Quarterly Indicators

Provided by OneKey® MLS

Orange County

Q2-2026

The U.S. housing market remained slower than normal in the second quarter of 2026. Rising housing costs, tight inventory conditions, and ongoing economic uncertainty contributed to subdued market activity during what is traditionally the busiest time of the year. Inflation reached a three-year high in May, adding to broader affordability pressures as home prices continued to rise nationally. The median existing-home price climbed to nearly $430,000, a record high for the month, according to the National Association of REALTORS®.

- Single-Family Closed Sales were down 9.0 percent to 518.
- Condos Closed Sales were up 32.3 percent to 86.
- Co-ops Closed Sales were down 66.7 percent to 2.

- Single-Family Median Sales Price increased 6.5 percent to $490,000.
- Condos Median Sales Price increased 6.3 percent to $329,500.
- Co-ops Median Sales Price increased 66.5 percent to $260,500.

Although inventory is up year-over-year nationwide, a shortage of affordable homes for sale remains, particularly at the entry level, where demand is strong. According to Realtor.com, the median listing price is 34.4% higher than in 2019, while the median asking rent is nearly 18% higher, pushing homeownership further out of reach for many first-time buyers. Despite these challenges, buyer demand showed signs of resilience, as pending home sales rose in May to their highest level since November 2025.

Quarterly Snapshot

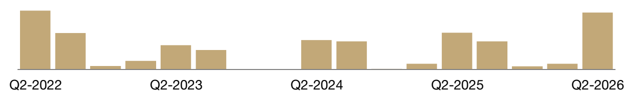
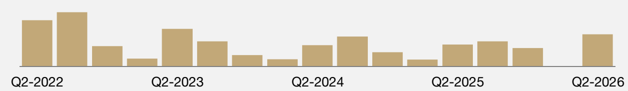
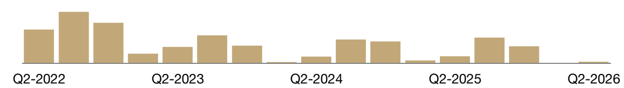
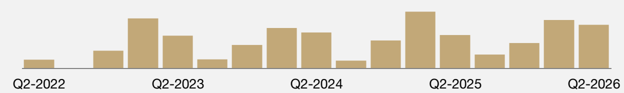
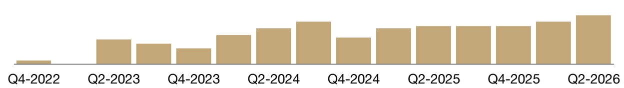
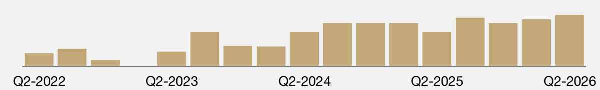
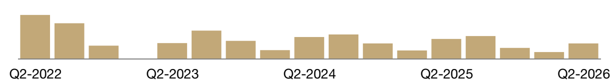
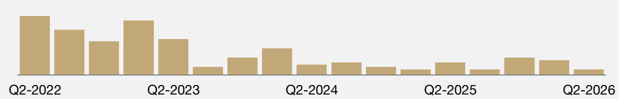
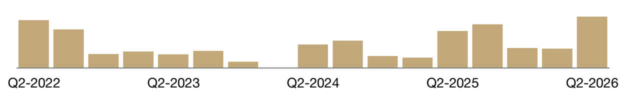
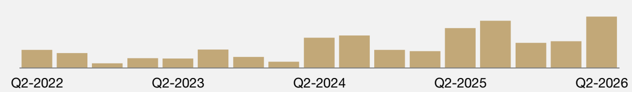
- 5.3%	+ 14.0%	+ 6.0%
One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties

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

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.

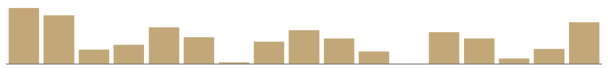
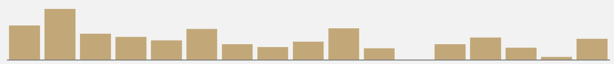
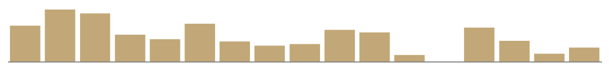
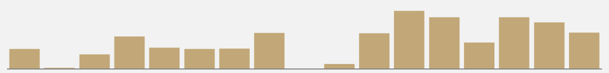
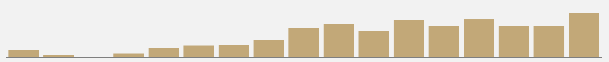
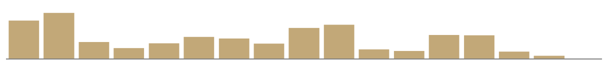
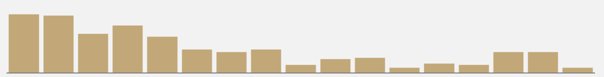
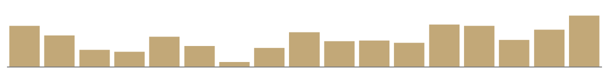
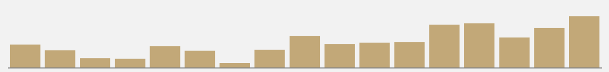
Orange County

Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,175	**1,444**	+ 22.9%	1,935	**2,202**	+ 13.8%
Pending Sales		667	**762**	+ 14.2%	1,193	**1,225**	+ 2.7%
Closed Sales		569	**518**	- 9.0%	1,098	**1,023**	- 6.8%
Days on Market		62	**68**	+ 9.7%	68	**69**	+ 1.5%
Median Pending Price		$480,000	**$505,000**	+ 5.2%	$475,000	**$500,000**	+ 5.3%
Median Sales Price		$459,900	**$490,000**	+ 6.5%	$470,000	**$485,500**	+ 3.3%
Pct. of Orig. Price Received		98.6%	**98.0%**	- 0.6%	97.8%	**97.3%**	- 0.5%
Housing Affordability Index		91	**88**	- 3.3%	89	**89**	0.0%
Inventory of Homes for Sale		974	**1,112**	+ 14.2%	--	**--**	--
Months Supply of Inventory		4.6	**5.2**	+ 13.0%	--	**--**	--

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.

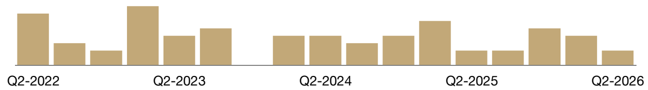
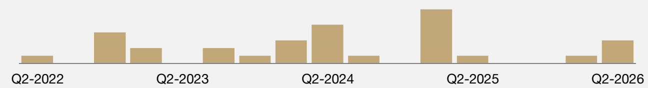
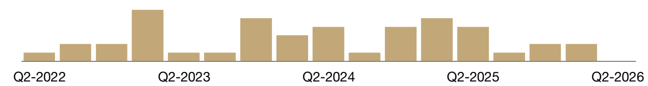
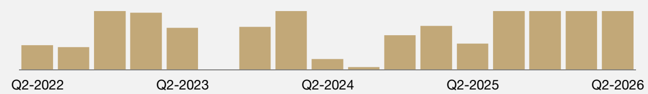
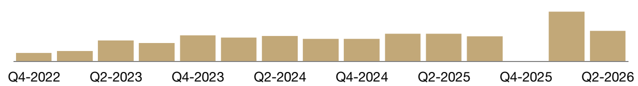
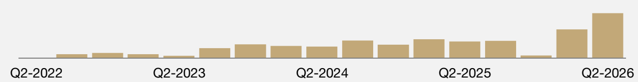
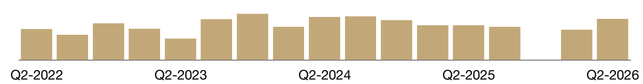
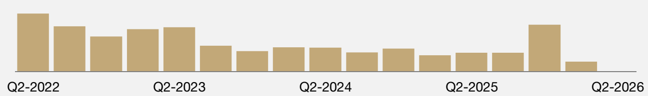
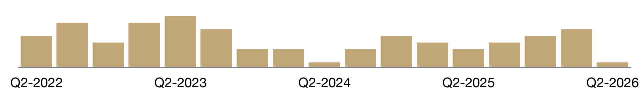
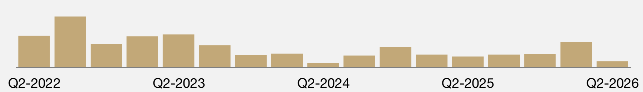
OneKey MLS
Orange County

Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		135	**150**	+ 11.1%	221	**259**	+ 17.2%
Pending Sales		93	**102**	+ 9.7%	160	**174**	+ 8.7%
Closed Sales		65	**86**	+ 32.3%	140	**163**	+ 16.4%
Days on Market		52	**45**	- 13.5%	53	**47**	- 11.3%
Median Pending Price		$327,500	**$330,000**	+ 0.8%	$325,000	**$324,950**	- 0.0%
Median Sales Price		$310,000	**$329,500**	+ 6.3%	$315,000	**$315,000**	0.0%
Pct. of Orig. Price Received		100.2%	**97.5%**	- 2.7%	99.2%	**97.7%**	- 1.5%
Housing Affordability Index		135	**132**	- 2.2%	133	**138**	+ 3.8%
Inventory of Homes for Sale		96	**110**	+ 14.6%	--	**--**	--
Months Supply of Inventory		3.2	**3.6**	+ 12.5%	--	**--**	--

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.

OneKey MLS
Orange County

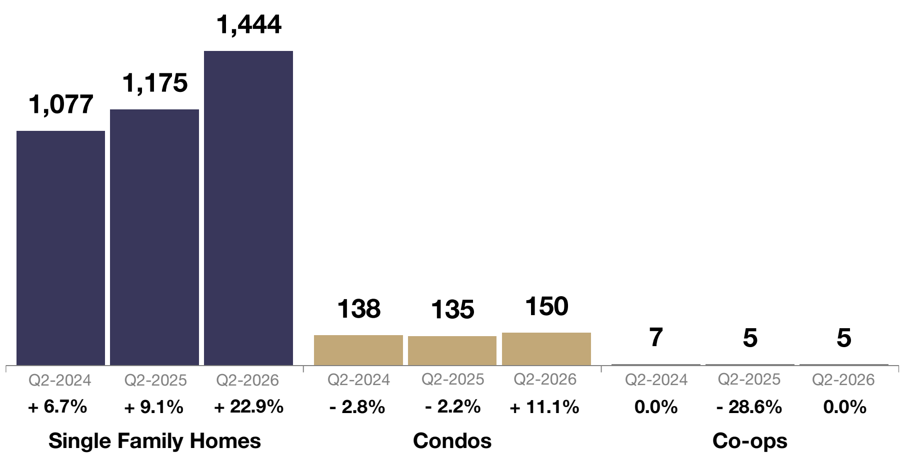
Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		5	**5**	0.0%	14	**12**	- 14.3%
Pending Sales		4	**6**	+ 50.0%	14	**10**	- 28.6%
Closed Sales		6	**2**	- 66.7%	13	**6**	- 53.8%
Days on Market		54	**77**	+ 42.6%	61	**87**	+ 42.6%
Median Pending Price		$159,500	**$167,000**	+ 4.7%	$159,500	**$174,500**	+ 9.4%
Median Sales Price		$156,500	**$260,500**	+ 66.5%	$160,000	**$201,000**	+ 25.6%
Pct. of Orig. Price Received		95.9%	**99.1%**	+ 3.3%	95.9%	**95.5%**	- 0.4%
Housing Affordability Index		268	**166**	- 38.1%	262	**216**	- 17.6%
Inventory of Homes for Sale		5	**3**	- 40.0%	--	**--**	--
Months Supply of Inventory		2.1	**1.5**	- 28.6%	--	**--**	--

New Listings

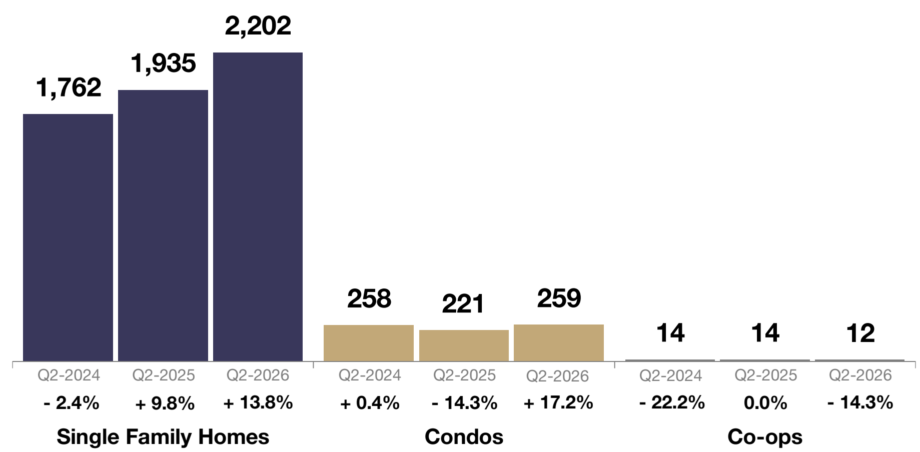
A count of the properties that have been newly listed on the market in a given quarter.

OneKey MLS
Orange County

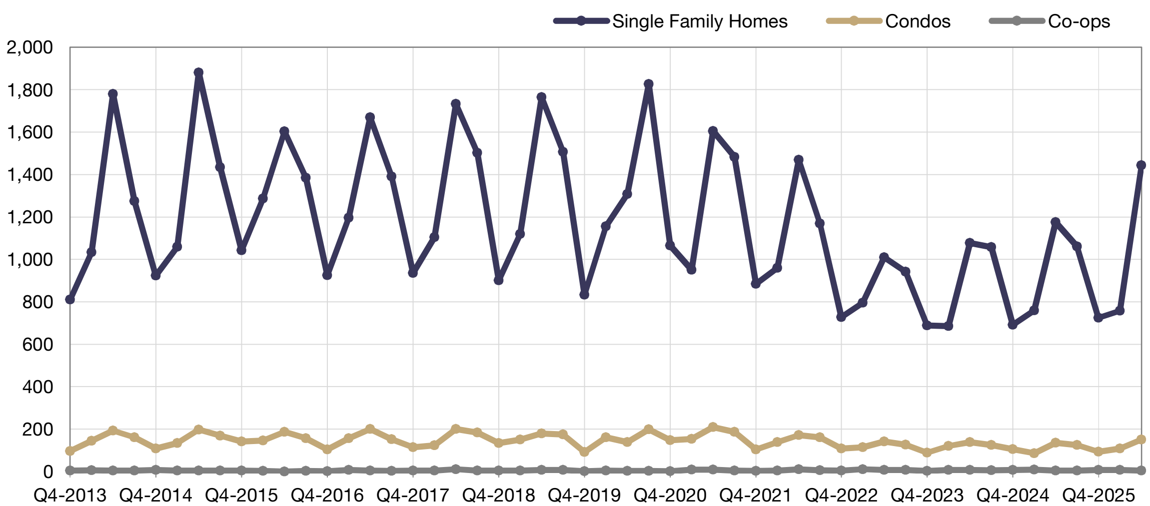
Q2-2026



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.

