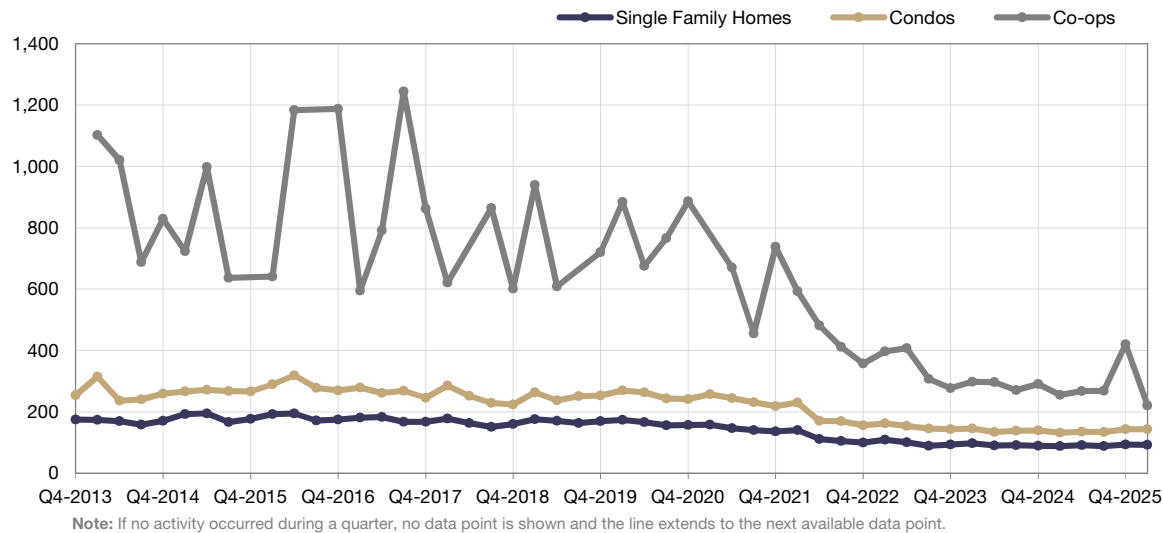
Q1-2026



Year to Date



Historical Housing Affordability Index by Quarter

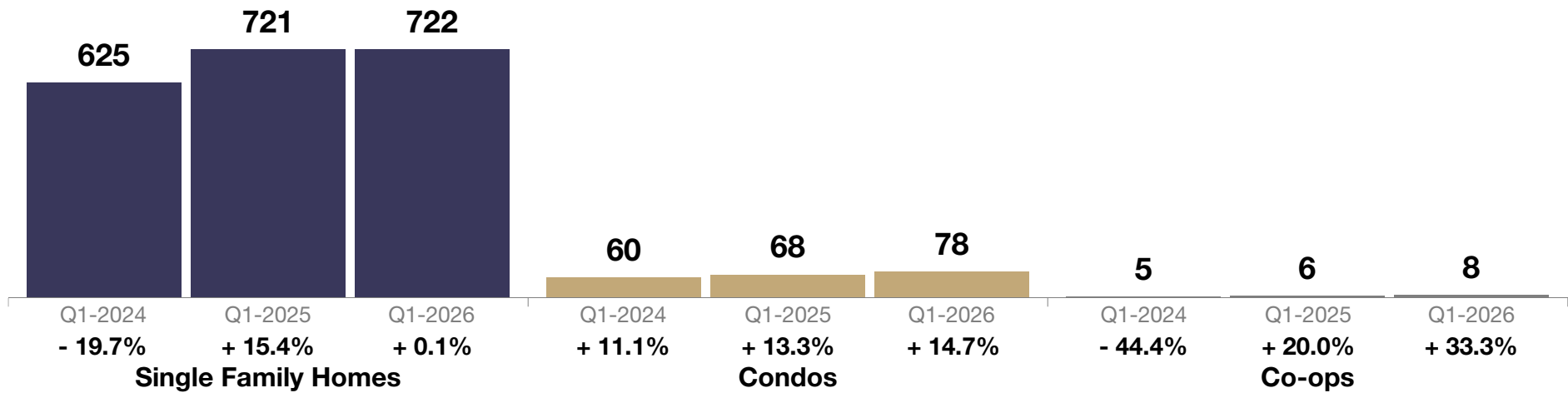


Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	101	154	407
Q3-2023	89	145	307
Q4-2023	93	143	277
Q1-2024	97	145	298
Q2-2024	90	134	297
Q3-2024	91	138	271
Q4-2024	89	139	291
Q1-2025	88	132	255
Q2-2025	91	135	268
Q3-2025	88	134	269
Q4-2025	93	143	420
Q1-2026	92	143	221

