

# Monthly Indicators



## July 2025

U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million, according to the National Association of REALTORS® (NAR). Sales were unchanged from one year earlier. Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West. Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.

New Listings decreased 9.8 percent for Detached homes but increased 2.5 percent for Attached homes. Pending Sales decreased 28.9 percent for Detached homes and 44.5 percent for Attached homes. Inventory increased 19.2 percent for Detached homes and 47.3 percent for Attached homes.

Median Sales Price increased 1.4 percent to \$1,420,000 for Detached homes and 3.4 percent to \$782,225 for Attached homes. Days on Market increased 52.4 percent for Detached homes and 45.8 percent for Attached homes. Months Supply of Inventory increased 20.0 percent for Detached homes and 52.0 percent for Attached homes.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

## Monthly Snapshot

**+ 1.4%**

Change in Number of  
**Median Sales Price**  
Detached

**+ 3.4%**

Change in Number of  
**Median Sales Price**  
Attached

**+ 0.4%**

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	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,648	<b>1,486</b>	- 9.8%	15,465	<b>17,322</b>	+ 12.0%
Pending Sales		1,119	<b>796</b>	- 28.9%	12,140	<b>11,963</b>	- 1.5%
Closed Sales		1,206	<b>1,177</b>	- 2.4%	12,217	<b>12,319</b>	+ 0.8%
Days on Market Until Sale		21	<b>32</b>	+ 52.4%	24	<b>30</b>	+ 25.0%
Median Sales Price		\$1,400,000	<b>\$1,420,000</b>	+ 1.4%	\$1,375,000	<b>\$1,425,000</b>	+ 3.6%
Average Sales Price		\$1,871,433	<b>\$1,867,017</b>	- 0.2%	\$1,830,875	<b>\$1,908,299</b>	+ 4.2%
Pct. of Orig. Price Received		100.5%	<b>97.4%</b>	- 3.1%	100.4%	<b>98.7%</b>	- 1.7%
Percent of List Price Received		101.2%	<b>99.1%</b>	- 2.1%	101.1%	<b>99.8%</b>	- 1.3%
Housing Affordability Index		33	<b>33</b>	0.0%	33	<b>32</b>	- 3.0%
Inventory of Homes for Sale		2,999	<b>3,576</b>	+ 19.2%	—	—	—
Months Supply of Inventory		3.0	<b>3.6</b>	+ 20.0%	—	—	—

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	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		994	1,019	+ 2.5%	9,738	11,058	+ 13.6%
Pending Sales		767	426	- 44.5%	7,879	7,568	- 3.9%
Closed Sales		804	728	- 9.5%	7,827	7,901	+ 0.9%
Days on Market Until Sale		24	35	+ 45.8%	25	31	+ 24.0%
Median Sales Price		\$756,500	\$782,225	+ 3.4%	\$749,275	\$770,000	+ 2.8%
Average Sales Price		\$867,193	\$927,388	+ 6.9%	\$869,540	\$913,692	+ 5.1%
Pct. of Orig. Price Received		99.4%	97.3%	- 2.1%	99.8%	98.4%	- 1.4%
Percent of List Price Received		100.4%	98.9%	- 1.5%	100.6%	99.6%	- 1.0%
Housing Affordability Index		61	59	- 3.3%	61	60	- 1.6%
Inventory of Homes for Sale		1,621	2,388	+ 47.3%	—	—	—
Months Supply of Inventory		2.5	3.8	+ 52.0%	—	—	—