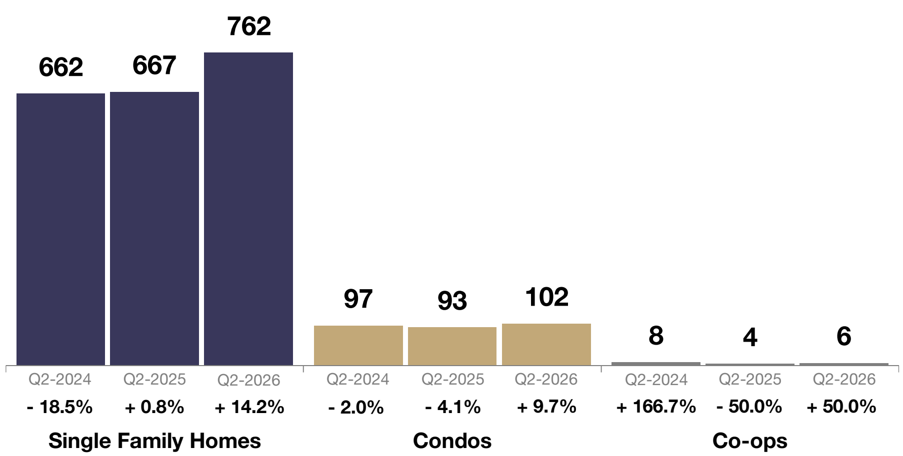
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	941	127	8
Q4-2023	689	88	3
Q1-2024	685	120	7
Q2-2024	1,077	138	7
Q3-2024	1,057	125	6
Q4-2024	691	105	7
Q1-2025	760	86	9
Q2-2025	1,175	135	5
Q3-2025	1,060	125	5
Q4-2025	725	94	8
Q1-2026	758	109	7
Q2-2026	**1,444**	**150**	**5**

Pending Sales

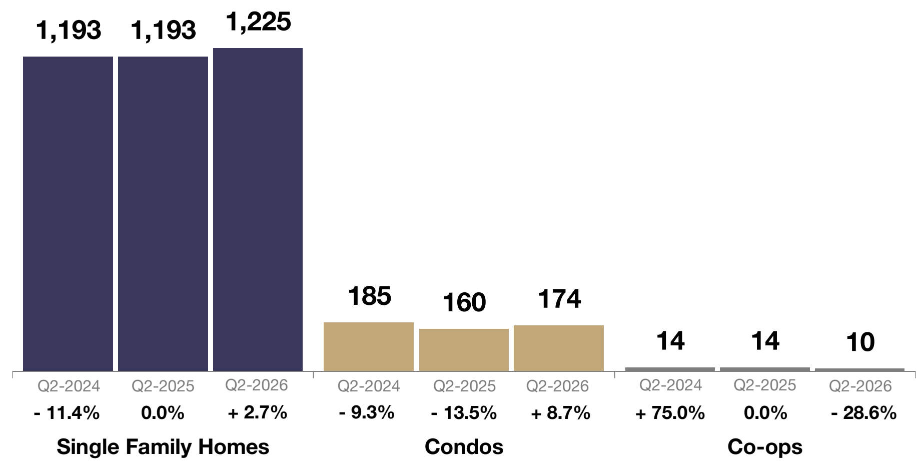
A count of the properties on which offers have been accepted in a given quarter.

Orange County

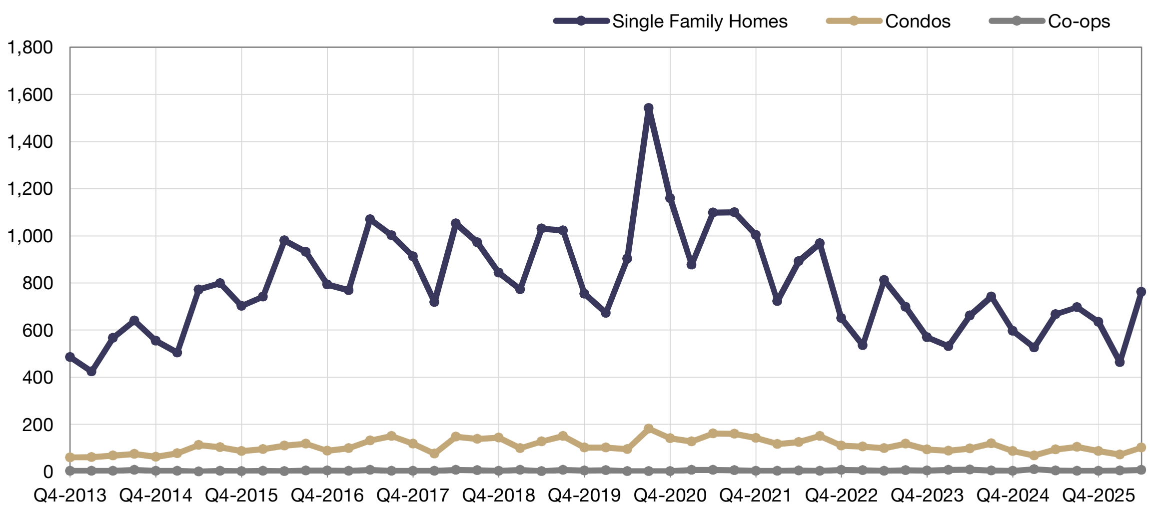
Q2-2026



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.

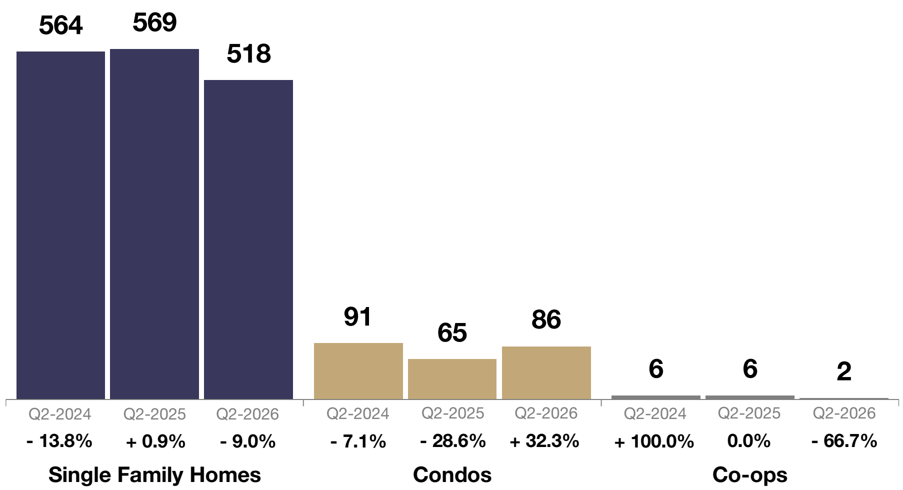
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	698	118	5
Q4-2023	570	93	4
Q1-2024	531	88	6
Q2-2024	662	97	8
Q3-2024	742	119	4
Q4-2024	597	86	3
Q1-2025	526	67	10
Q2-2025	667	93	4
Q3-2025	697	104	3
Q4-2025	634	87	3
Q1-2026	463	72	4
Q2-2026	**762**	**102**	**6**

Closed Sales

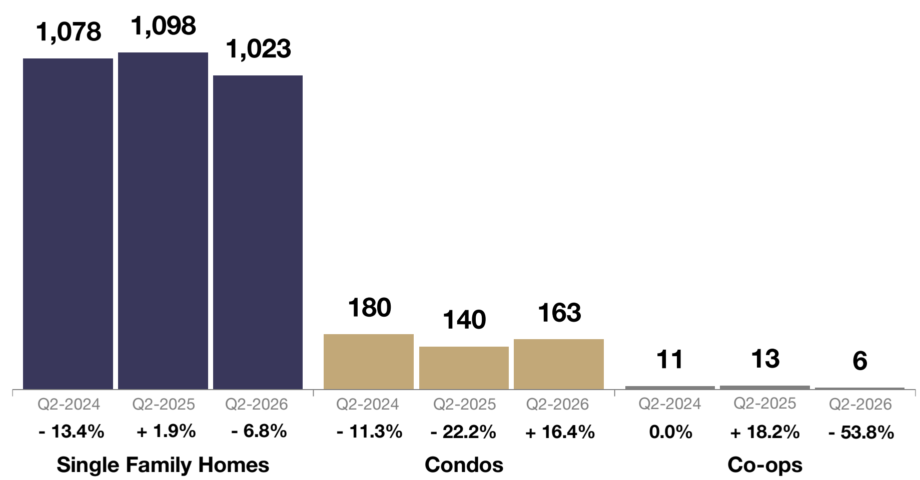
A count of the actual sales that closed in a given quarter.

