

Monthly Indicators



December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

New Listings decreased 15.5 percent for Detached homes and 22.9 percent for Attached homes. Pending Sales decreased 29.3 percent for Detached homes and 42.9 percent for Attached homes. Inventory decreased 15.4 percent for Detached homes but increased 9.3 percent for Attached homes.

Median Sales Price increased 1.4 percent to \$1,399,500 for Detached homes and 0.9 percent to \$767,000 for Attached homes. Days on Market increased 16.7 percent for Detached homes and 27.8 percent for Attached homes. Months Supply of Inventory decreased 14.3 percent for Detached homes but increased 14.3 percent for Attached homes.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Monthly Snapshot

+ 1.4%

Change in Number of
Median Sales Price
Detached

+ 0.9%

Change in Number of
Median Sales Price
Attached

+ 2.2%

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.

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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	12-2024		12-2025		% Change	YTD 2024	YTD 2025	% Change
		12-2023	6-2024	12-2024	6-2025				
New Listings		715		604		- 15.5%	16,197	17,372	+ 7.3%
Pending Sales		683		483		- 29.3%	12,510	12,351	- 1.3%
Closed Sales		971		1,002		+ 3.2%	12,474	12,603	+ 1.0%
Days on Market Until Sale		36		42		+ 16.7%	26	34	+ 30.8%
Median Sales Price		\$1,380,000		\$1,399,500		+ 1.4%	\$1,400,000	\$1,430,000	+ 2.1%
Average Sales Price		\$1,762,001		\$1,845,967		+ 4.8%	\$1,852,008	\$1,922,994	+ 3.8%
Pct. of Orig. Price Received		98.1%		96.9%		- 1.2%	99.9%	98.0%	- 1.9%
Percent of List Price Received		99.4%		98.8%		- 0.6%	100.8%	99.4%	- 1.4%
Housing Affordability Index		33		35		+ 6.1%	33	34	+ 3.0%
Inventory of Homes for Sale		2,230		1,887		- 15.4%	—	—	—
Months Supply of Inventory		2.1		1.8		- 14.3%	—	—	—

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	12-2024		12-2025	% Change	YTD 2024	YTD 2025	% Change
		12-2023	6-2024	12-2024	6-2025	12-2025	12-2024	12-2025
New Listings		515		397	- 22.9%	10,301	11,126	+ 8.0%
Pending Sales		489		279	- 42.9%	8,102	7,702	- 4.9%
Closed Sales		638		635	- 0.5%	8,107	7,945	- 2.0%
Days on Market Until Sale		36		46	+ 27.8%	26	36	+ 38.5%
Median Sales Price		\$760,000		\$767,000	+ 0.9%	\$760,000	\$775,000	+ 2.0%
Average Sales Price		\$898,962		\$903,631	+ 0.5%	\$894,701	\$915,302	+ 2.3%
Pct. of Orig. Price Received		98.0%		96.5%	- 1.5%	99.5%	97.7%	- 1.8%
Percent of List Price Received		99.3%		98.7%	- 0.6%	100.3%	99.2%	- 1.1%
Housing Affordability Index		60		63	+ 5.0%	60	63	+ 5.0%
Inventory of Homes for Sale		1,397		1,527	+ 9.3%	—	—	—
Months Supply of Inventory		2.1		2.4	+ 14.3%	—	—	—

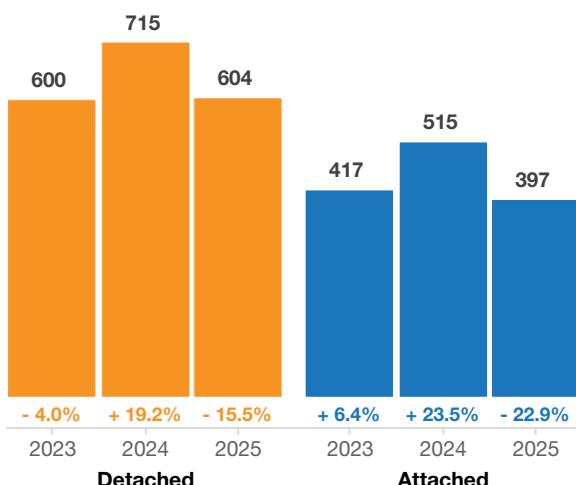
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New Listings

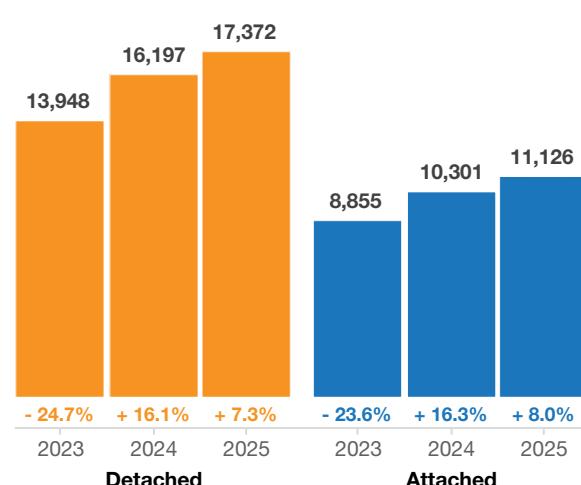
A count of the properties that have been newly listed on the market in a given month.