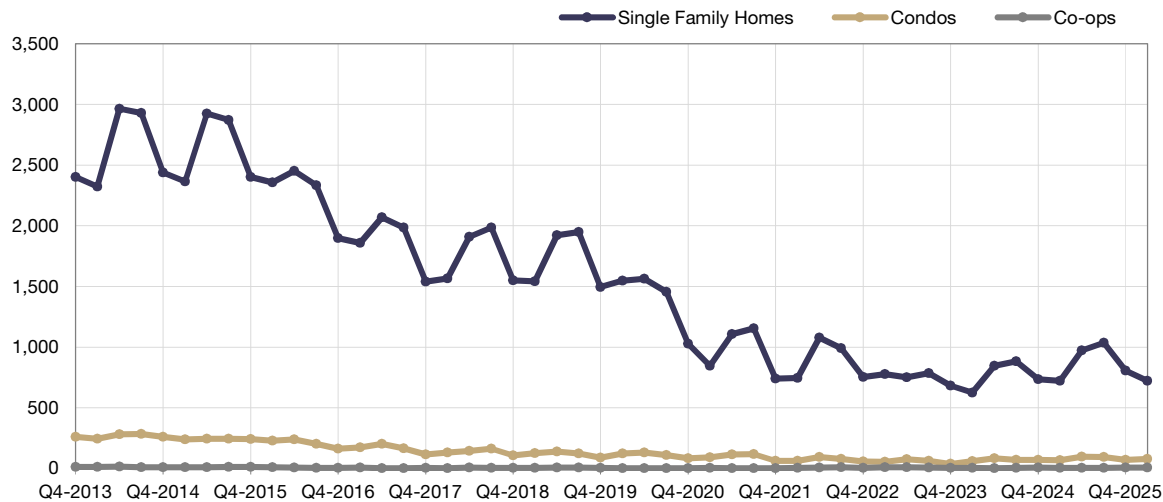
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given quarter.

Q1-2026



Historical Inventory of Homes for Sale by Quarter



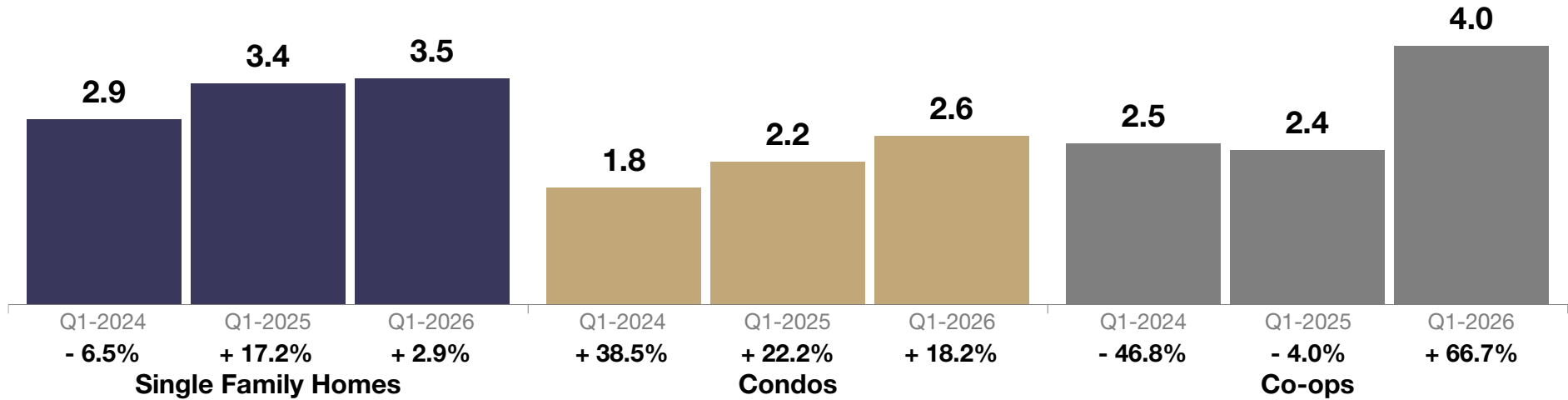
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	752	77	10
Q3-2023	786	63	8
Q4-2023	682	38	5
Q1-2024	625	60	5
Q2-2024	845	84	3
Q3-2024	884	70	5
Q4-2024	735	71	7
Q1-2025	721	68	6
Q2-2025	974	96	5
Q3-2025	1,037	94	6
Q4-2025	806	72	7
Q1-2026	722	78	8