Orange County

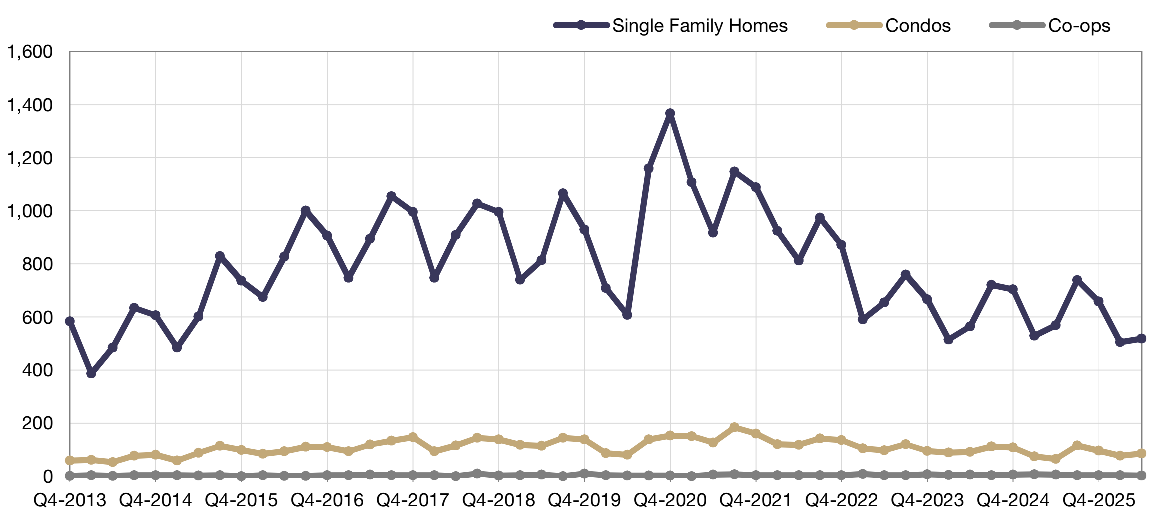
Q2-2026



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.

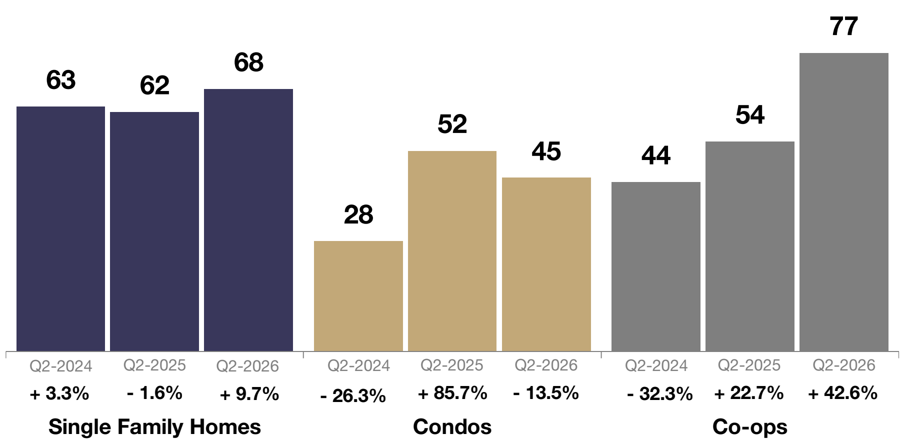
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	759	121	3
Q4-2023	666	95	7
Q1-2024	514	89	5
Q2-2024	564	91	6
Q3-2024	721	112	3
Q4-2024	704	108	6
Q1-2025	529	75	7
Q2-2025	569	65	6
Q3-2025	739	115	3
Q4-2025	658	96	4
Q1-2026	505	77	4
Q2-2026	**518**	**86**	**2**

Days on Market Until Sale

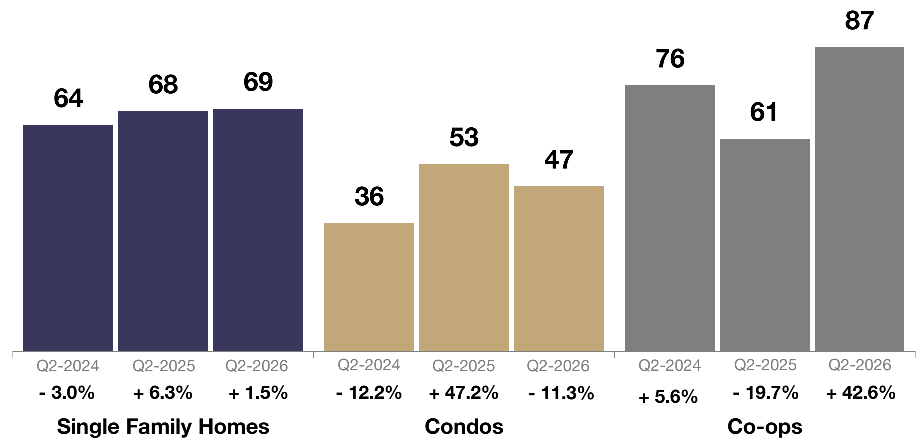
Average number of days between when a property is listed and when an offer is accepted in a given quarter.

Orange County

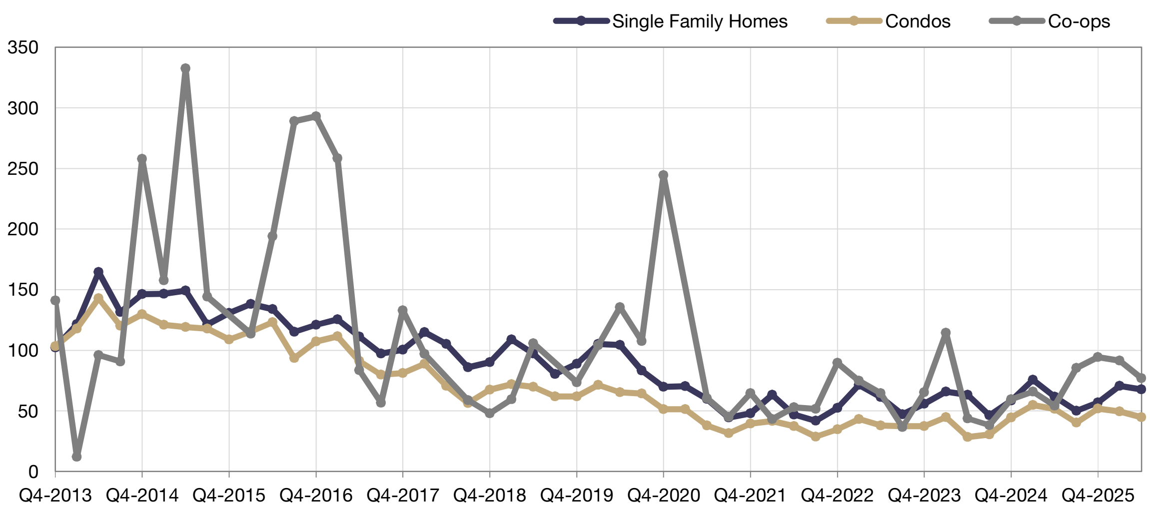
Q2-2026



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.