December

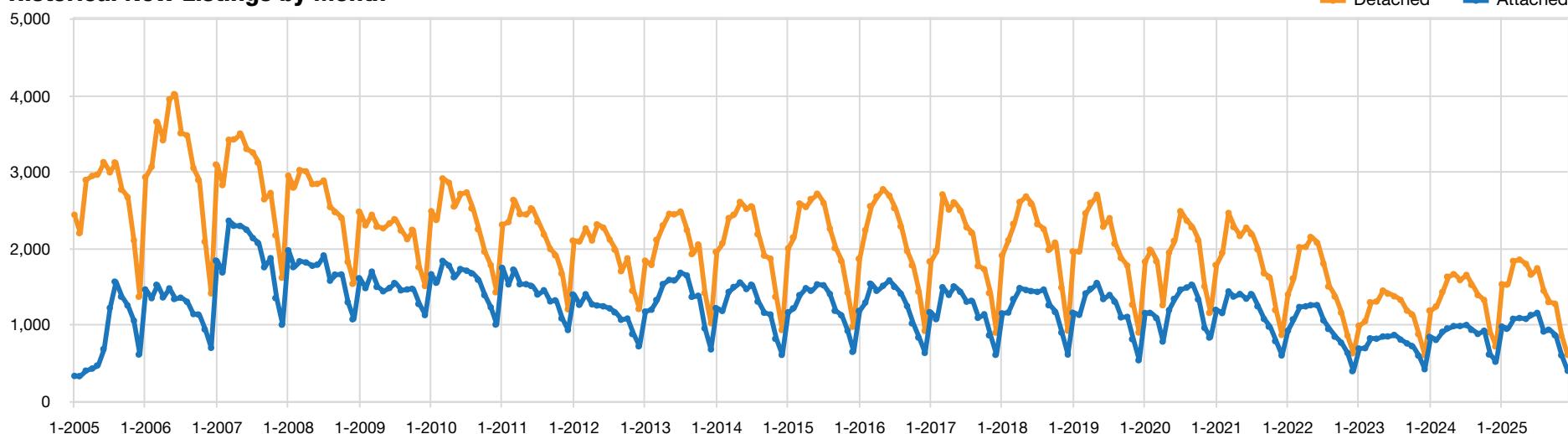


Year to Date



	New Listings	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Jan-2025	1,526		+ 29.1%	973	+ 16.1%
Feb-2025	1,521		+ 23.1%	945	+ 18.1%
Mar-2025	1,830		+ 28.4%	1,075	+ 18.8%
Apr-2025	1,848		+ 13.7%	1,085	+ 14.2%
May-2025	1,792		+ 8.1%	1,074	+ 9.6%
Jun-2025	1,652		+ 4.5%	1,124	+ 14.6%
Jul-2025	1,734		+ 5.2%	1,152	+ 15.9%
Aug-2025	1,443		- 5.0%	909	- 2.4%
Sep-2025	1,294		- 6.6%	932	+ 6.2%
Oct-2025	1,272		- 3.7%	861	- 6.3%
Nov-2025	856		- 5.1%	599	- 1.8%
Dec-2025	604		- 15.5%	397	- 22.9%
12-Month Avg	1,448		+ 7.3%	927	+ 8.0%

Historical New Listings by Month



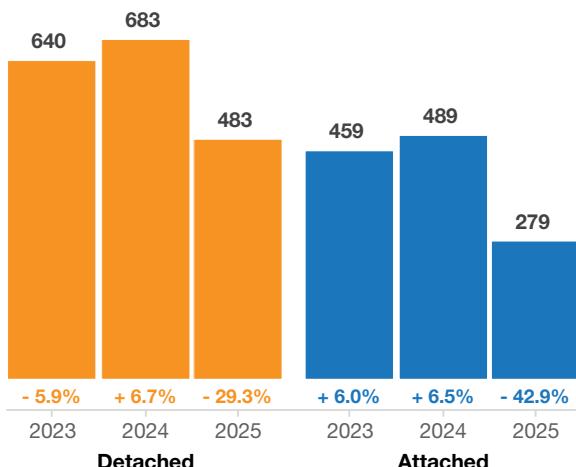
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Pending Sales

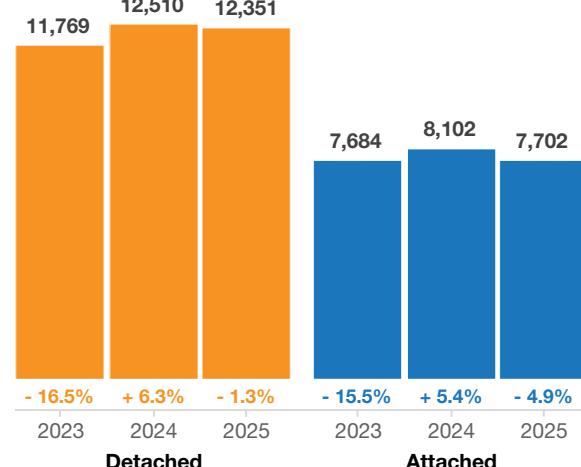
A count of the properties on which offers have been accepted in a given month.



December

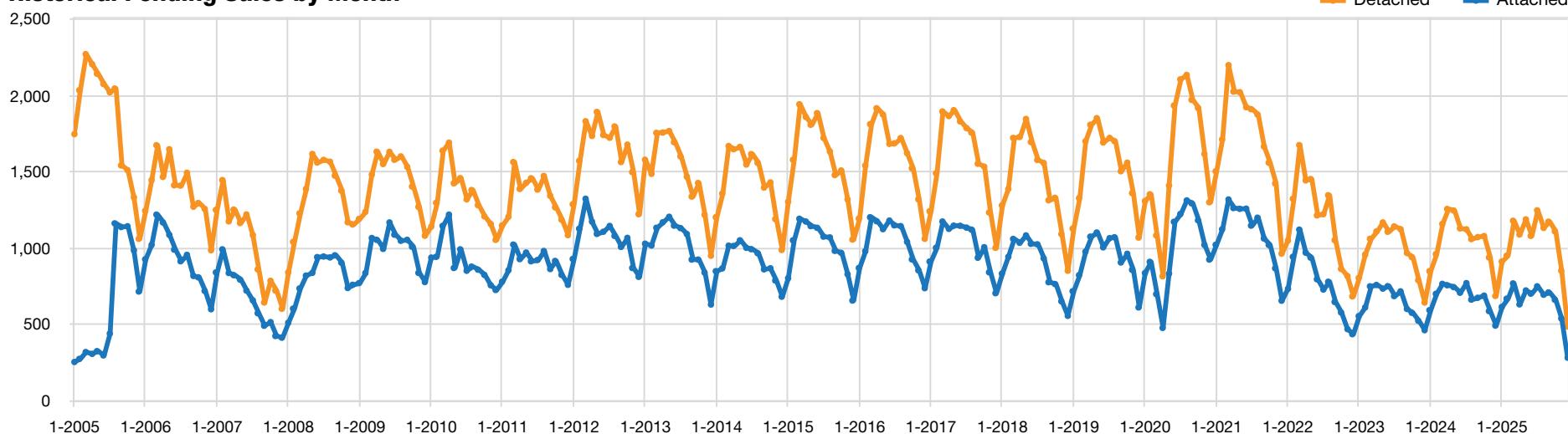


Year to Date



Pending Sales	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Jan-2025	908	+ 7.5%	611	+ 3.6%
Feb-2025	946	- 1.1%	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%	698	- 0.9%
Jul-2025	1,243	+ 11.1%	746	- 2.7%
Aug-2025	1,128	+ 6.9%	691	+ 4.9%
Sep-2025	1,169	+ 9.5%	706	+ 5.2%
Oct-2025	1,106	+ 2.9%	658	- 3.9%
Nov-2025	848	- 9.3%	536	- 8.2%
Dec-2025	483	- 29.3%	279	- 42.9%
12-Month Avg	1,029	- 1.3%	642	- 4.9%

Historical Pending Sales by Month



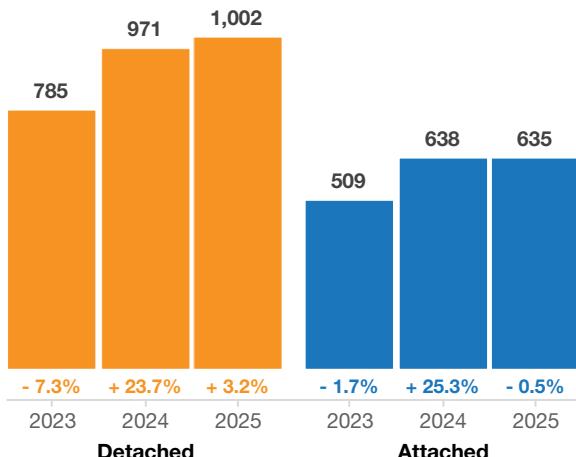
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Closed Sales