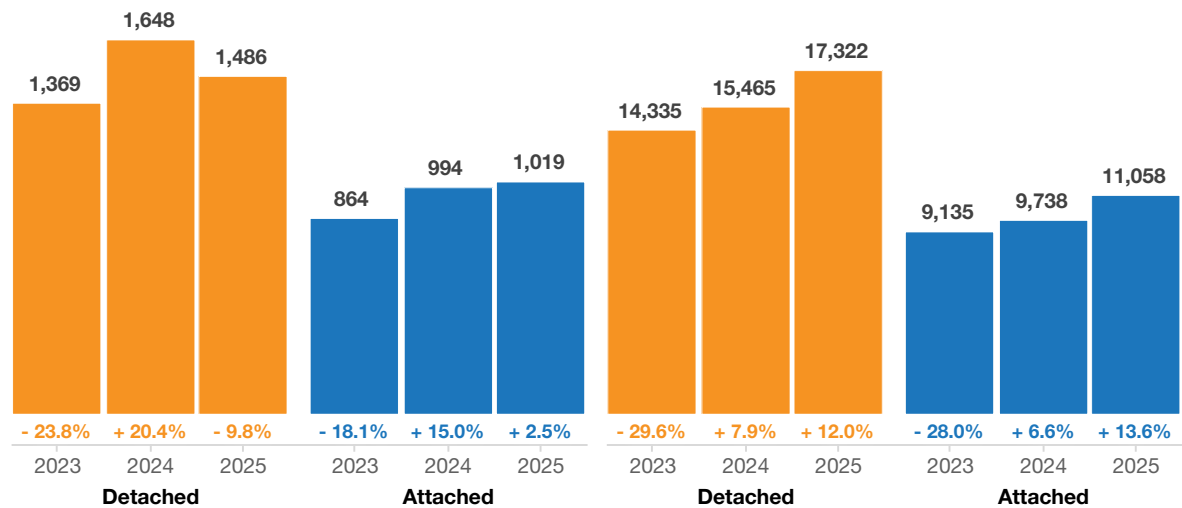
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# New Listings

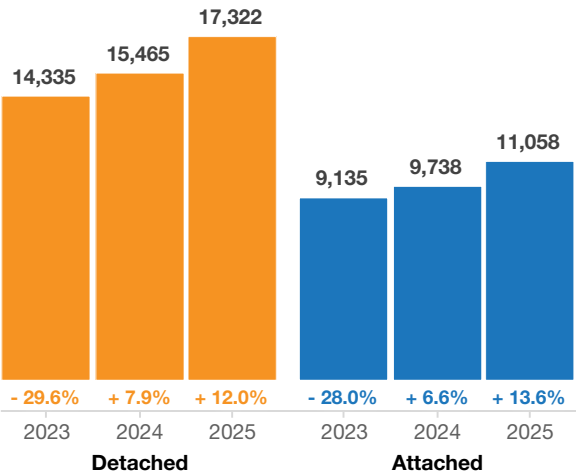
A count of the properties that have been newly listed on the market in a given month.