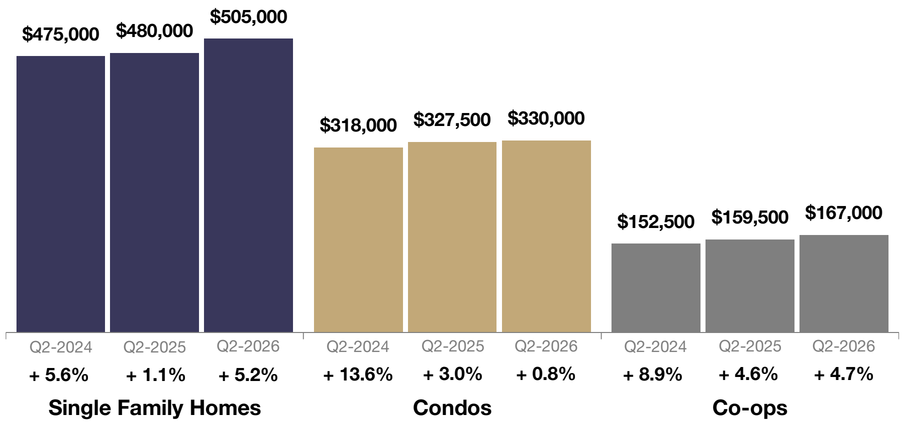
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	47	37	37
Q4-2023	56	37	65
Q1-2024	66	45	114
Q2-2024	63	28	44
Q3-2024	46	31	38
Q4-2024	58	44	60
Q1-2025	76	55	66
Q2-2025	62	52	54
Q3-2025	50	40	85
Q4-2025	57	52	95
Q1-2026	71	49	92
Q2-2026	**68**	**45**	77

Median Pending Price

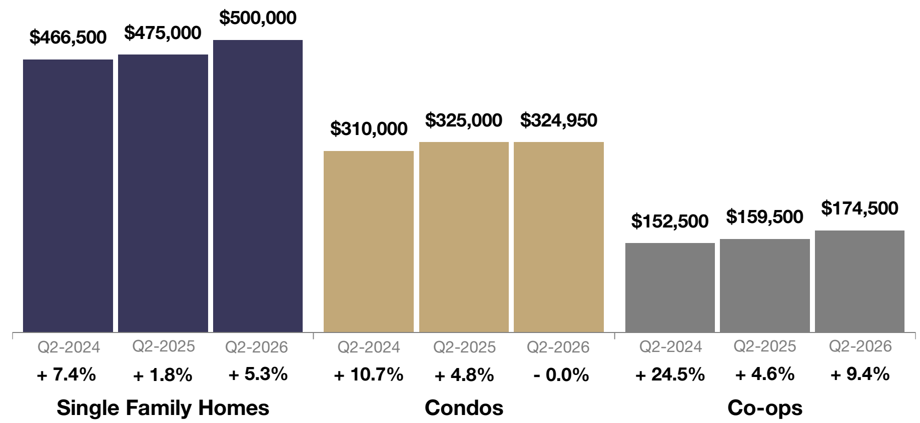
Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

OneKey MLS
Orange County

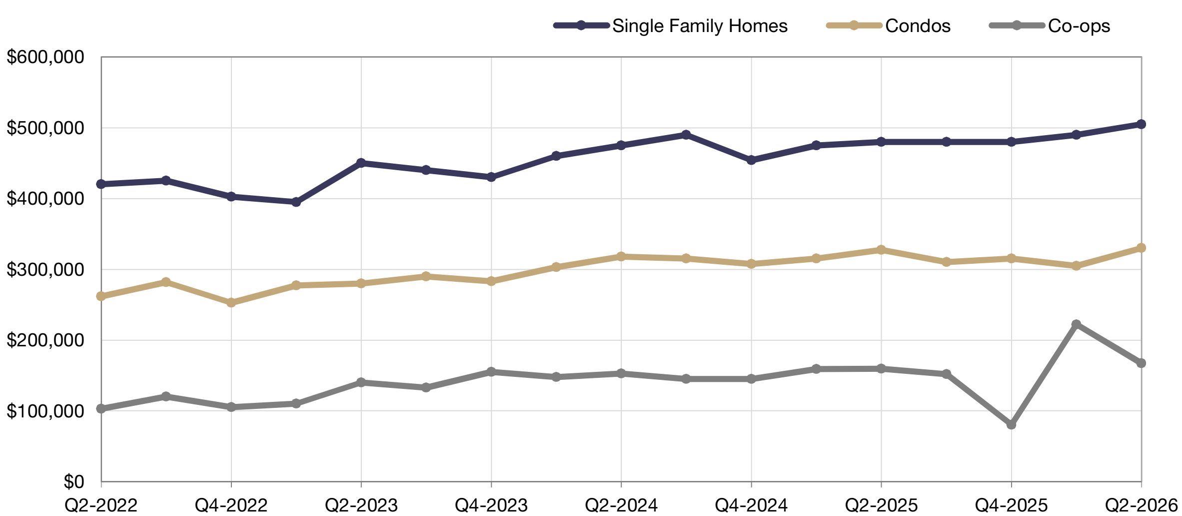
Q2-2026



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.

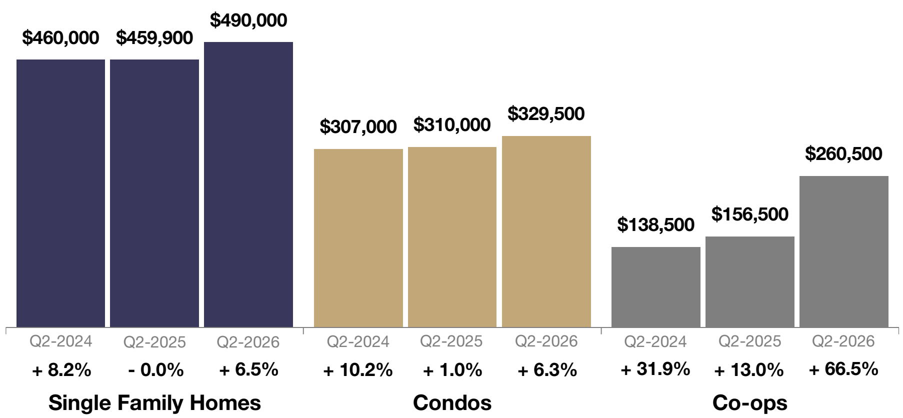
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	$440,250	$290,000	$133,000
Q4-2023	$430,000	$283,250	$155,000
Q1-2024	$459,900	$303,000	$147,750
Q2-2024	$475,000	$318,000	$152,500
Q3-2024	$490,000	$315,000	$145,000
Q4-2024	$454,000	$307,500	$145,000
Q1-2025	$475,000	$315,000	$159,000
Q2-2025	$480,000	$327,500	$159,500
Q3-2025	$480,000	$310,000	$152,000
Q4-2025	$480,000	$315,000	$80,500
Q1-2026	$490,000	$305,000	$222,000
Q2-2026	**$505,000**	**$330,000**	**$167,000**

Median Sales Price

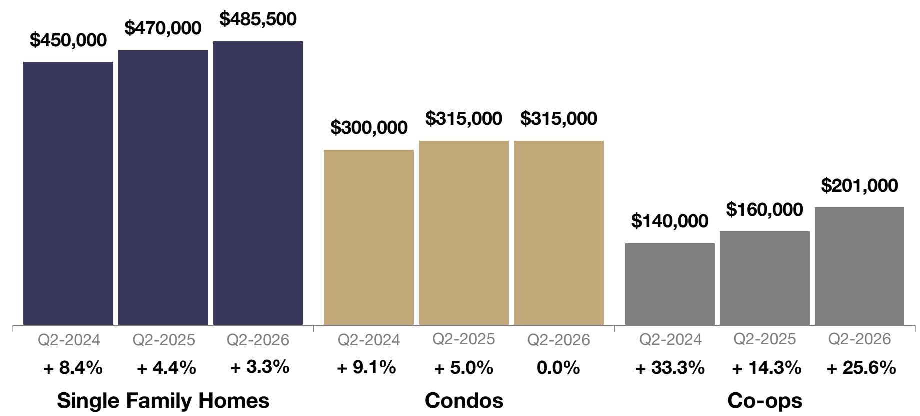
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

Orange County

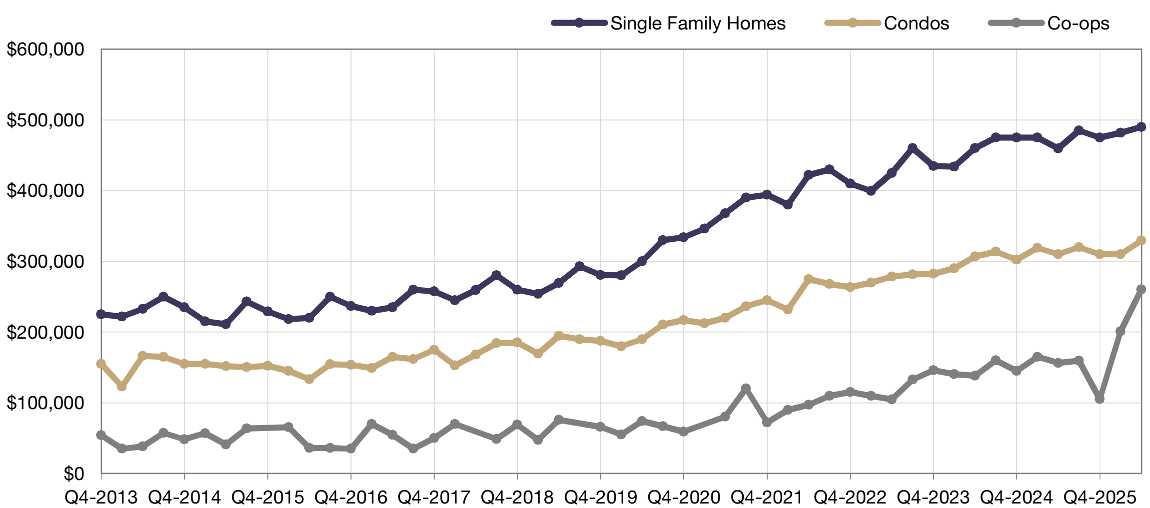
Q2-2026



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.

