

Monthly Indicators



November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings decreased 14.4 percent for Detached homes and 8.7 percent for Attached homes. Pending Sales decreased 47.7 percent for Detached homes and 47.1 percent for Attached homes. Inventory decreased 3.7 percent for Detached homes but increased 24.5 percent for Attached homes.

Median Sales Price increased 1.6 percent to \$1,400,000 for Detached homes and 8.3 percent to \$810,000 for Attached homes. Days on Market increased 28.1 percent for Detached homes and 41.4 percent for Attached homes. Months Supply of Inventory remained flat for Detached homes but increased 29.2 percent for Attached properties.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

Monthly Snapshot

+ 1.6%	+ 8.3%	+ 1.1%
Change in Number of Median Sales Price Detached	Change in Number of Median Sales Price Attached	Change in Number of Median Sales Price Combined

Residential real estate activity in Orange County composed of attached and detached properties combined with market overviews for each independently. The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. Percent changes are calculated using rounded figures.

Detached Market Overview	2
Attached Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of Original List Price Received	10
Percent of List Price Received	11
Housing Affordability Index	12
Inventory of Homes for Sale	13
Months Supply of Inventory	14
All Properties	15

Detached Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Detached properties only.



Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		902	772	- 14.4%	16,082	17,364	+ 8.0%
Pending Sales		935	489	- 47.7%	12,467	12,141	- 2.6%
Closed Sales		967	912	- 5.7%	12,288	12,568	+ 2.3%
Days on Market Until Sale		32	41	+ 28.1%	25	33	+ 32.0%
Median Sales Price		\$1,377,777	\$1,400,000	+ 1.6%	\$1,400,000	\$1,430,000	+ 2.1%
Average Sales Price		\$1,766,255	\$1,923,036	+ 8.9%	\$1,853,878	\$1,916,761	+ 3.4%
Pct. of Orig. Price Received		98.5%	97.3%	- 1.2%	100.0%	98.1%	- 1.9%
Percent of List Price Received		99.8%	98.8%	- 1.0%	100.9%	99.5%	- 1.4%
Housing Affordability Index		33	34	+ 3.0%	33	34	+ 3.0%
Inventory of Homes for Sale		2,627	2,530	- 3.7%	—	—	—
Months Supply of Inventory		2.5	2.5	0.0%	—	—	—

The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

Attached Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Attached properties only.



Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		609	556	- 8.7%	10,202	11,178	+ 9.6%
Pending Sales		584	309	- 47.1%	8,072	7,646	- 5.3%
Closed Sales		591	574	- 2.9%	7,978	7,945	- 0.4%
Days on Market Until Sale		29	41	+ 41.4%	26	35	+ 34.6%
Median Sales Price		\$748,000	\$810,000	+ 8.3%	\$759,000	\$775,000	+ 2.1%
Average Sales Price		\$891,277	\$934,084	+ 4.8%	\$891,694	\$914,020	+ 2.5%
Pct. of Orig. Price Received		98.7%	97.1%	- 1.6%	99.6%	97.8%	- 1.8%
Percent of List Price Received		99.8%	99.0%	- 0.8%	100.4%	99.3%	- 1.1%
Housing Affordability Index		61	60	- 1.6%	61	62	+ 1.6%
Inventory of Homes for Sale		1,583	1,971	+ 24.5%	—	—	—
Months Supply of Inventory		2.4	3.1	+ 29.2%	—	—	—

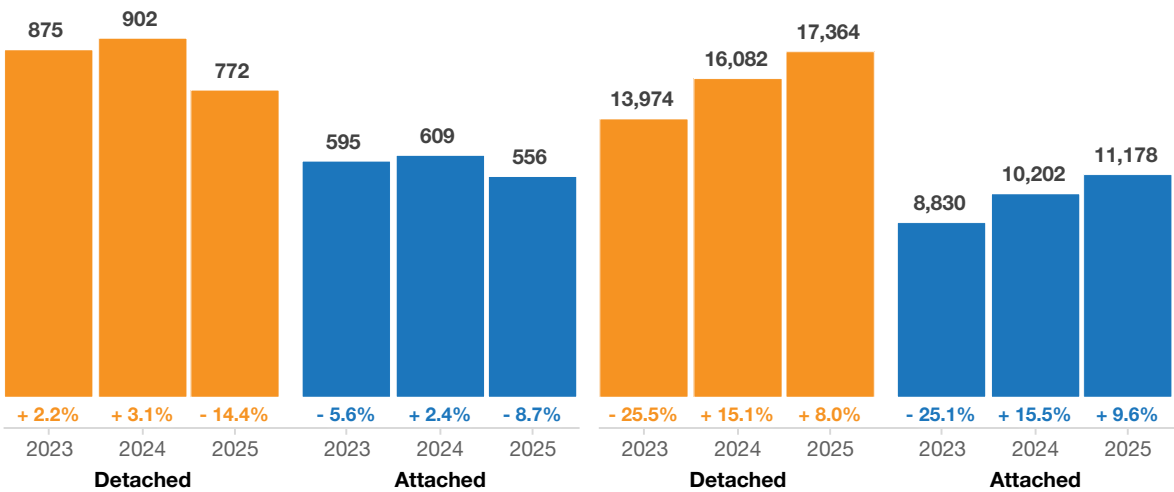
The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

New Listings

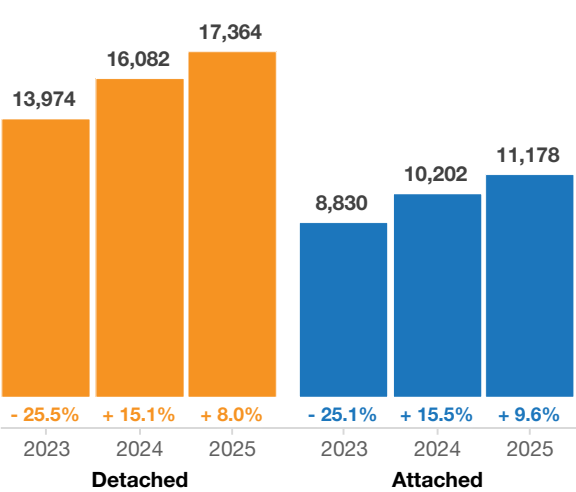
A count of the properties that have been newly listed on the market in a given month.