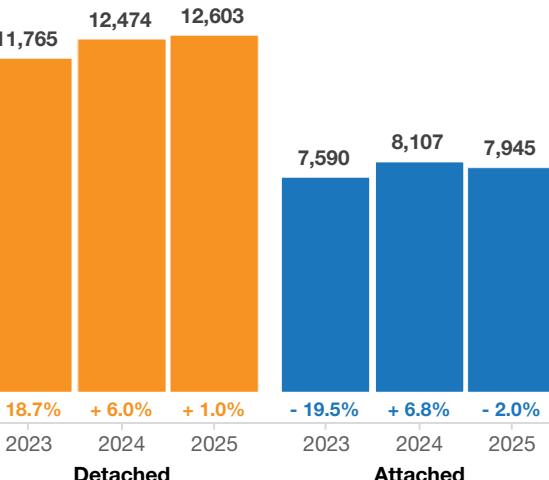
A count of the actual sales that closed in a given month.



December

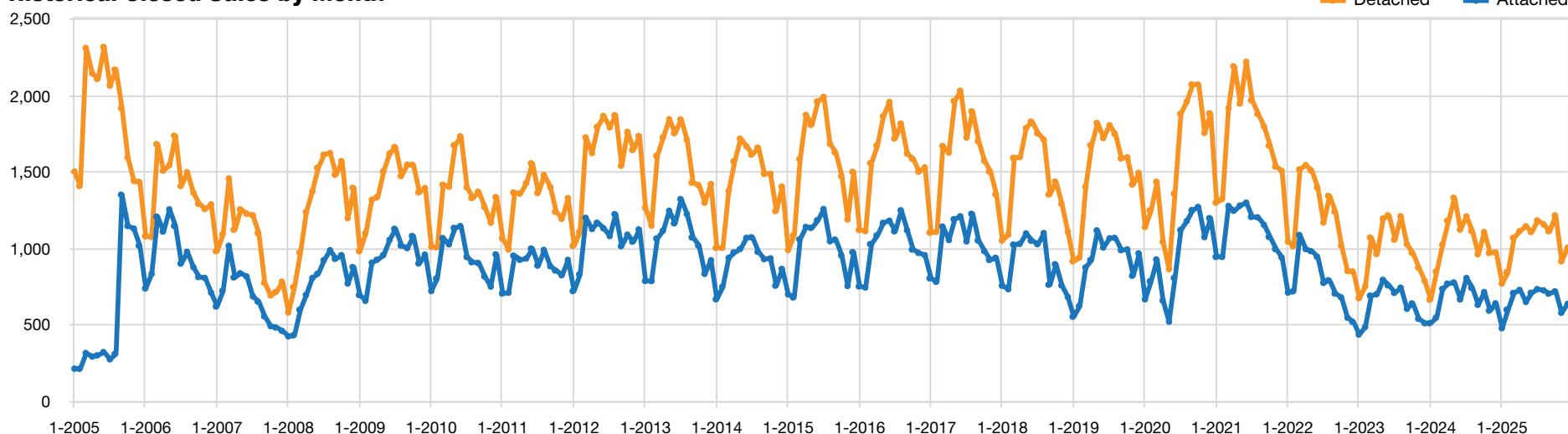


Year to Date



Closed Sales	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
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%	648	- 16.4%
Jun-2025	1,104	- 1.4%	707	+ 6.5%
Jul-2025	1,180	- 2.2%	731	- 9.1%
Aug-2025	1,154	+ 3.9%	723	- 2.3%
Sep-2025	1,109	+ 15.6%	702	+ 11.6%
Oct-2025	1,213	+ 9.9%	717	+ 0.7%
Nov-2025	913	- 5.6%	577	- 2.4%
Dec-2025	1,002	+ 3.2%	635	- 0.5%
12-Month Avg	1,050	+ 1.0%	662	- 2.1%

Historical Closed Sales by Month



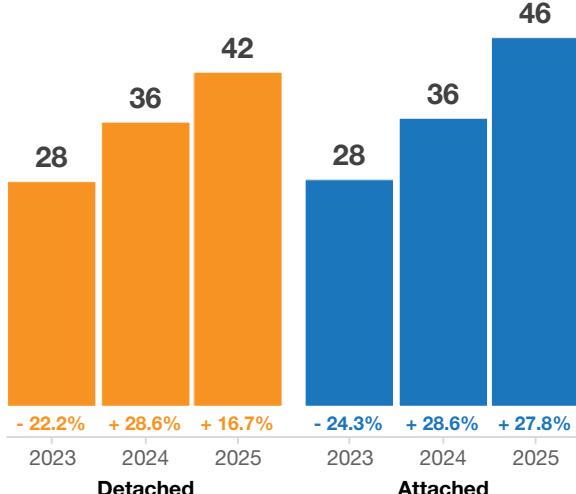
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Days on Market Until Sale

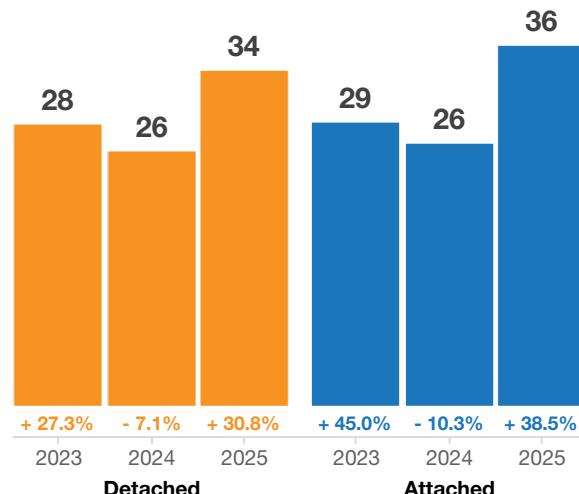
Average number of days between when a property is listed and when an offer is accepted in a given month.