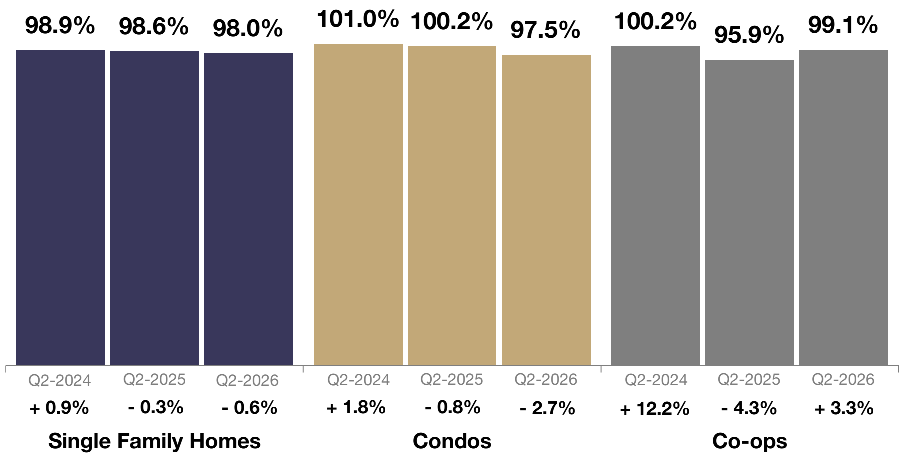
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	$460,000	$281,500	$133,000
Q4-2023	$435,000	$282,500	$146,000
Q1-2024	$433,900	$290,000	$140,500
Q2-2024	$460,000	$307,000	$138,500
Q3-2024	$475,000	$313,500	$159,900
Q4-2024	$475,000	$302,500	$145,000
Q1-2025	$475,000	$319,000	$165,000
Q2-2025	$459,900	$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
Q2-2026	**$490,000**	**$329,500**	**$260,500**

Percent of Original List Price Received

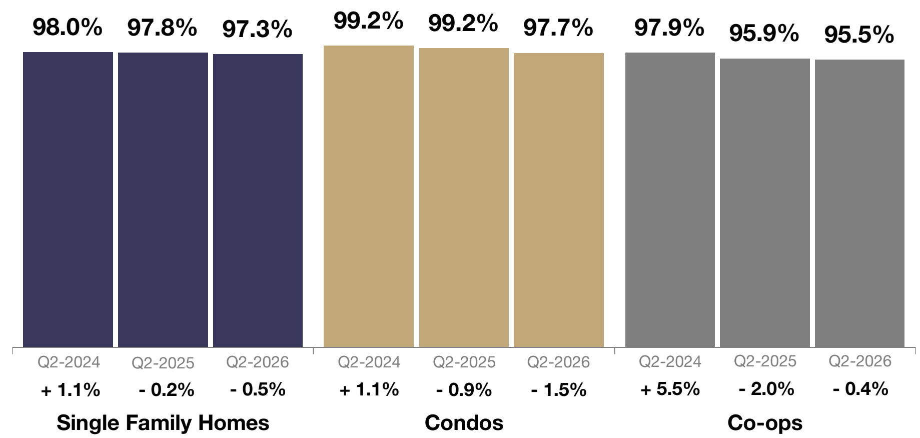
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

One Key MLS
Orange County

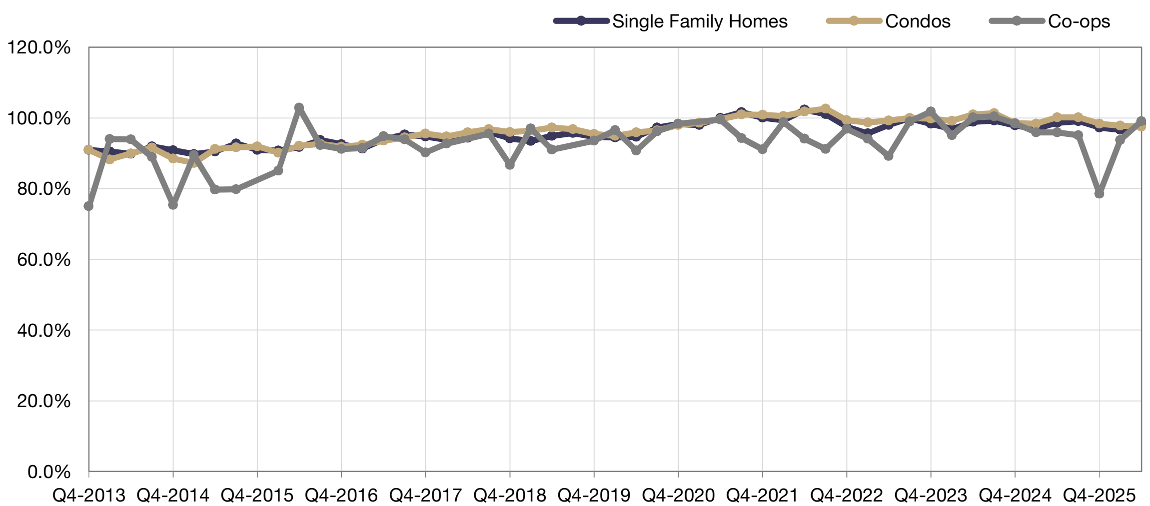
Q2-2026



Year to Date



Historical Percent of Original List Price Received 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.

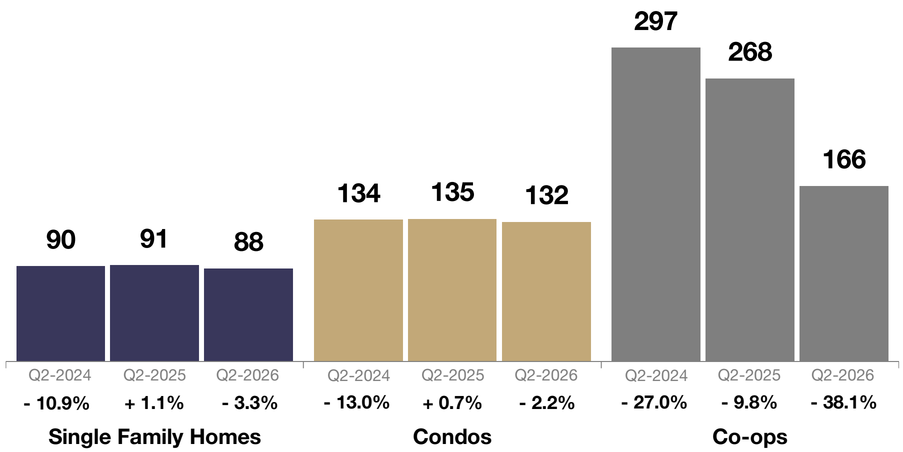
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	99.9%	100.0%	99.0%
Q4-2023	98.3%	99.8%	101.8%
Q1-2024	96.9%	99.2%	95.1%
Q2-2024	98.9%	101.0%	100.2%
Q3-2024	99.3%	101.3%	100.4%
Q4-2024	97.9%	98.6%	98.5%
Q1-2025	96.9%	98.4%	95.9%
Q2-2025	98.6%	100.2%	95.9%
Q3-2025	99.0%	100.1%	95.1%
Q4-2025	97.3%	98.3%	78.6%
Q1-2026	96.6%	97.8%	93.7%
Q2-2026	**98.0%**	**97.5%**	99.1%