November

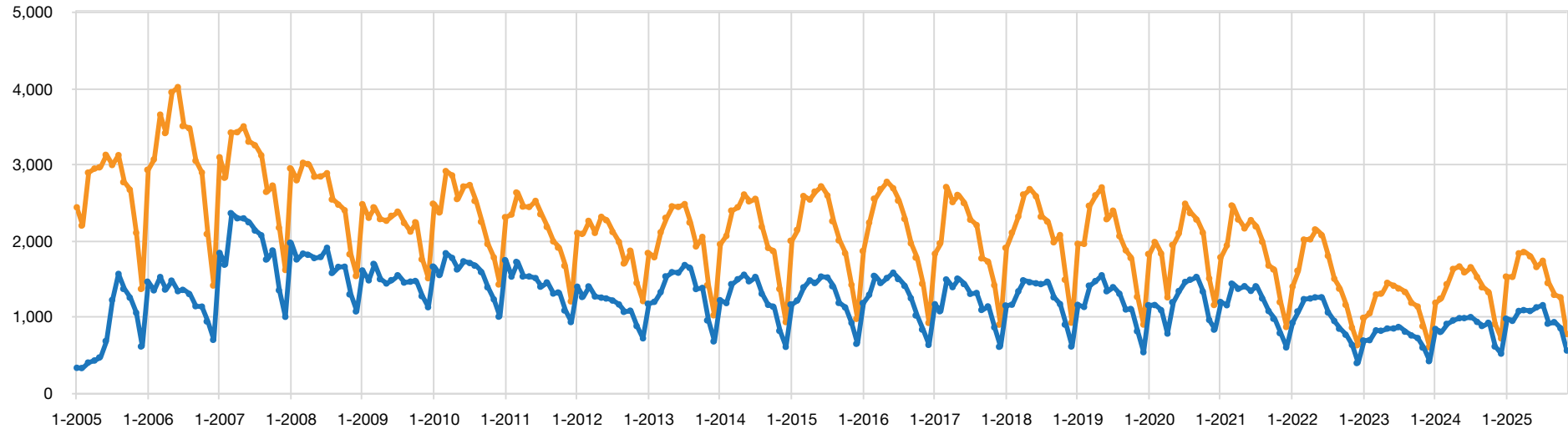


Year to Date



New Listings	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2024	715	+ 19.2%	515	+ 23.5%
Jan-2025	1,525	+ 29.0%	973	+ 16.1%
Feb-2025	1,521	+ 23.1%	945	+ 18.1%
Mar-2025	1,830	+ 28.4%	1,074	+ 18.7%
Apr-2025	1,847	+ 13.7%	1,085	+ 14.2%
May-2025	1,791	+ 8.0%	1,074	+ 9.6%
Jun-2025	1,651	+ 4.4%	1,122	+ 14.4%
Jul-2025	1,732	+ 5.1%	1,150	+ 15.7%
Aug-2025	1,441	- 5.1%	908	- 2.5%
Sep-2025	1,286	- 7.1%	928	+ 5.7%
Oct-2025	1,253	- 5.1%	848	- 7.7%
Nov-2025	772	- 14.4%	556	- 8.7%
12-Month Avg	1,447	+ 8.0%	932	+ 9.6%

Historical New Listings by Month



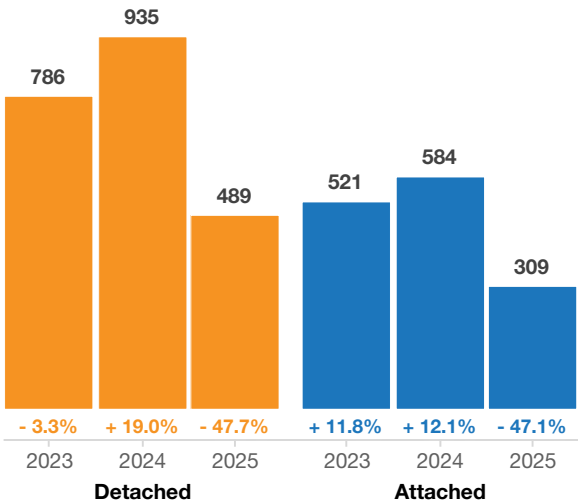
The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

Pending Sales

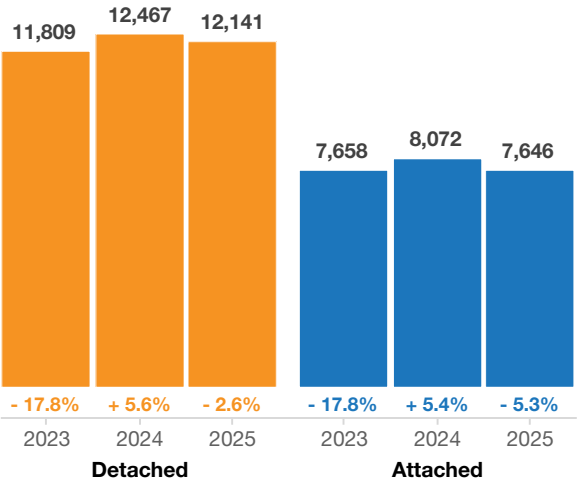
A count of the properties on which offers have been accepted in a given month.



November

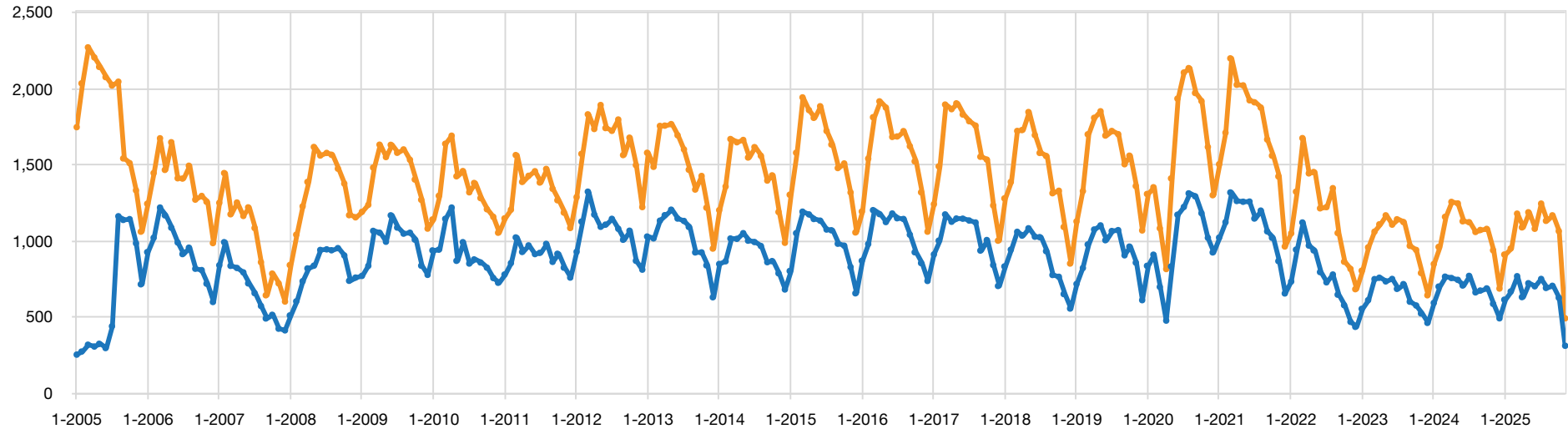


Year to Date



Pending Sales	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2024	684	+ 6.9%	489	+ 6.5%
Jan-2025	907	+ 7.3%	611	+ 3.6%
Feb-2025	947	- 1.0%	665	- 4.6%
Mar-2025	1,175	+ 1.8%	765	+ 0.4%
Apr-2025	1,085	- 13.3%	628	- 16.6%
May-2025	1,184	- 4.7%	719	- 3.0%
Jun-2025	1,076	- 4.4%	699	- 0.7%
Jul-2025	1,241	+ 10.9%	747	- 2.6%
Aug-2025	1,128	+ 6.9%	688	+ 4.4%
Sep-2025	1,164	+ 9.0%	702	+ 4.6%
Oct-2025	1,061	- 1.3%	624	- 8.9%
Nov-2025	489	- 47.7%	309	- 47.1%
12-Month Avg	1,012	- 2.6%	637	- 5.3%

Historical Pending Sales by Month



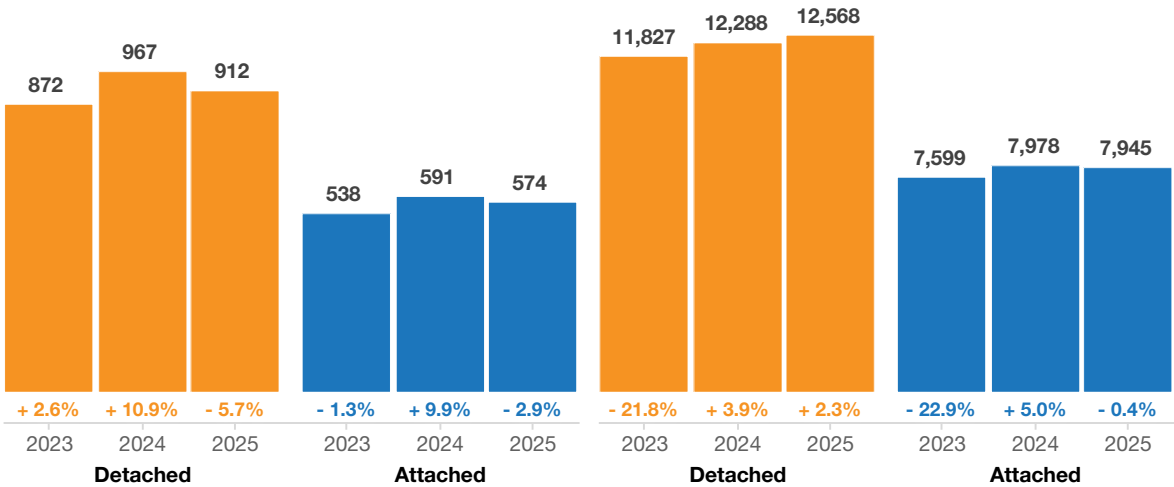
The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