## July

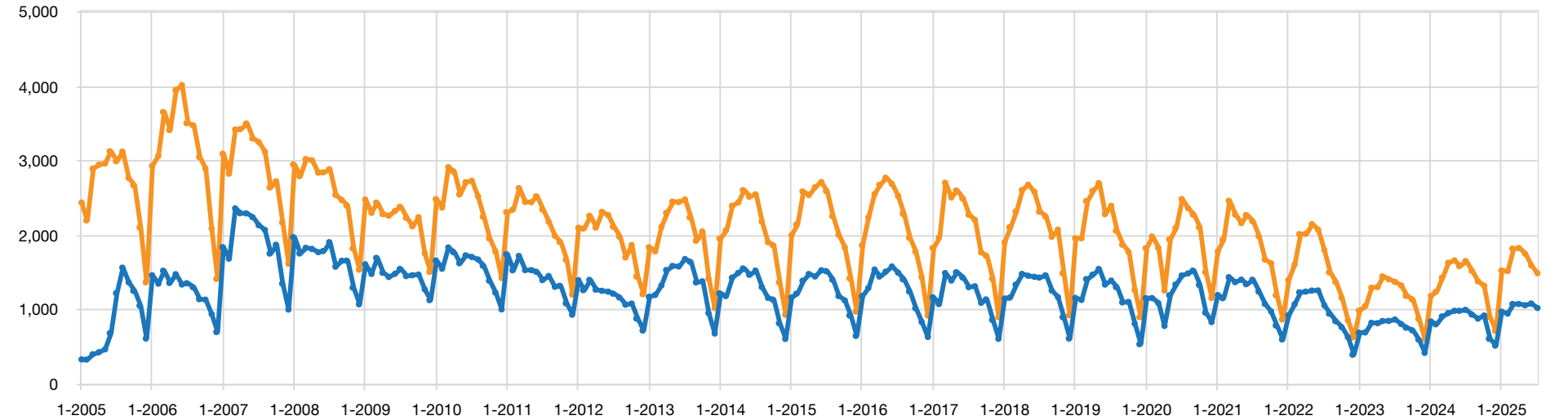


## Year to Date



New Listings	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Aug-2024	1,517	+ 14.8%	931	+ 15.9%
Sep-2024	1,377	+ 16.5%	876	+ 16.2%
Oct-2024	1,317	+ 16.3%	918	+ 27.7%
Nov-2024	901	+ 3.0%	607	+ 2.0%
Dec-2024	713	+ 18.8%	514	+ 23.3%
Jan-2025	1,521	+ 28.7%	970	+ 15.8%
Feb-2025	1,514	+ 22.5%	944	+ 18.0%
Mar-2025	1,815	+ 27.4%	1,072	+ 18.5%
Apr-2025	1,823	+ 12.2%	1,072	+ 12.7%
May-2025	1,747	+ 5.4%	1,056	+ 7.6%
Jun-2025	1,591	+ 0.6%	1,079	+ 10.0%
Jul-2025	1,486	- 9.8%	1,019	+ 2.5%
12-Month Avg	1,444	+ 12.0%	922	+ 13.5%

## Historical New Listings by Month



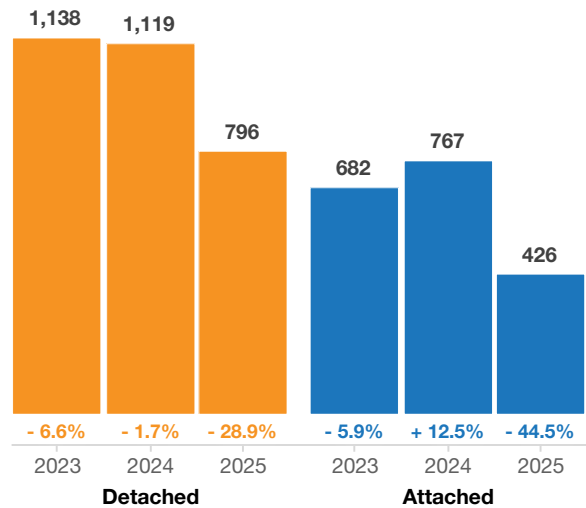
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# Pending Sales

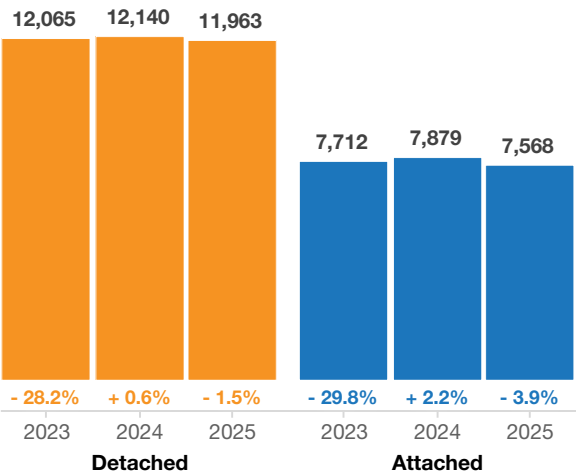
A count of the properties on which offers have been accepted in a given month.