December



Year to Date

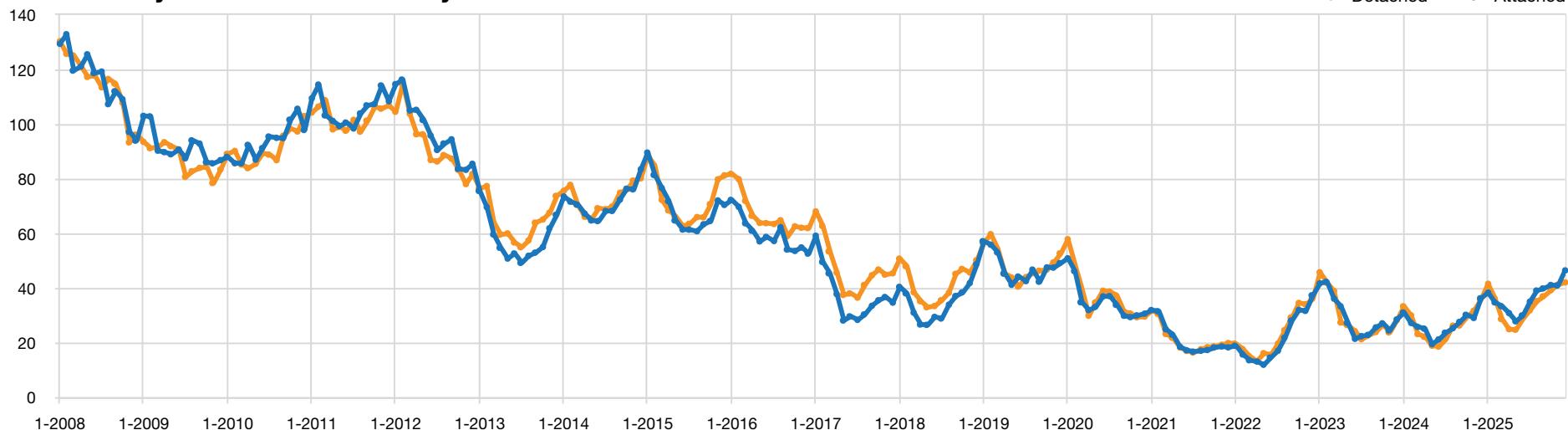


Days on Market	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Jan-2025	42	+ 27.3%	38	+ 22.6%
Feb-2025	36	+ 20.0%	35	+ 29.6%
Mar-2025	29	+ 26.1%	33	+ 26.9%
Apr-2025	25	+ 13.6%	31	+ 24.0%
May-2025	25	+ 31.6%	28	+ 47.4%
Jun-2025	29	+ 52.6%	30	+ 42.9%
Jul-2025	32	+ 52.4%	35	+ 45.8%
Aug-2025	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%
Dec-2025	42	+ 16.7%	46	+ 27.8%
12-Month Avg*	34	+ 31.7%	36	+ 37.1%

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

— Detached — Attached

Historical Days on Market Until Sale by Month



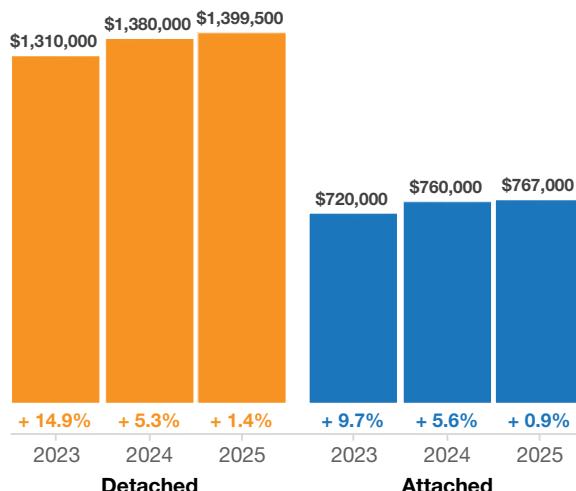
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Median Sales Price

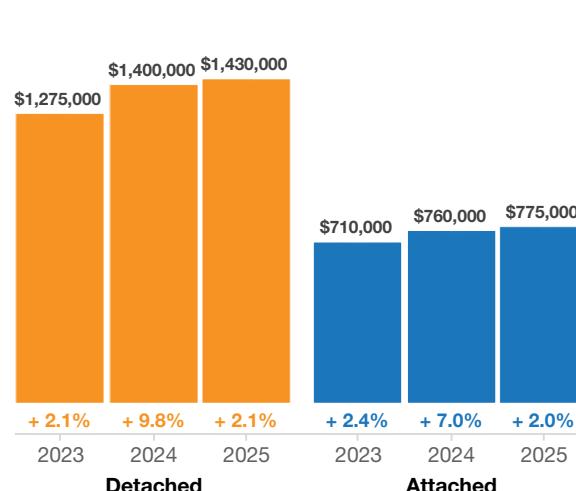
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



December



Year to Date

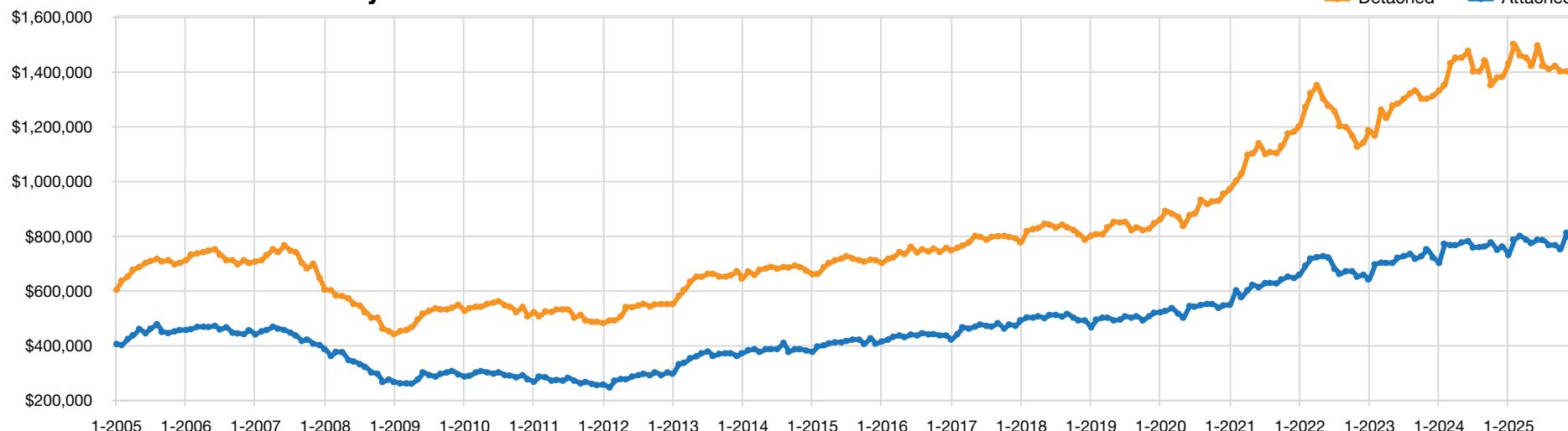


Median Sales Price	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Jan-2025	\$1,430,000	+ 7.5%	\$729,250	+ 4.2%
Feb-2025	\$1,500,000	+ 11.1%	\$785,000	+ 1.9%
Mar-2025	\$1,458,250	+ 2.0%	\$799,000	+ 4.4%
Apr-2025	\$1,450,000	0.0%	\$785,000	+ 2.6%
May-2025	\$1,420,000	- 2.1%	\$772,500	- 0.3%
Jun-2025	\$1,495,000	+ 1.4%	\$785,000	+ 0.6%
Jul-2025	\$1,420,000	+ 1.4%	\$784,000	+ 3.6%
Aug-2025	\$1,408,500	+ 0.6%	\$765,000	+ 0.9%
Sep-2025	\$1,420,000	- 1.4%	\$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%
Dec-2025	\$1,399,500	+ 1.4%	\$767,000	+ 0.9%
12-Month Avg*	\$1,430,000	+ 2.1%	\$775,000	+ 2.0%