Closed Sales

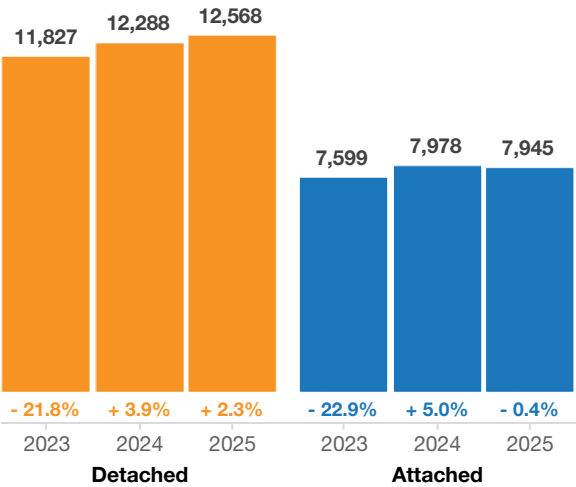
A count of the actual sales that closed in a given month.



November

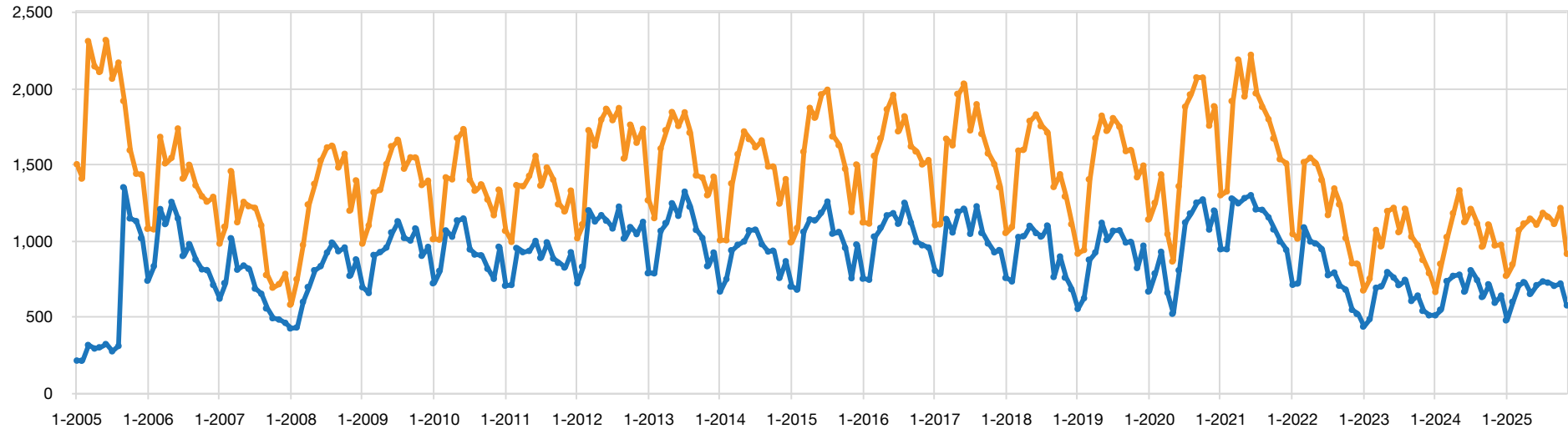


Year to Date



Closed Sales	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2024	971	+ 23.7%	638	+ 25.3%
Jan-2025	768	+ 16.0%	476	- 6.5%
Feb-2025	842	- 0.5%	597	+ 9.5%
Mar-2025	1,066	+ 4.3%	706	- 3.7%
Apr-2025	1,110	- 5.8%	726	- 5.3%
May-2025	1,142	- 14.0%	649	- 16.3%
Jun-2025	1,103	- 1.5%	706	+ 6.3%
Jul-2025	1,180	- 2.2%	731	- 9.1%
Aug-2025	1,154	+ 3.9%	723	- 2.3%
Sep-2025	1,108	+ 15.5%	702	+ 11.6%
Oct-2025	1,212	+ 9.8%	717	+ 0.7%
Nov-2025	912	- 5.7%	574	- 2.9%
12-Month Avg	1,047	+ 2.2%	662	- 0.5%