## July

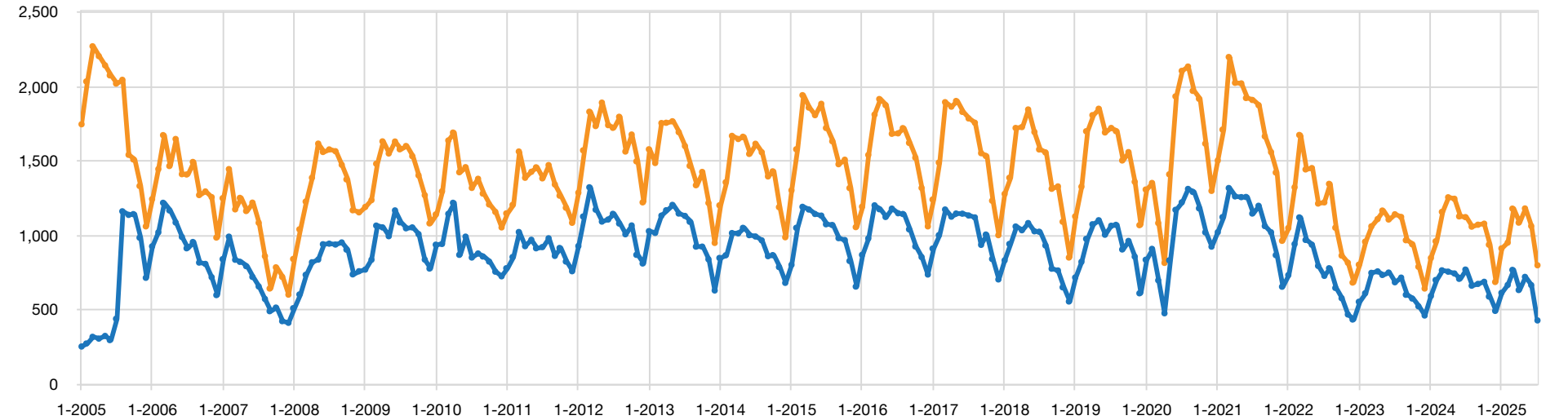


## Year to Date



Pending Sales	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Aug-2024	1,055	- 5.8%	659	- 7.6%
Sep-2024	1,068	+ 10.8%	671	+ 12.2%
Oct-2024	1,075	+ 14.7%	685	+ 19.5%
Nov-2024	934	+ 18.8%	586	+ 12.5%
Dec-2024	684	+ 6.9%	490	+ 6.8%
Jan-2025	909	+ 7.6%	611	+ 3.6%
Feb-2025	948	- 0.9%	664	- 4.7%
Mar-2025	1,176	+ 1.9%	765	+ 0.4%
Apr-2025	1,082	- 13.6%	630	- 16.3%
May-2025	1,177	- 5.2%	718	- 3.1%
Jun-2025	1,059	- 5.8%	663	- 6.0%
Jul-2025	796	- 28.9%	426	- 44.5%
12-Month Avg	997	- 1.5%	631	- 4.0%

## Historical Pending Sales by Month



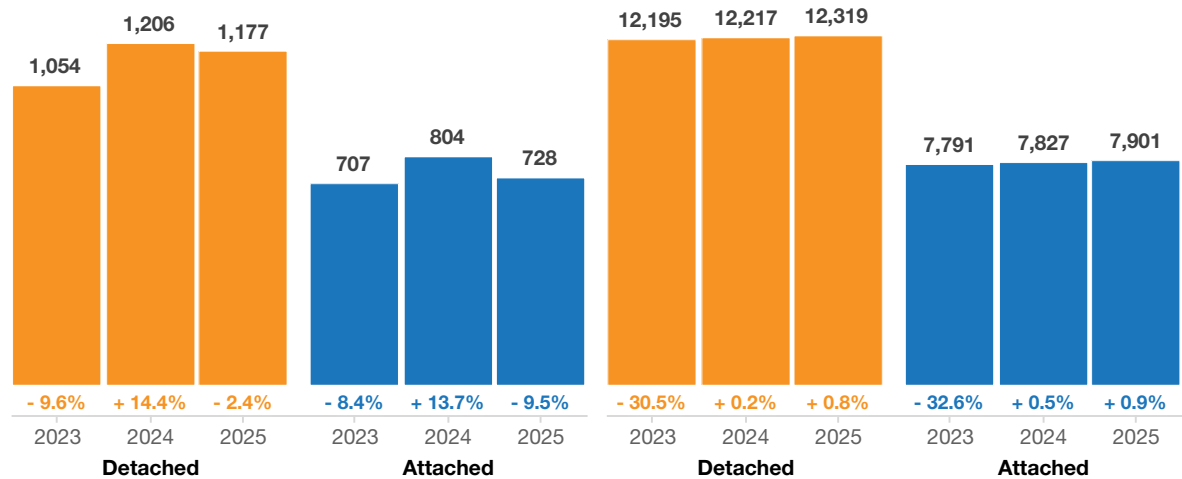
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# Closed Sales