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

Detached Attached

Historical Median Sales Price by Month



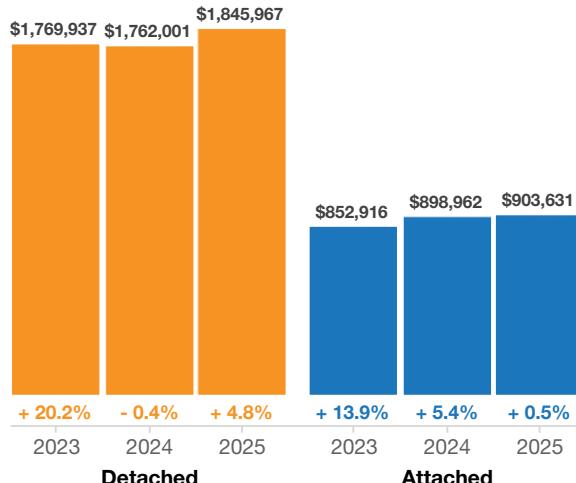
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Average Sales Price

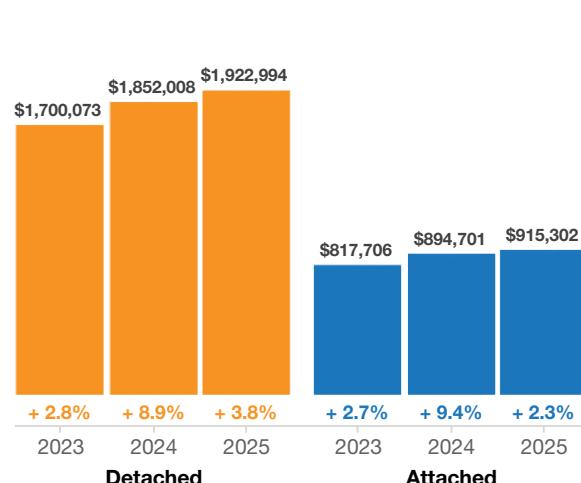
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December



Year to Date

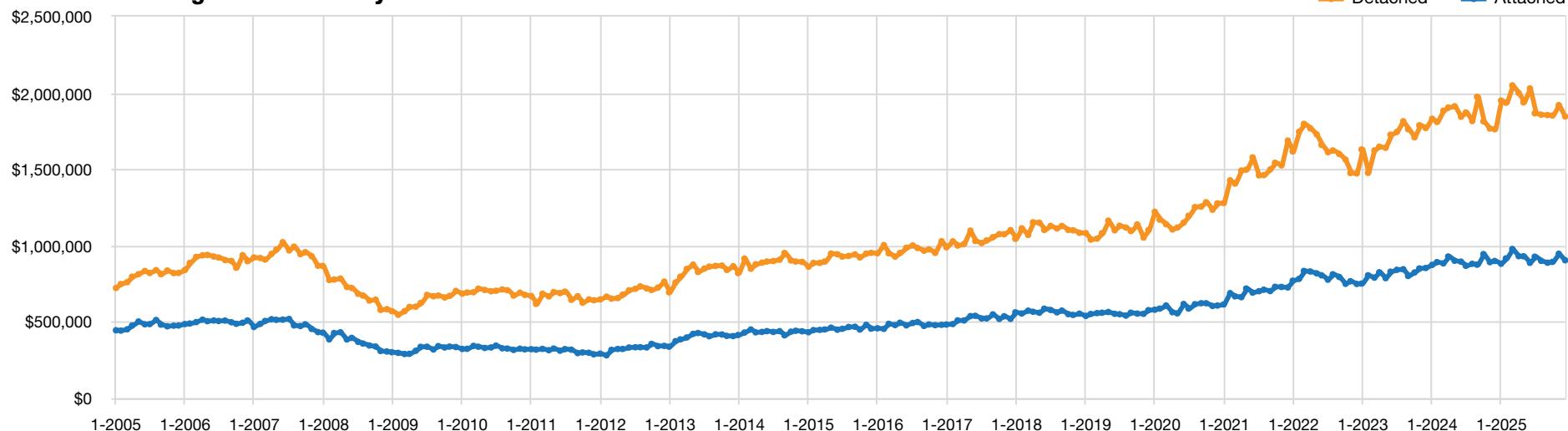


Avg. Sales Price	Detached	Year-Over-Year Change		
		Attached	Year-Over-Year Change	
Jan-2025	\$1,949,651	+ 6.5%	\$880,773	+ 0.9%
Feb-2025	\$1,935,544	+ 7.0%	\$915,704	+ 2.7%
Mar-2025	\$2,049,206	+ 8.8%	\$977,318	+ 10.6%
Apr-2025	\$1,999,495	+ 5.0%	\$930,485	+ 0.2%
May-2025	\$1,937,822	+ 1.3%	\$929,789	+ 3.3%
Jun-2025	\$2,029,333	+ 10.1%	\$886,895	- 0.9%
Jul-2025	\$1,866,088	- 0.3%	\$927,084	+ 6.9%
Aug-2025	\$1,857,189	+ 2.3%	\$899,508	+ 2.2%
Sep-2025	\$1,854,780	- 6.1%	\$887,567	+ 1.5%
Oct-2025	\$1,851,779	+ 2.1%	\$892,761	- 5.4%
Nov-2025	\$1,919,880	+ 8.7%	\$946,385	+ 6.2%
Dec-2025	\$1,845,967	+ 4.8%	\$903,631	+ 0.5%
12-Month Avg*	\$1,922,994	+ 3.8%	\$915,302	+ 2.3%

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

Detached Attached

Historical Average Sales Price by Month



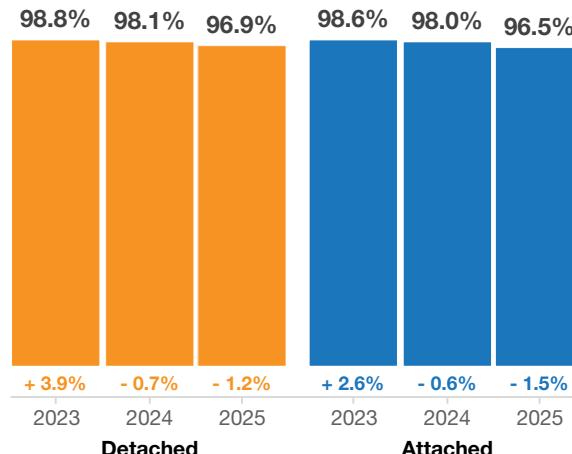
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Percent of Original List Price Received