Historical Closed Sales by Month



The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

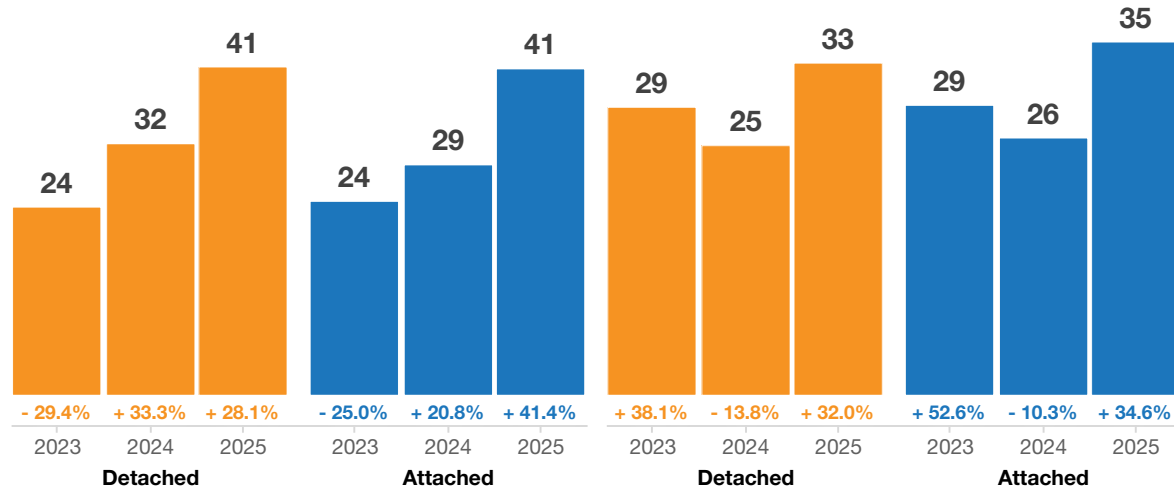
Days on Market Until Sale

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



November

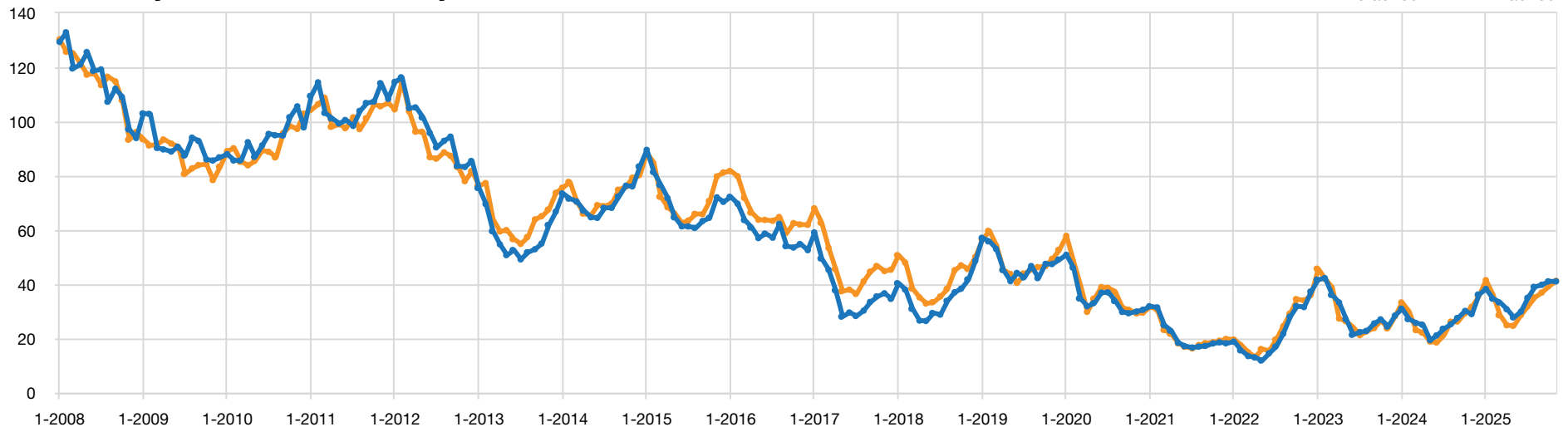
Year to Date



Days on Market	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2024	36	+ 28.6%	36	+ 28.6%
Jan-2025	42	+ 27.3%	38	+ 22.6%
Feb-2025	36	+ 20.0%	35	+ 29.6%
Mar-2025	29	+ 26.1%	33	+ 26.9%
Apr-2025	25	+ 13.6%	31	+ 24.0%
May-2025	25	+ 31.6%	28	+ 47.4%
Jun-2025	29	+ 52.6%	30	+ 42.9%
Jul-2025	32	+ 52.4%	35	+ 45.8%
Aug-2025	35	+ 34.6%	39	+ 56.0%
Sep-2025	37	+ 42.3%	40	+ 42.9%
Oct-2025	39	+ 34.5%	41	+ 36.7%
Nov-2025	41	+ 28.1%	41	+ 41.4%
12-Month Avg*	33	+ 33.1%	35	+ 37.4%

* Days on Market for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



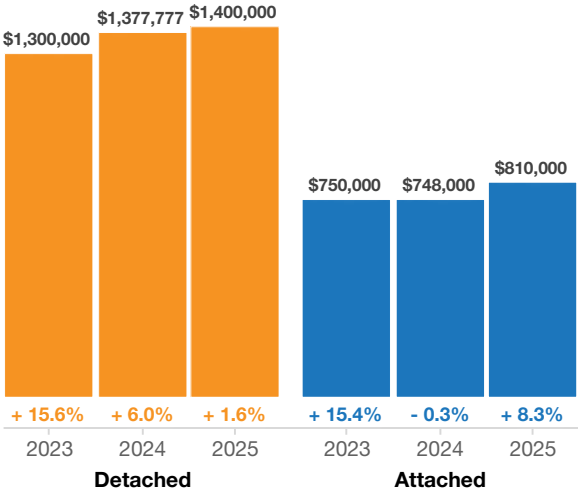
The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

Median Sales Price

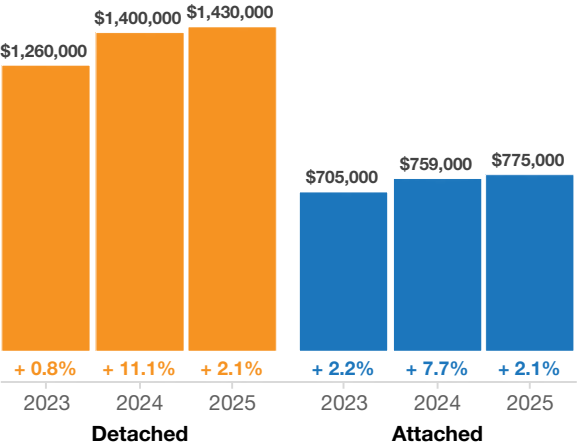
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



November



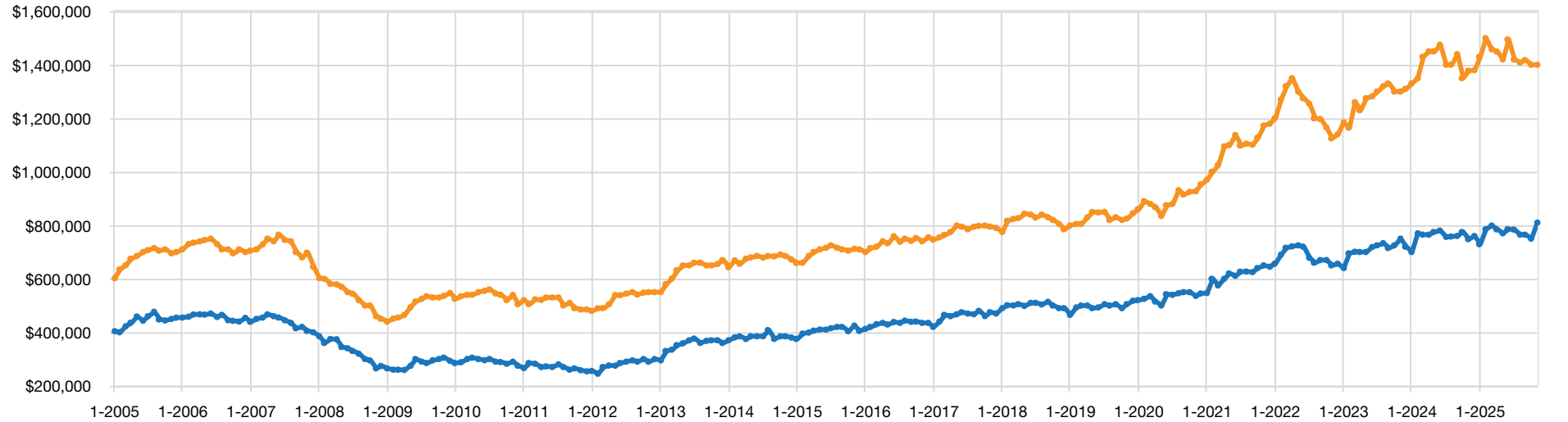
Year to Date



Median Sales Price	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2024	\$1,380,000	+ 5.3%	\$760,000	+ 5.6%
Jan-2025	\$1,430,000	+ 7.5%	\$729,250	+ 4.2%
Feb-2025	\$1,500,000	+ 11.1%	\$785,000	+ 1.9%
Mar-2025	\$1,458,250	+ 2.0%	\$799,000	+ 4.4%
Apr-2025	\$1,450,000	0.0%	\$785,000	+ 2.6%
May-2025	\$1,420,000	- 2.1%	\$770,000	- 0.6%
Jun-2025	\$1,495,000	+ 1.4%	\$785,500	+ 0.7%
Jul-2025	\$1,420,000	+ 1.4%	\$784,000	+ 3.6%
Aug-2025	\$1,408,500	+ 0.6%	\$765,000	+ 0.9%
Sep-2025	\$1,417,500	- 1.6%	\$765,000	+ 0.7%
Oct-2025	\$1,400,000	+ 3.7%	\$750,000	- 3.2%
Nov-2025	\$1,400,000	+ 1.6%	\$810,000	+ 8.3%
12-Month Avg*	\$1,430,000	+ 2.1%	\$775,000	+ 2.1%

* Median Sales Price for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month



The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

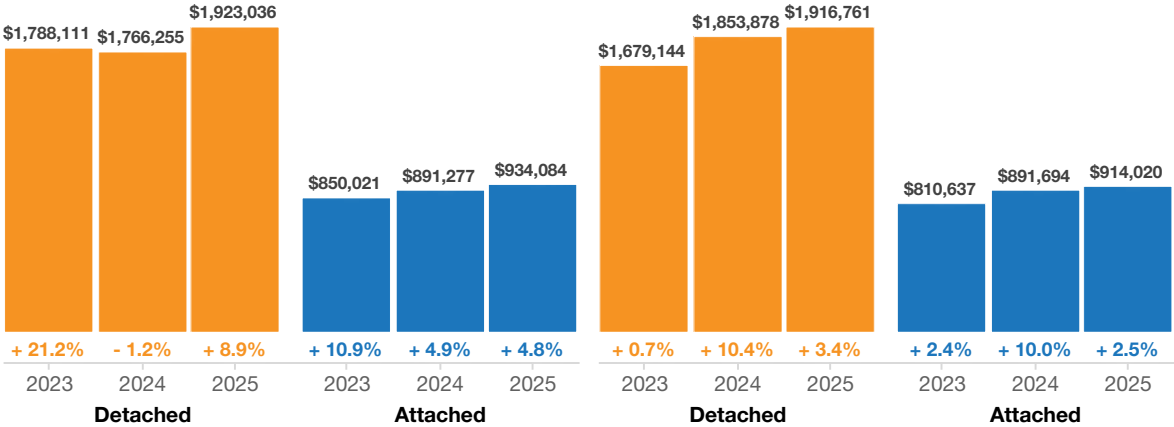
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.