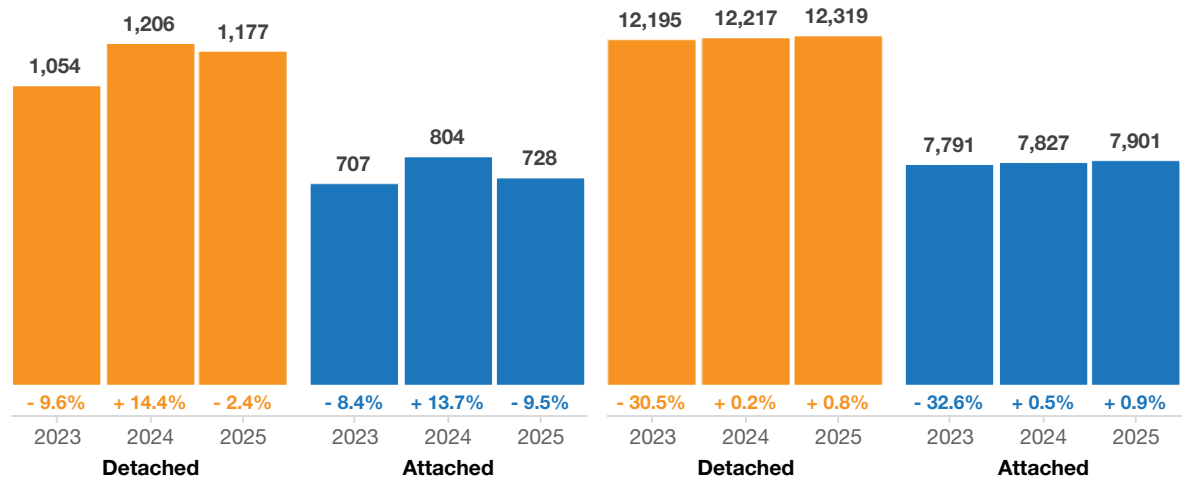
A count of the actual sales that closed in a given month.



## July

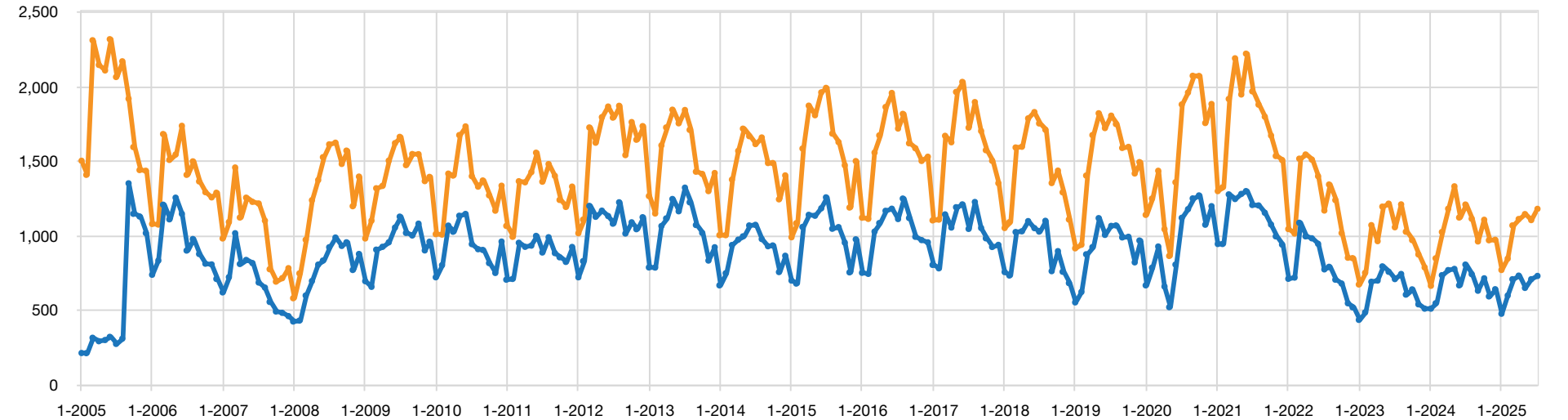


## Year to Date



Closed Sales	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Aug-2024	1,111	- 8.0%	740	- 0.1%
Sep-2024	959	- 6.3%	629	+ 4.3%
Oct-2024	1,104	+ 14.0%	712	+ 11.6%
Nov-2024	967	+ 10.9%	591	+ 9.9%
Dec-2024	970	+ 23.6%	639	+ 25.5%
Jan-2025	768	+ 16.0%	475	- 6.7%
Feb-2025	844	- 0.2%	597	+ 9.5%
Mar-2025	1,066	+ 4.3%	706	- 3.7%
Apr-2025	1,109	- 5.9%	730	- 4.8%
May-2025	1,142	- 14.0%	648	- 16.4%
Jun-2025	1,102	- 1.5%	706	+ 6.2%
Jul-2025	1,177	- 2.4%	728	- 9.5%
12-Month Avg	1,027	+ 0.9%	658	+ 0.9%