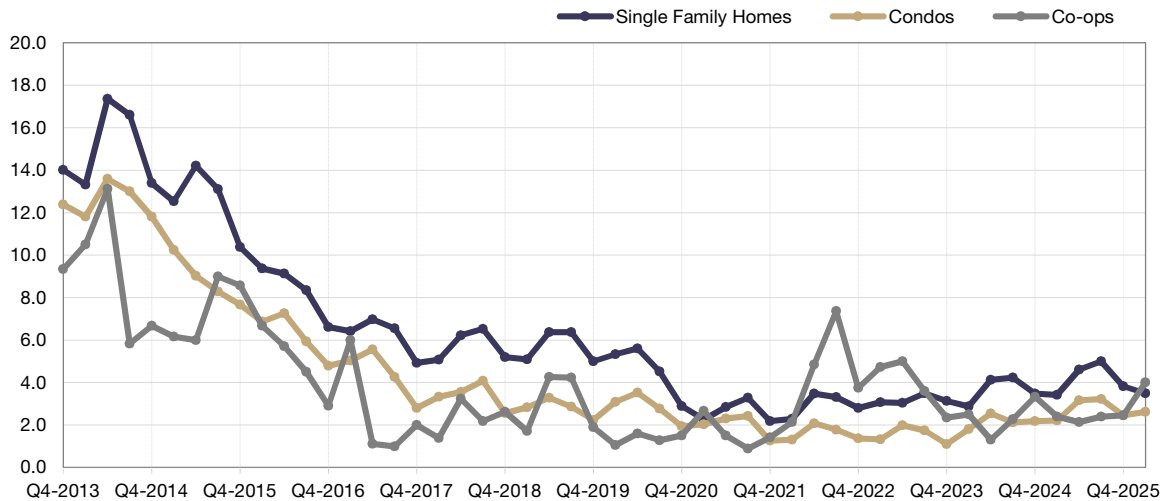
Months Supply of Inventory

The inventory of homes for sale at the end of a quarter, divided by the average monthly pending sales from the last 4 quarters.

Q1-2026



Historical Months Supply of Inventory by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	3.0	2.0	5.0
Q3-2023	3.5	1.8	3.6
Q4-2023	3.1	1.1	2.4
Q1-2024	2.9	1.8	2.5
Q2-2024	4.1	2.5	1.3
Q3-2024	4.2	2.1	2.3
Q4-2024	3.5	2.2	3.3
Q1-2025	3.4	2.2	2.4
Q2-2025	4.6	3.2	2.1
Q3-2025	5.0	3.2	2.4
Q4-2025	3.8	2.5	2.5
Q1-2026	3.5	2.6	4.0

Total Market Overview

Key metrics for single-family homes, condominiums and co-operatives combined for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		854	853	- 0.1%	854	853	- 0.1%
Pending Sales		603	554	- 8.1%	603	554	- 8.1%
Closed Sales		611	584	- 4.4%	611	584	- 4.4%
Days on Market		73	68	- 6.8%	73	68	- 6.8%
Median Pending Price		\$450,000	\$470,000	+ 4.4%	\$450,000	\$470,000	+ 4.4%
Median Sales Price		\$450,000	\$460,000	+ 2.2%	\$450,000	\$460,000	+ 2.2%
Pct. of Orig. Price Received		97.1%	96.8%	- 0.3%	97.1%	96.8%	- 0.3%
Housing Affordability Index		93	96	+ 3.2%	93	96	+ 3.2%
Inventory of Homes for Sale		795	808	+ 1.6%	--	--	--
Months Supply of Inventory		3.3	3.4	+ 3.0%	--	--	--