Housing Affordability Index

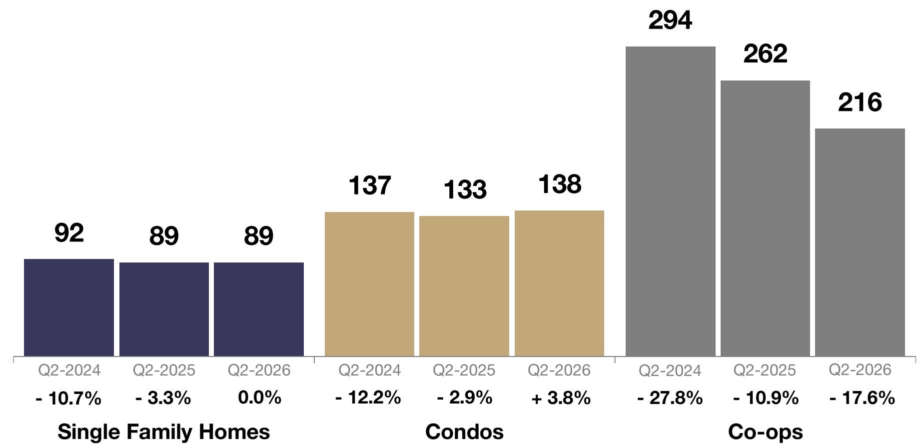
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

OneKey MLS
Orange County

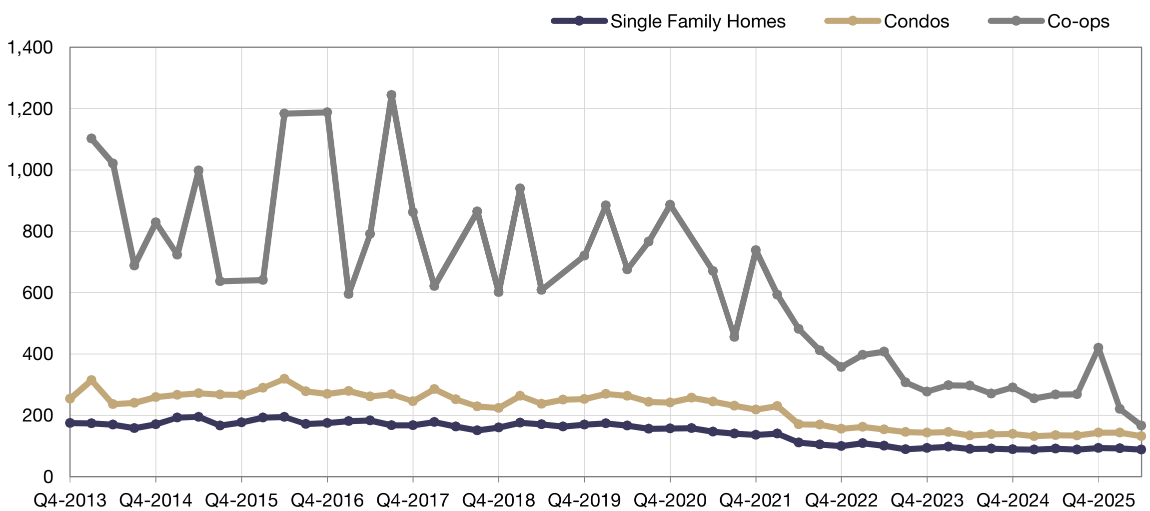
Q2-2026



Year to Date



Historical Housing Affordability Index 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.

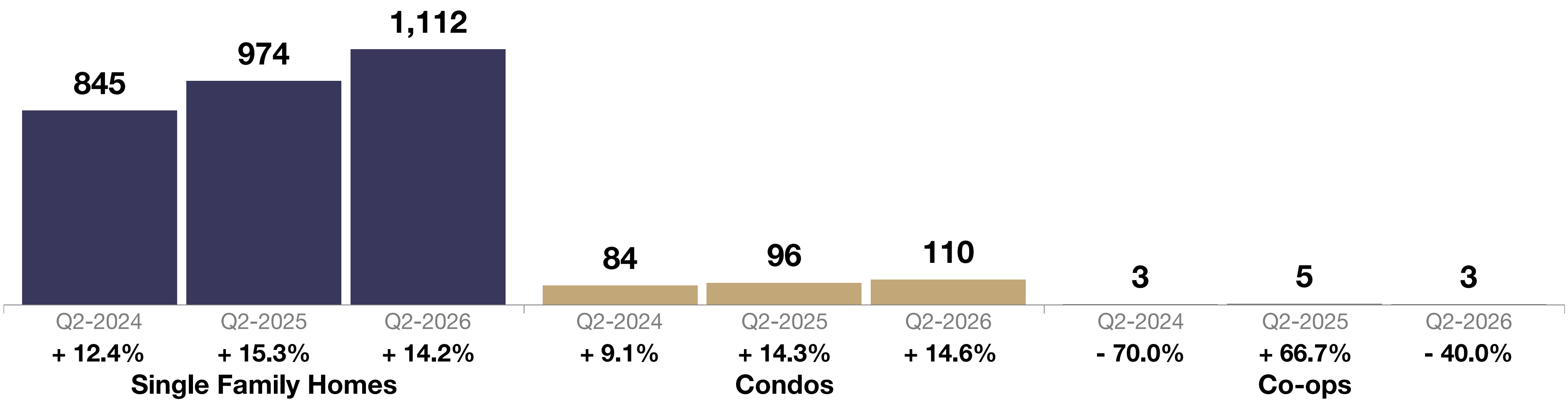
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	89	145	307
Q4-2023	93	143	277
Q1-2024	97	145	298
Q2-2024	90	134	297
Q3-2024	91	138	271
Q4-2024	89	139	291
Q1-2025	88	132	255
Q2-2025	91	135	268
Q3-2025	88	134	269
Q4-2025	93	143	420
Q1-2026	92	143	221
Q2-2026	**88**	**132**	166

Inventory of Homes for Sale

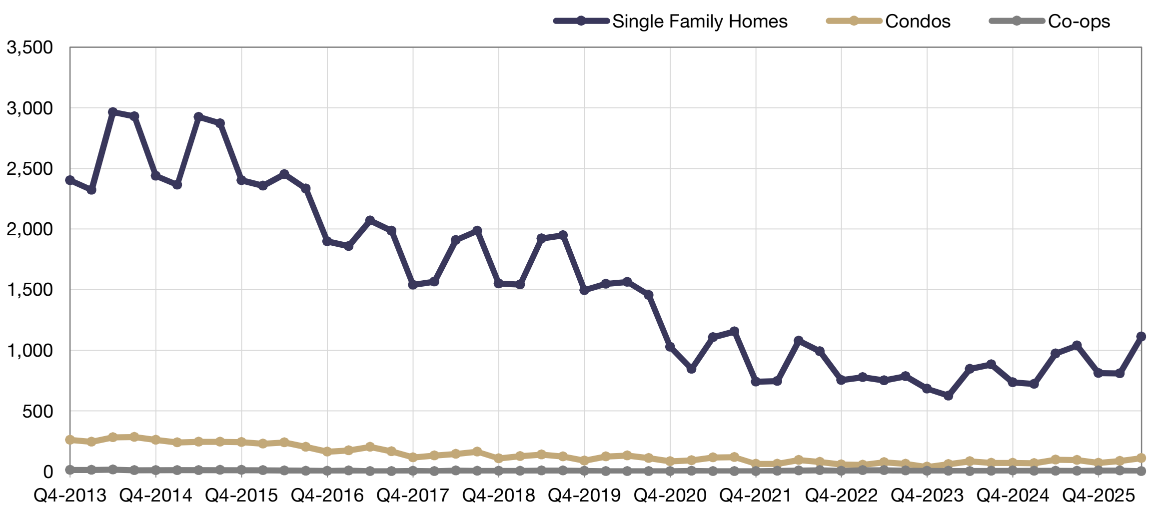
The number of properties available for sale in active status at the end of a given quarter.