## Historical Closed Sales by Month



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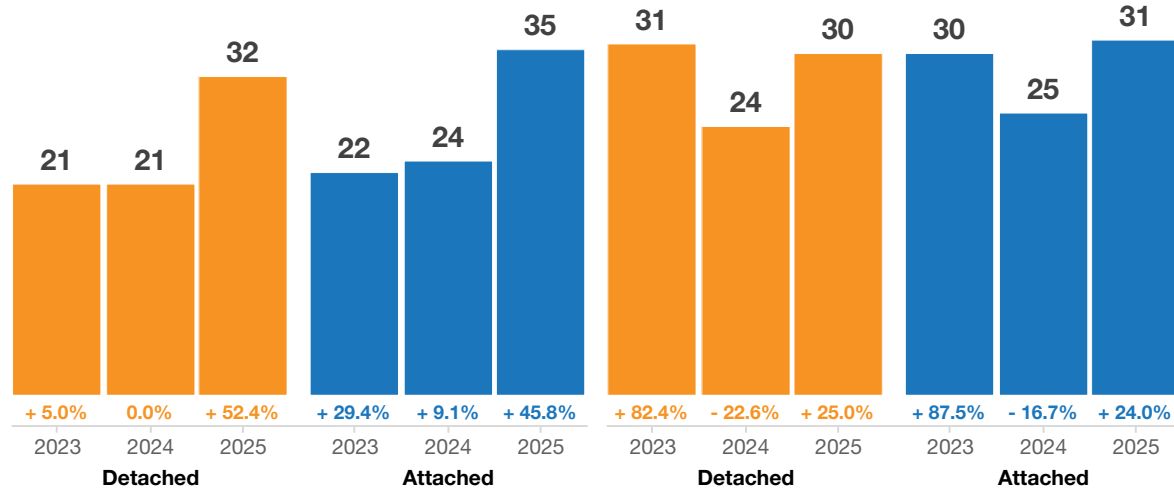
# Days on Market Until Sale

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



## July

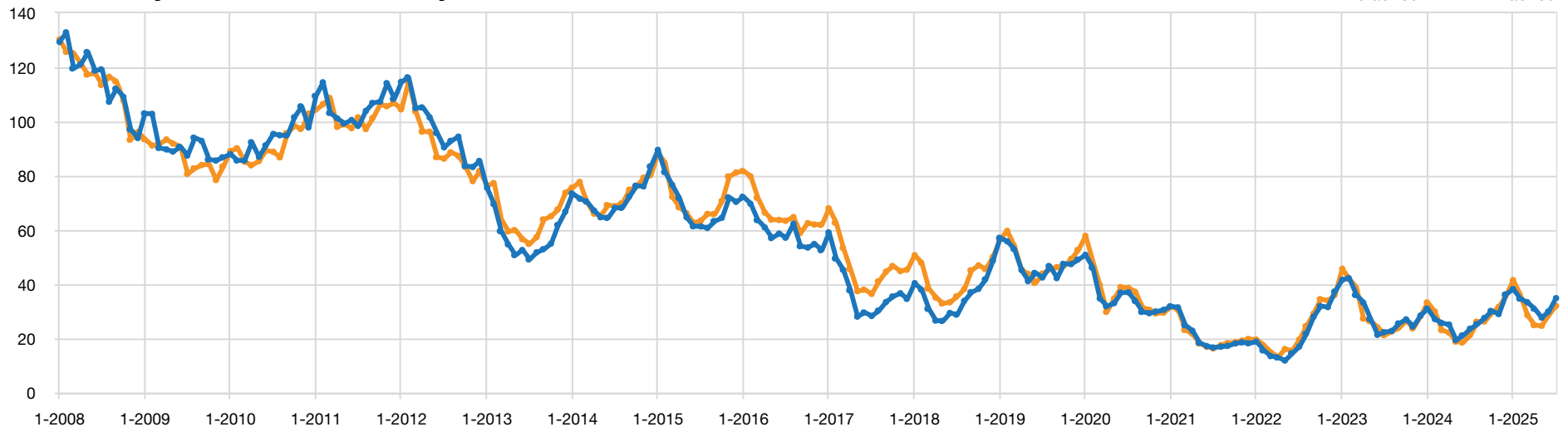
## Year to Date



Days on Market	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Aug-2024	26	+ 13.0%	25	+ 8.7%
Sep-2024	26	+ 8.3%	28	+ 7.7%
Oct-2024	29	+ 7.4%	30	+ 11.1%
Nov-2024	32	+ 33.3%	29	+ 20.8%
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%
<b>Jul-2025</b>	<b>32</b>	<b>+ 52.4%</b>	<b>35</b>	<b>+ 45.8%</b>
12-Month Avg*	30	+ 27.0%	31	+ 26.3%