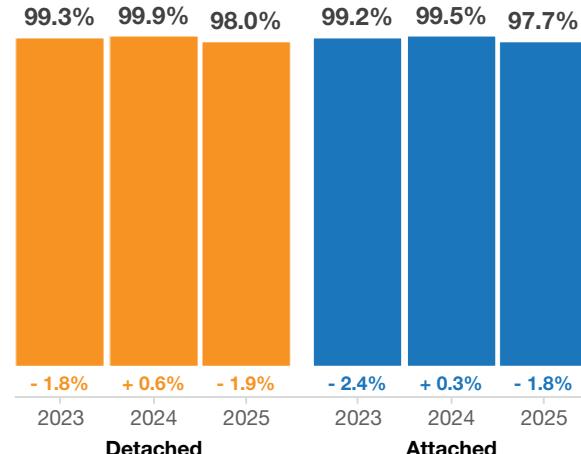
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



December



Year to Date

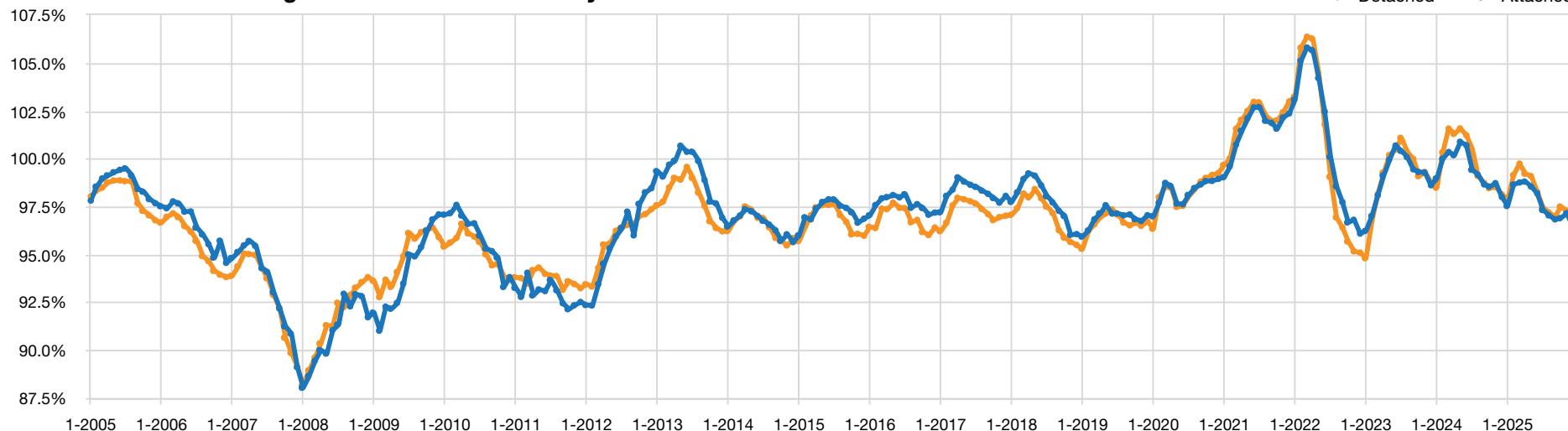


Pct. of Orig. Price Received*	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Jan-2025	97.9%	- 0.6%	97.5%	- 1.5%
Feb-2025	99.1%	- 1.2%	98.6%	- 1.4%
Mar-2025	99.7%	- 1.9%	98.8%	- 1.5%
Apr-2025	99.2%	- 2.1%	98.8%	- 1.4%
May-2025	99.1%	- 2.5%	98.5%	- 2.4%
Jun-2025	98.3%	- 2.9%	98.2%	- 2.5%
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%
Dec-2025	96.9%	- 1.2%	96.5%	- 1.5%
12-Month Avg*	98.0%	- 1.9%	97.7%	- 1.8%

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

— Detached — Attached

Historical Percent of Original List Price Received by Month



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Percent of List Price Received

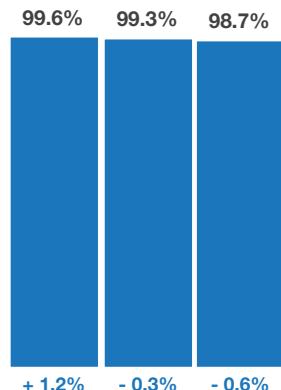
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



December

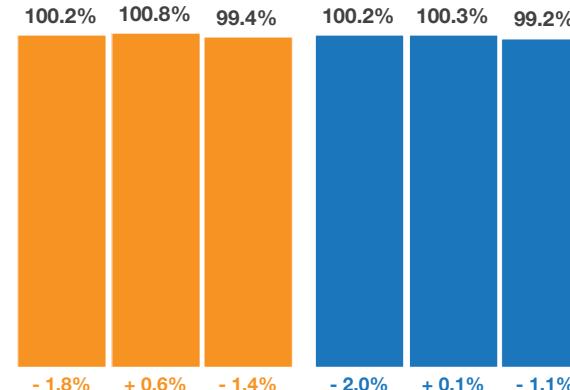


Detached



Attached

Year to Date



Attached

Pct. of List Price Received*	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
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%
Dec-2025	98.8%	- 0.6%	98.7%	- 0.6%
12-Month Avg*	99.4%	- 1.4%	99.2%	- 1.1%

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

Detached Attached

Historical Percent of List Price Received by Month



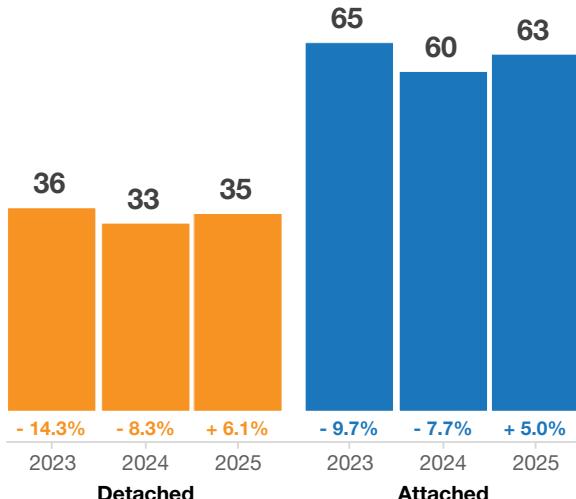
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Housing Affordability Index

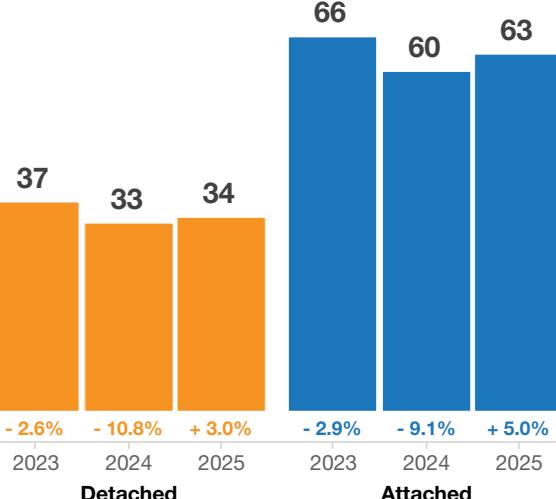
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