November

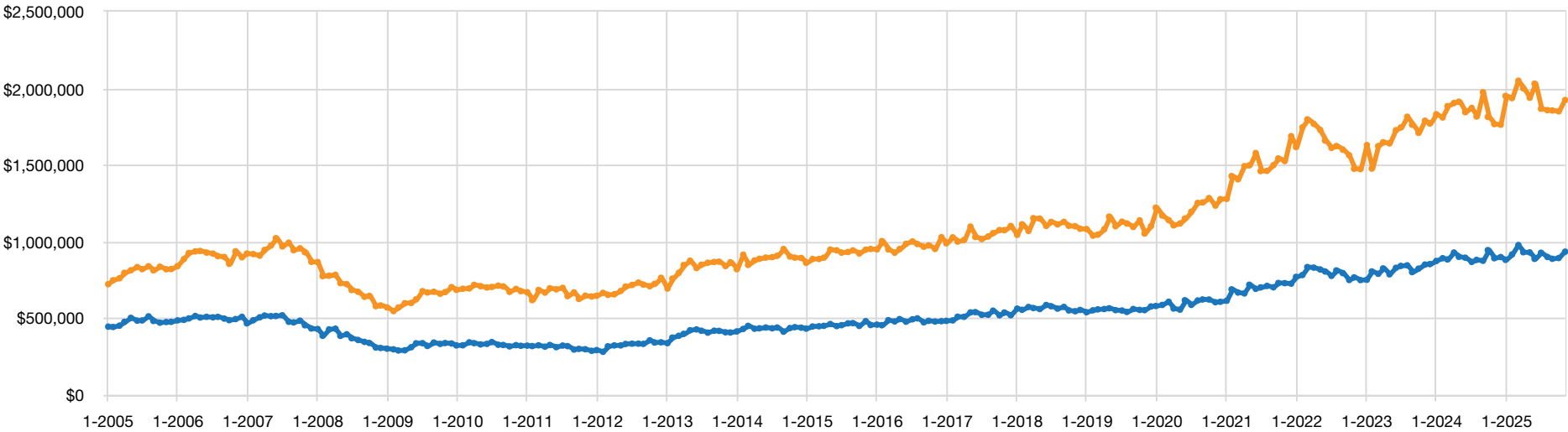
Year to Date



Avg. Sales Price	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2024	\$1,762,001	- 0.4%	\$898,962	+ 5.4%
Jan-2025	\$1,949,651	+ 6.5%	\$880,773	+ 0.9%
Feb-2025	\$1,935,544	+ 7.0%	\$915,704	+ 2.7%
Mar-2025	\$2,049,206	+ 8.8%	\$977,318	+ 10.6%
Apr-2025	\$1,999,495	+ 5.0%	\$930,485	+ 0.2%
May-2025	\$1,937,822	+ 1.3%	\$929,327	+ 3.2%
Jun-2025	\$2,029,999	+ 10.1%	\$887,259	- 0.8%
Jul-2025	\$1,866,380	- 0.3%	\$927,084	+ 6.9%
Aug-2025	\$1,857,189	+ 2.3%	\$899,508	+ 2.2%
Sep-2025	\$1,854,831	- 6.1%	\$887,567	+ 1.5%
Oct-2025	\$1,849,243	+ 2.0%	\$892,761	- 5.4%
Nov-2025	\$1,923,036	+ 8.9%	\$934,084	+ 4.8%
12-Month Avg*	\$1,916,761	+ 3.4%	\$914,020	+ 2.5%

* Avg. Sales Price for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

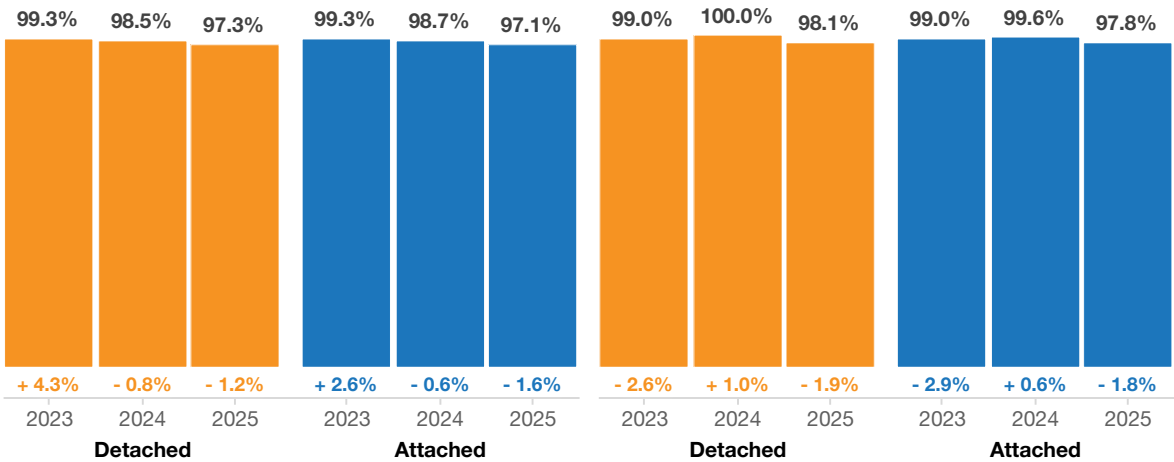
Percent of Original List Price Received

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.