OneKey MLS
Orange County

Q2-2026



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.

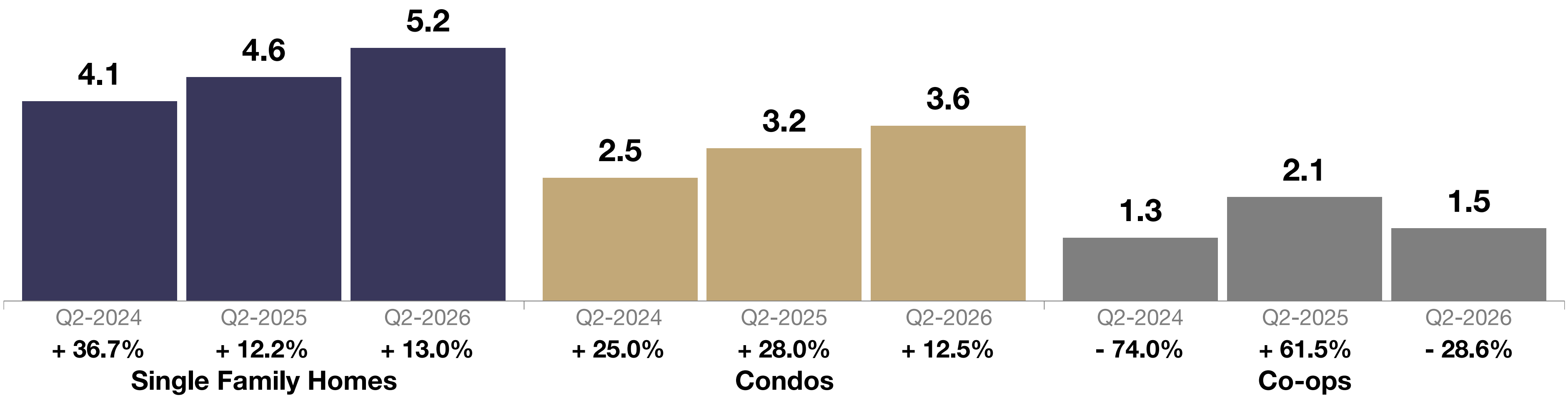
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	786	63	8
Q4-2023	682	38	5
Q1-2024	625	60	5
Q2-2024	845	84	3
Q3-2024	884	70	5
Q4-2024	735	71	7
Q1-2025	722	68	6
Q2-2025	974	96	5
Q3-2025	1,038	94	6
Q4-2025	812	72	7
Q1-2026	808	88	8
Q2-2026	**1,112**	**110**	**3**

Months Supply of Inventory

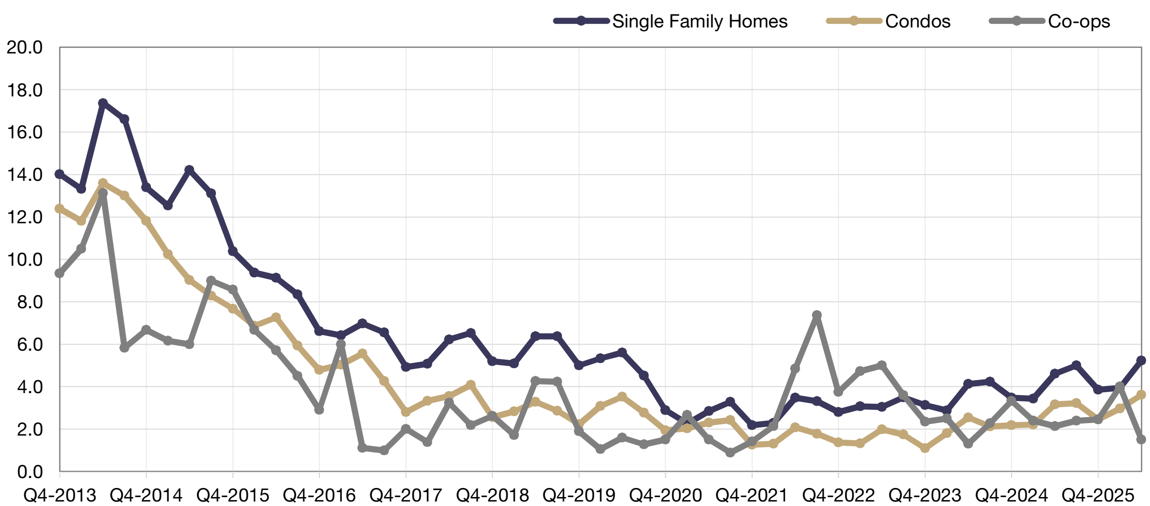
The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

One Key MLS
Orange County

Q2-2026



Historical Months Supply of Inventory by Quarter



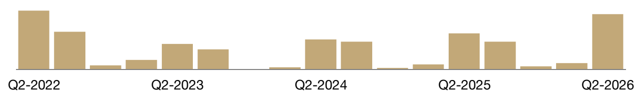
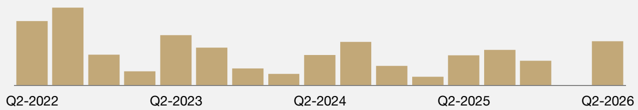
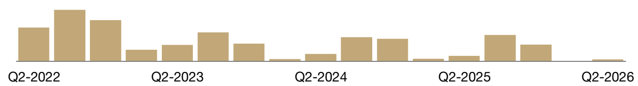
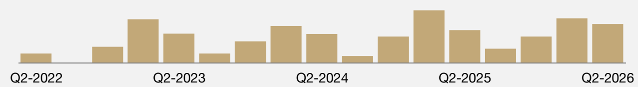
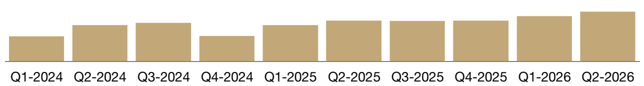
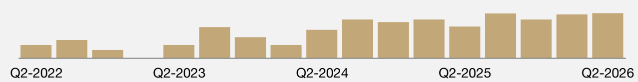
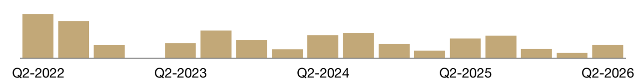
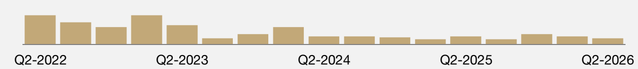
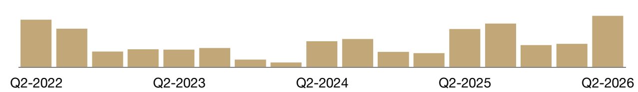
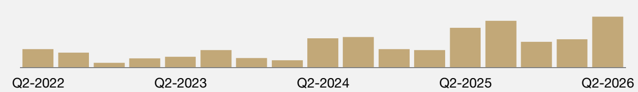
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	3.9	2.5	2.5
Q1-2026	3.9	3.0	4.0
Q2-2026	**5.2**	**3.6**	1.5

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.

Orange County

Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,315	**1,599**	+ 21.6%	2,170	**2,473**	+ 14.0%
Pending Sales		764	**870**	+ 13.9%	1,367	**1,409**	+ 3.1%
Closed Sales		640	**606**	- 5.3%	1,251	**1,192**	- 4.7%
Days on Market		61	**64**	+ 4.9%	67	**66**	- 1.5%
Median Pending Price		$460,000	**$480,000**	+ 4.3%	$455,000	**$475,000**	+ 4.4%
Median Sales Price		$436,275	**$462,450**	+ 6.0%	$445,000	**$460,000**	+ 3.4%
Pct. of Orig. Price Received		98.8%	**97.9%**	- 0.9%	97.9%	**97.3%**	- 0.6%
Housing Affordability Index		96	**94**	- 2.1%	94	**94**	0.0%
Inventory of Homes for Sale		1,075	**1,225**	+ 14.0%	--	**--**	--
Months Supply of Inventory		4.4	**5.0**	+ 13.6%	--	**--**	--