December

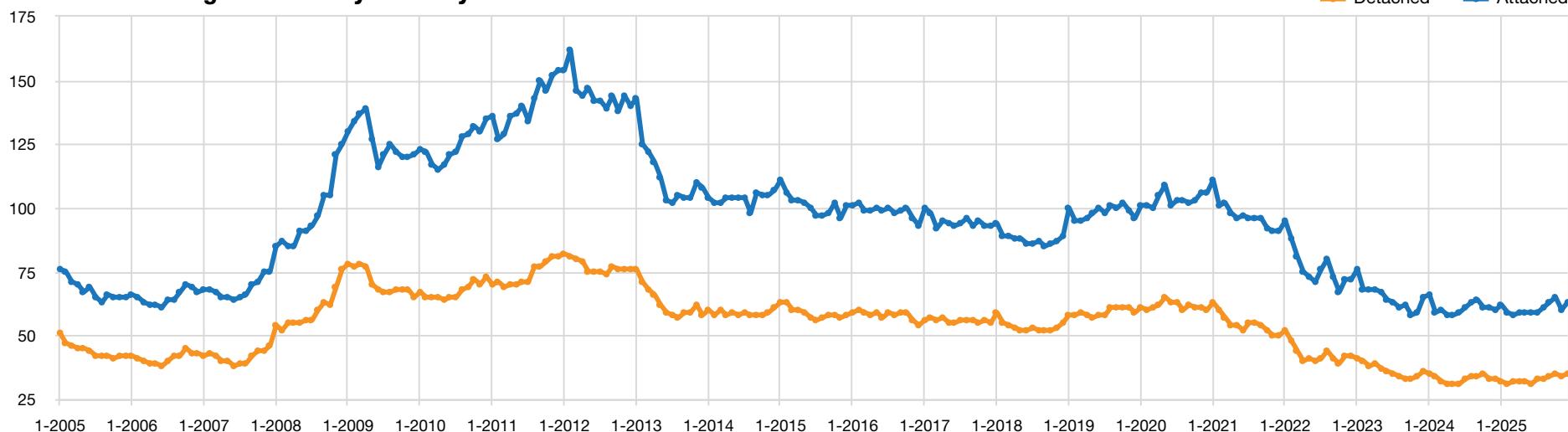


Year to Date



Affordability Index	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
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%
Dec-2025	35	+ 6.1%	63	+ 5.0%
12-Month Avg	33	0.0%	61	0.0%

Historical Housing Affordability Index by Month



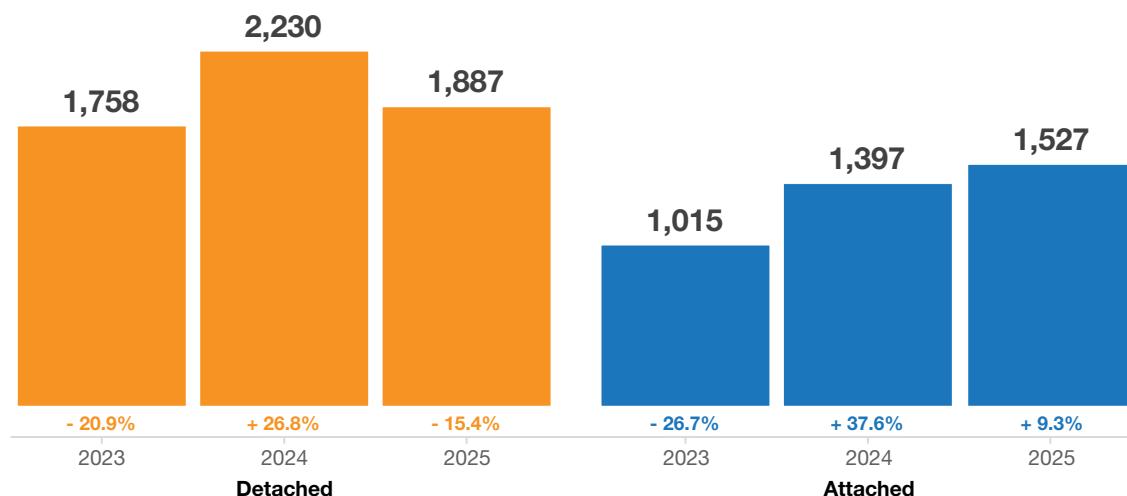
The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

Inventory of Homes for Sale

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

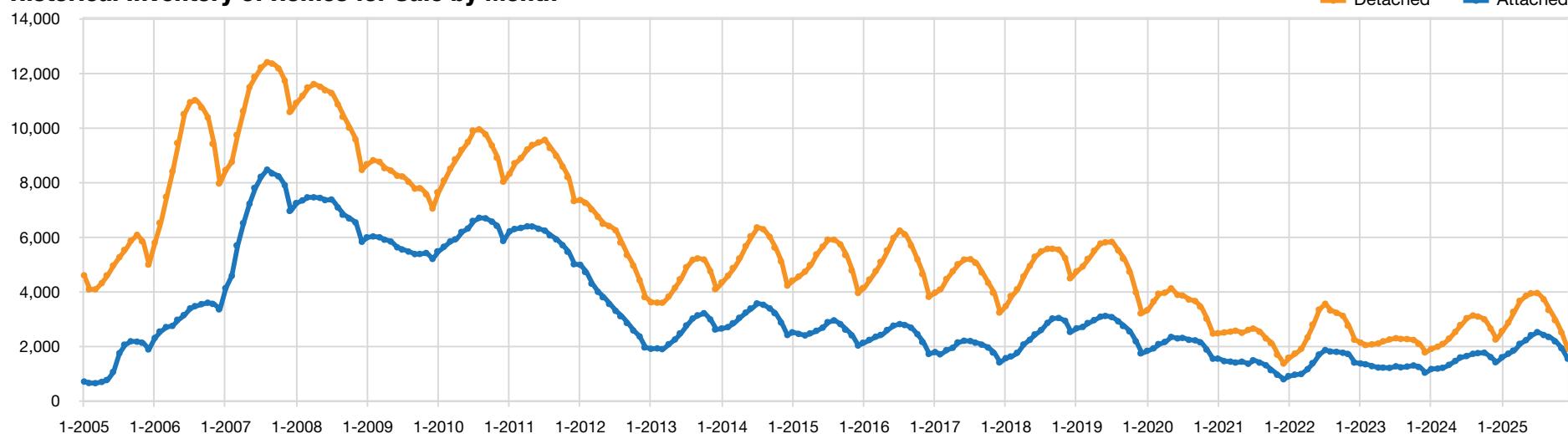


December



Homes for Sale	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Jan-2025	2,539	+ 34.6%	1,580	+ 37.6%
Feb-2025	2,850	+ 45.1%	1,710	+ 47.0%
Mar-2025	3,244	+ 57.1%	1,822	+ 52.9%
Apr-2025	3,645	+ 61.1%	2,070	+ 59.2%
May-2025	3,831	+ 52.8%	2,206	+ 52.8%
Jun-2025	3,922	+ 42.3%	2,387	+ 51.8%
Jul-2025	3,931	+ 30.6%	2,500	+ 53.9%
Aug-2025	3,704	+ 19.1%	2,393	+ 40.3%
Sep-2025	3,311	+ 7.9%	2,322	+ 34.1%
Oct-2025	2,943	- 0.9%	2,164	+ 23.9%
Nov-2025	2,494	- 5.2%	1,915	+ 20.8%
Dec-2025	1,887	- 15.4%	1,527	+ 9.3%
12-Month Avg	3,192	+ 25.7%	2,050	+ 39.7%