November

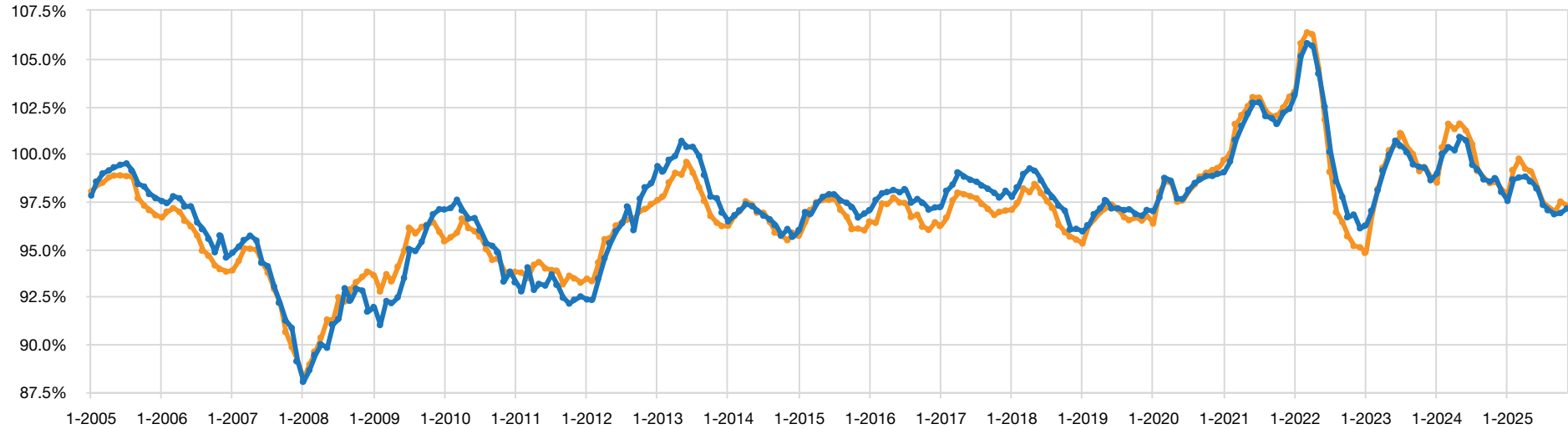
Year to Date



Pct. of Orig. Price Received	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2024	98.1%	- 0.7%	98.0%	- 0.6%
Jan-2025	97.9%	- 0.6%	97.5%	- 1.5%
Feb-2025	99.1%	- 1.2%	98.6%	- 1.4%
Mar-2025	99.7%	- 1.9%	98.8%	- 1.5%
Apr-2025	99.2%	- 2.1%	98.8%	- 1.4%
May-2025	99.1%	- 2.5%	98.5%	- 2.4%
Jun-2025	98.3%	- 2.9%	98.2%	- 2.5%
Jul-2025	97.4%	- 3.1%	97.3%	- 2.1%
Aug-2025	97.2%	- 1.9%	97.0%	- 2.2%
Sep-2025	97.0%	- 1.7%	96.8%	- 1.9%
Oct-2025	97.5%	- 1.0%	96.9%	- 1.6%
Nov-2025	97.3%	- 1.2%	97.1%	- 1.6%
12-Month Avg*	98.1%	- 1.9%	97.8%	- 1.8%

* Pct. of Orig. Price Received for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month



The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

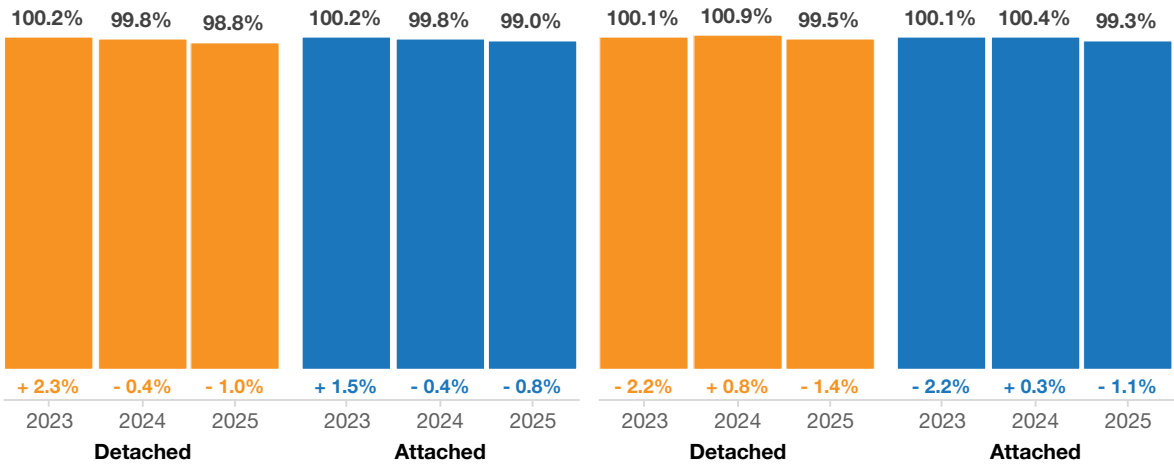
Percent of List Price Received

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



November

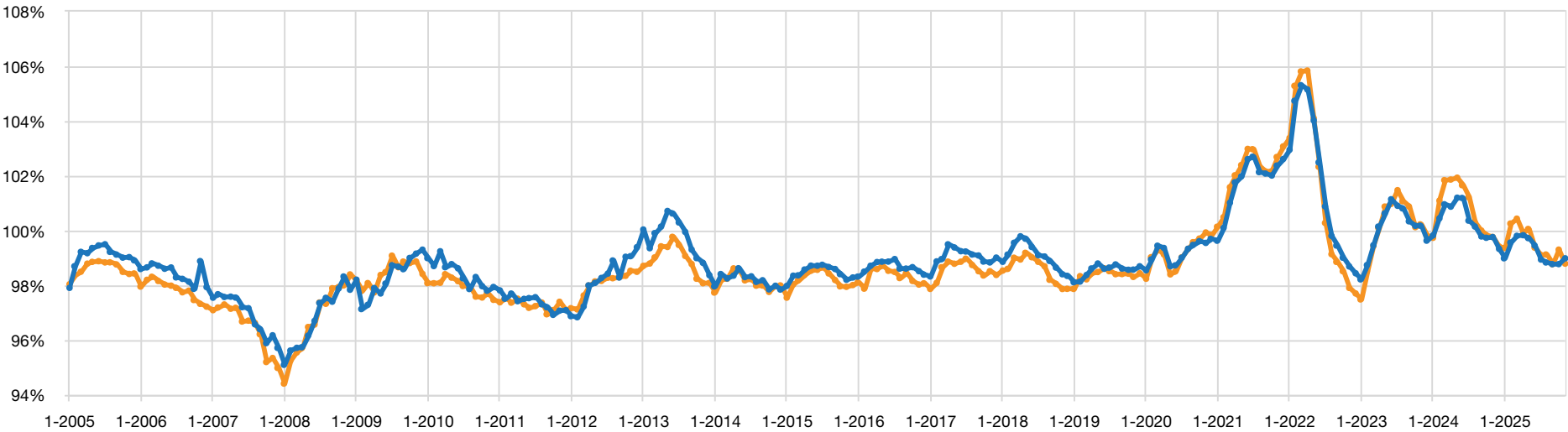
Year to Date



Pct. of List Price Received	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2024	99.4%	- 0.4%	99.3%	- 0.3%
Jan-2025	99.4%	- 0.3%	99.0%	- 0.8%
Feb-2025	100.3%	- 0.8%	99.6%	- 0.8%
Mar-2025	100.4%	- 1.4%	99.8%	- 1.2%
Apr-2025	99.9%	- 2.0%	99.8%	- 1.1%
May-2025	100.1%	- 1.8%	99.7%	- 1.5%
Jun-2025	99.4%	- 2.3%	99.5%	- 1.7%
Jul-2025	99.1%	- 2.1%	98.9%	- 1.5%
Aug-2025	99.1%	- 1.2%	98.8%	- 1.3%
Sep-2025	98.8%	- 1.2%	98.8%	- 1.0%
Oct-2025	99.3%	- 0.5%	98.8%	- 0.9%
Nov-2025	98.8%	- 1.0%	99.0%	- 0.8%
12-Month Avg*	99.5%	- 1.4%	99.3%	- 1.1%

* Pct. of List Price Received for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

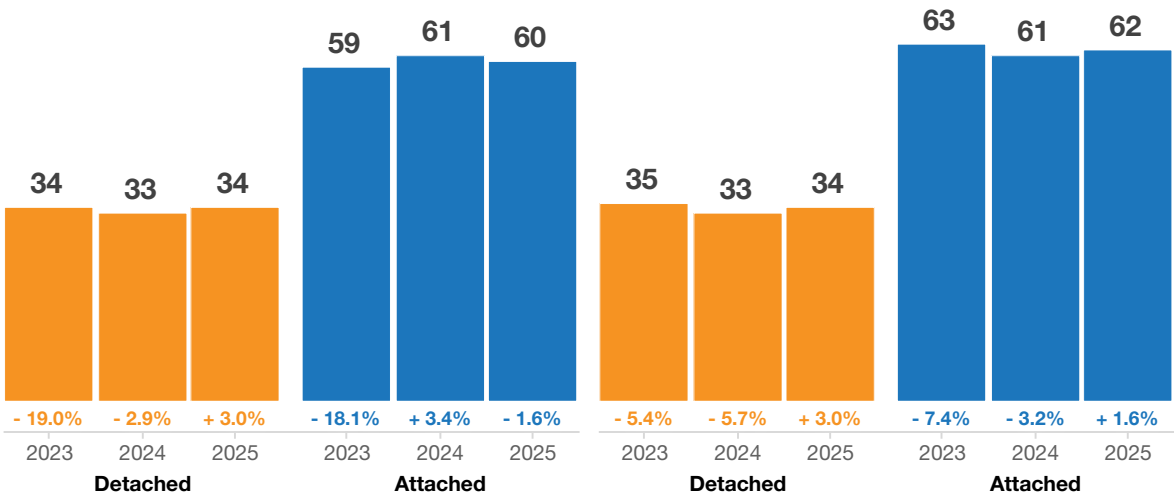
Housing Affordability Index

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.