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

## Historical Days on Market Until Sale by Month



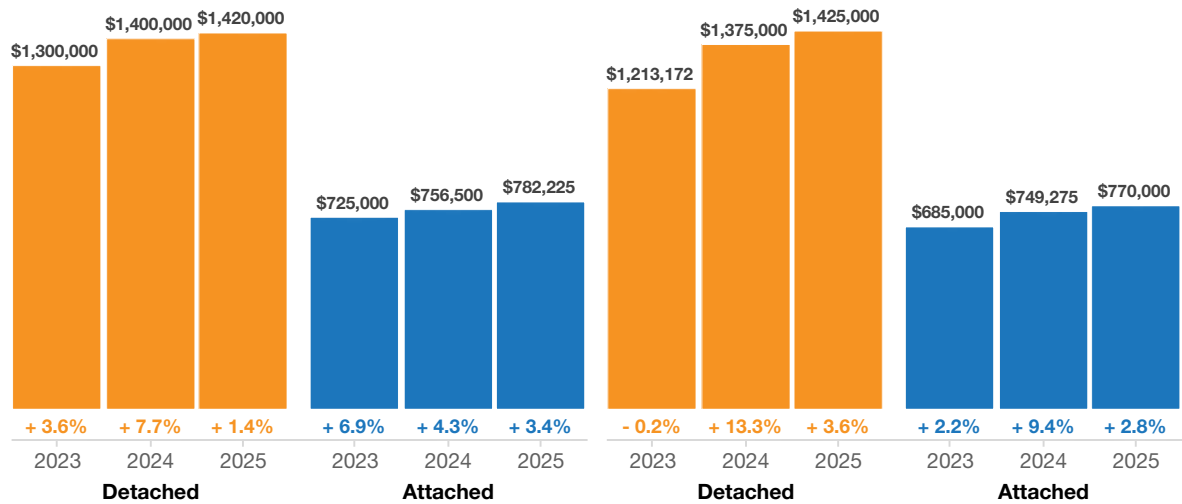
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# Median Sales Price

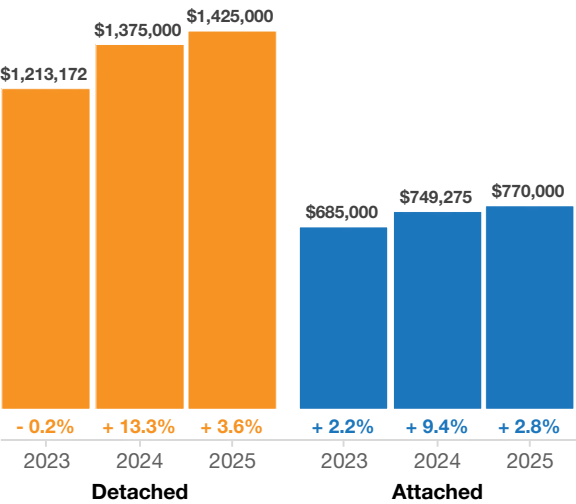
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## July