Historical Inventory of Homes for Sale by Month



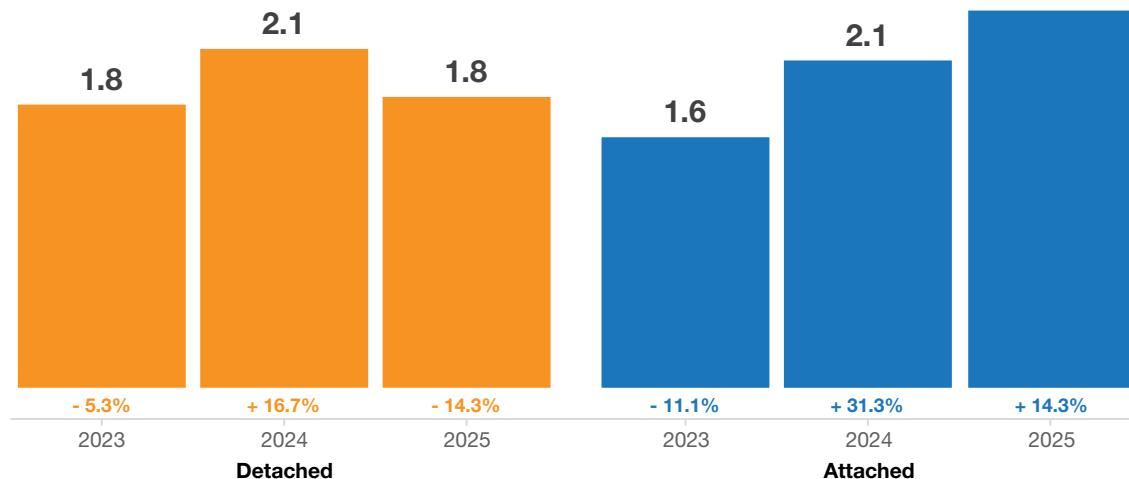
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Months Supply of Inventory

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.



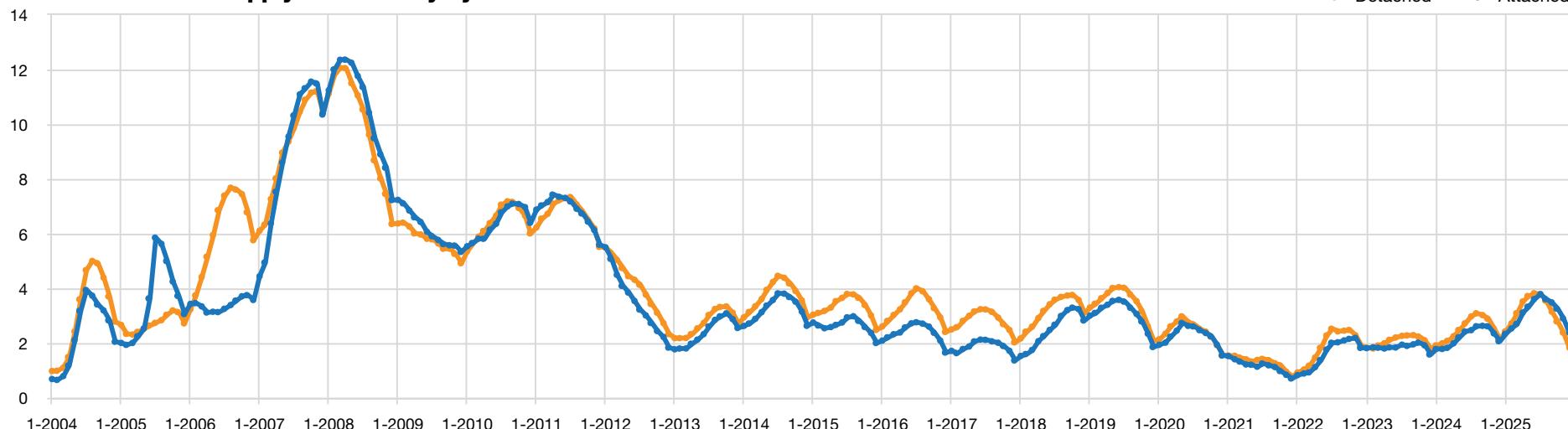
December



Months Supply	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
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	3.8	+ 26.7%	3.8	+ 52.0%
Aug-2025	3.6	+ 16.1%	3.6	+ 38.5%
Sep-2025	3.2	+ 6.7%	3.5	+ 34.6%
Oct-2025	2.8	- 3.4%	3.3	+ 26.9%
Nov-2025	2.4	- 4.0%	2.9	+ 20.8%
Dec-2025	1.8	- 14.3%	2.4	+ 14.3%
12-Month Avg*	3.1	+ 22.3%	3.1	+ 38.4%

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

Historical Months Supply of Inventory by Month



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All Properties

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



Key Metrics	Historical Sparkbars	12-2024		12-2025		% Change	YTD 2024	YTD 2025	% Change
		12-2024	12-2025	12-2024	12-2025				
New Listings		1,247	1,002	- 19.6%	26,959	28,676	+ 6.4%		
Pending Sales		1,196	762	- 36.3%	20,933	20,213	- 3.4%		
Closed Sales		1,633	1,637	+ 0.2%	20,894	20,727	- 0.8%		
Days on Market Until Sale		36	44	+ 22.2%	26	35	+ 34.6%		
Median Sales Price		\$1,130,000	\$1,155,000	+ 2.2%	\$1,150,000	\$1,185,000	+ 3.0%		
Average Sales Price		\$1,428,033	\$1,479,983	+ 3.6%	\$1,475,272	\$1,533,786	+ 4.0%		
Pct. of Orig. Price Received		98.1%	96.8%	- 1.3%	99.8%	97.9%	- 1.9%		
Percent of List Price Received		99.4%	98.8%	- 0.6%	100.6%	99.4%	- 1.2%		
Housing Affordability Index		41	42	+ 2.4%	40	41	+ 2.5%		
Inventory of Homes for Sale		3,699	3,415	- 7.7%	—	—	—		
Months Supply of Inventory		2.1	2.0	- 4.8%	—	—	—		

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