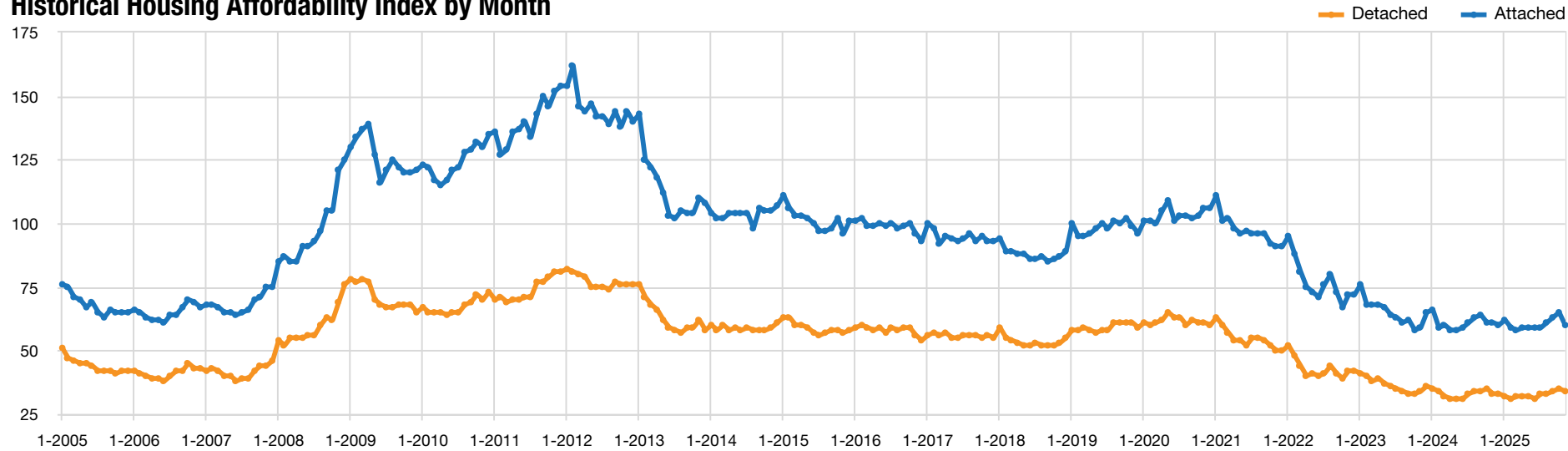
November

Year to Date



Affordability Index	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2024	33	- 8.3%	60	- 7.7%
Jan-2025	32	- 8.6%	62	- 6.1%
Feb-2025	31	- 8.8%	59	0.0%
Mar-2025	32	0.0%	58	- 3.3%
Apr-2025	32	+ 3.2%	59	+ 1.7%
May-2025	32	+ 3.2%	59	+ 1.7%
Jun-2025	31	0.0%	59	0.0%
Jul-2025	33	0.0%	59	- 3.3%
Aug-2025	33	- 2.9%	61	- 3.2%
Sep-2025	34	0.0%	63	- 1.6%
Oct-2025	35	0.0%	65	+ 6.6%
Nov-2025	34	+ 3.0%	60	- 1.6%
12-Month Avg	33	0.0%	60	- 1.6%

Historical Housing Affordability Index by Month



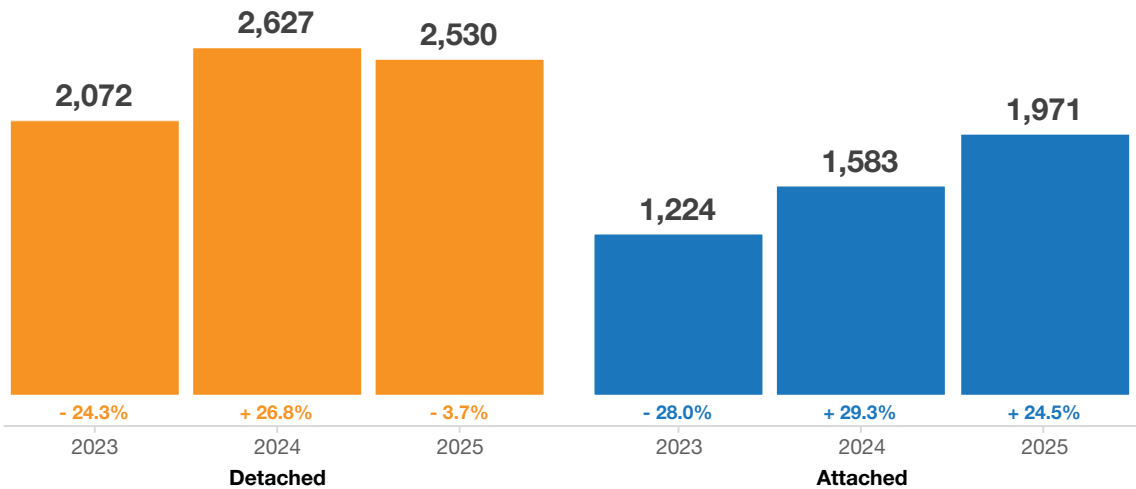
The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

Inventory of Homes for Sale

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

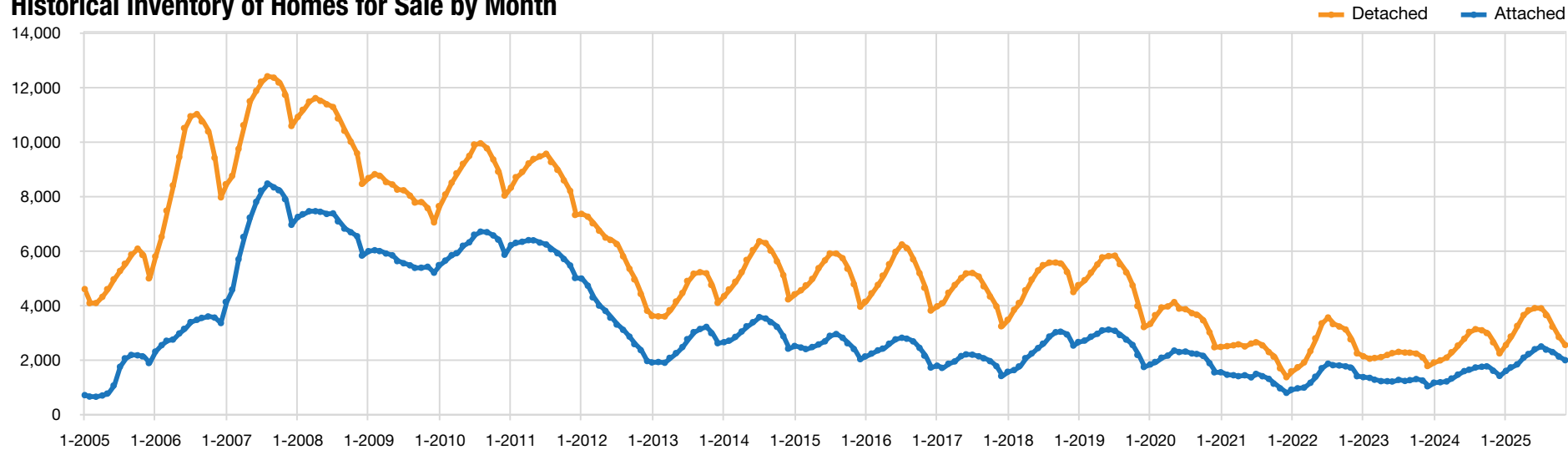


November



Homes for Sale	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2024	2,222	+ 26.4%	1,395	+ 37.4%
Jan-2025	2,528	+ 34.0%	1,578	+ 37.6%
Feb-2025	2,838	+ 44.5%	1,708	+ 47.0%
Mar-2025	3,228	+ 56.3%	1,819	+ 52.7%
Apr-2025	3,625	+ 60.2%	2,064	+ 58.9%
May-2025	3,802	+ 51.6%	2,199	+ 52.4%
Jun-2025	3,883	+ 40.8%	2,374	+ 51.1%
Jul-2025	3,875	+ 28.7%	2,476	+ 52.6%
Aug-2025	3,626	+ 16.6%	2,358	+ 38.3%
Sep-2025	3,202	+ 4.4%	2,269	+ 31.1%
Oct-2025	2,821	- 5.0%	2,104	+ 20.6%
Nov-2025	2,530	- 3.7%	1,971	+ 24.5%
12-Month Avg	3,182	+ 27.3%	2,026	+ 41.2%

Historical Inventory of Homes for Sale by Month



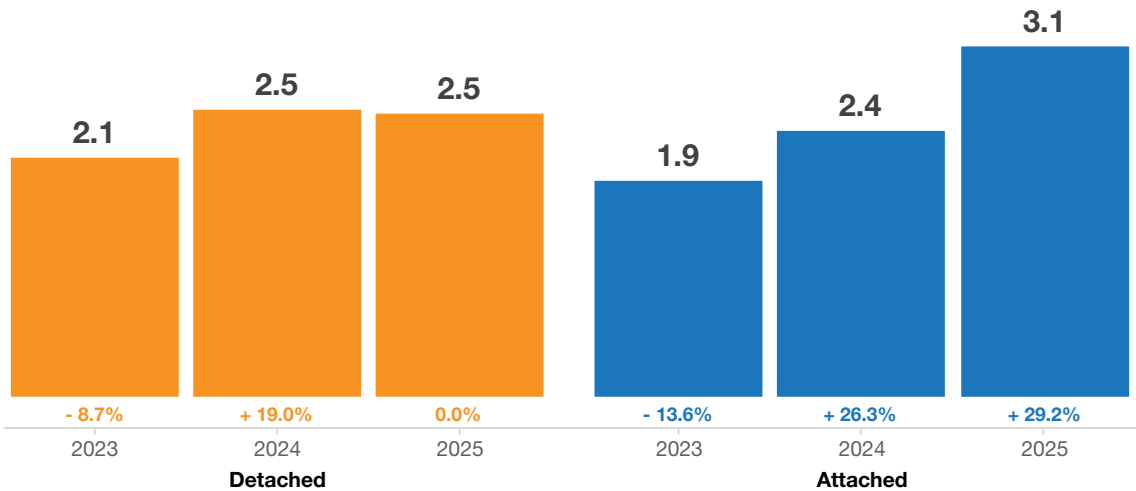
The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



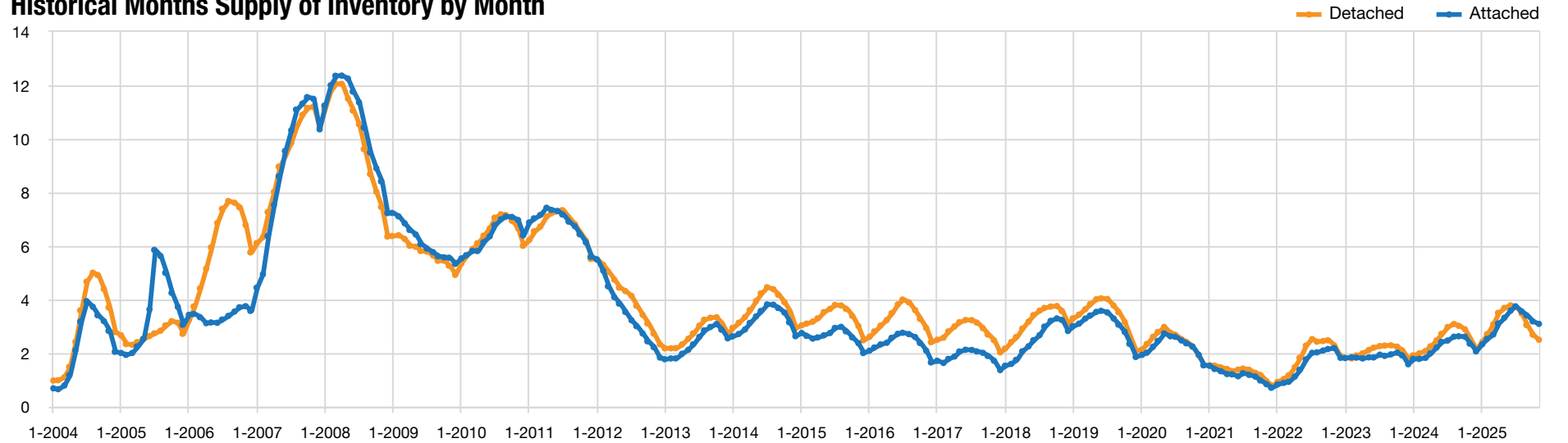
November



Months Supply	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Dec-2024	2.1	+ 16.7%	2.1	+ 31.3%
Jan-2025	2.4	+ 26.3%	2.3	+ 27.8%
Feb-2025	2.7	+ 35.0%	2.5	+ 38.9%
Mar-2025	3.1	+ 47.6%	2.7	+ 50.0%
Apr-2025	3.5	+ 52.2%	3.1	+ 55.0%
May-2025	3.7	+ 48.0%	3.3	+ 50.0%
Jun-2025	3.8	+ 40.7%	3.6	+ 50.0%
Jul-2025	3.7	+ 23.3%	3.8	+ 52.0%
Aug-2025	3.5	+ 12.9%	3.6	+ 38.5%
Sep-2025	3.0	0.0%	3.4	+ 30.8%
Oct-2025	2.7	- 6.9%	3.2	+ 23.1%
Nov-2025	2.5	0.0%	3.1	+ 29.2%
12-Month Avg*	3.1	+ 23.6%	3.1	+ 39.4%

* Months Supply for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

All Properties

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,546	1,328	- 14.1%	26,738	28,738	+ 7.5%
Pending Sales		1,536	798	- 48.0%	20,847	19,972	- 4.2%
Closed Sales		1,586	1,486	- 6.3%	20,570	20,717	+ 0.7%
Days on Market Until Sale		31	41	+ 32.3%	26	34	+ 30.8%
Median Sales Price		\$1,155,000	\$1,168,000	+ 1.1%	\$1,150,000	\$1,185,000	+ 3.0%
Average Sales Price		\$1,432,557	\$1,541,440	+ 7.6%	\$1,474,876	\$1,529,412	+ 3.7%
Pct. of Orig. Price Received		98.6%	97.2%	- 1.4%	99.8%	98.0%	- 1.8%
Percent of List Price Received		99.8%	98.9%	- 0.9%	100.7%	99.4%	- 1.3%
Housing Affordability Index		40	41	+ 2.5%	40	41	+ 2.5%
Inventory of Homes for Sale		4,307	4,501	+ 4.5%	—	—	—
Months Supply of Inventory		2.5	2.7	+ 8.0%	—	—	—

The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.