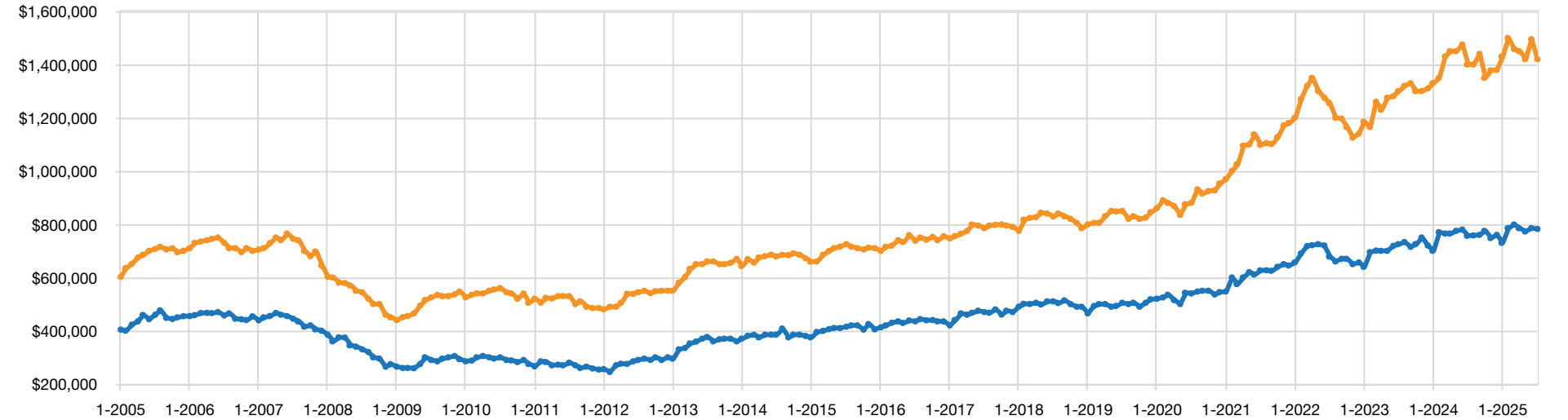
## Year to Date



Median Sales Price	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Aug-2024	\$1,400,000	+ 6.1%	\$758,000	+ 3.4%
Sep-2024	\$1,440,000	+ 8.3%	\$760,000	+ 6.3%
Oct-2024	\$1,350,000	+ 3.8%	\$775,000	+ 6.9%
Nov-2024	\$1,377,777	+ 6.0%	\$748,000	- 0.3%
Dec-2024	\$1,380,000	+ 5.3%	\$760,000	+ 5.6%
Jan-2025	\$1,430,000	+ 7.5%	\$730,000	+ 4.3%
Feb-2025	\$1,499,500	+ 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%	\$785,500	+ 0.7%
Jul-2025	\$1,420,000	+ 1.4%	\$782,225	+ 3.4%
12-Month Avg*	\$1,425,000	+ 3.6%	\$770,000	+ 2.8%

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

## Historical Median Sales Price by Month



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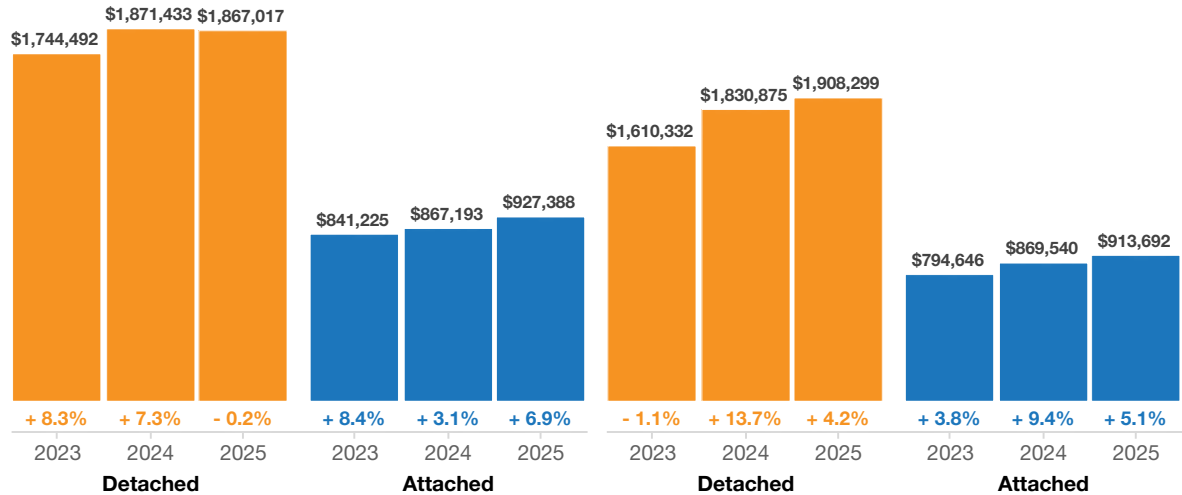


# Average Sales Price

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



## July

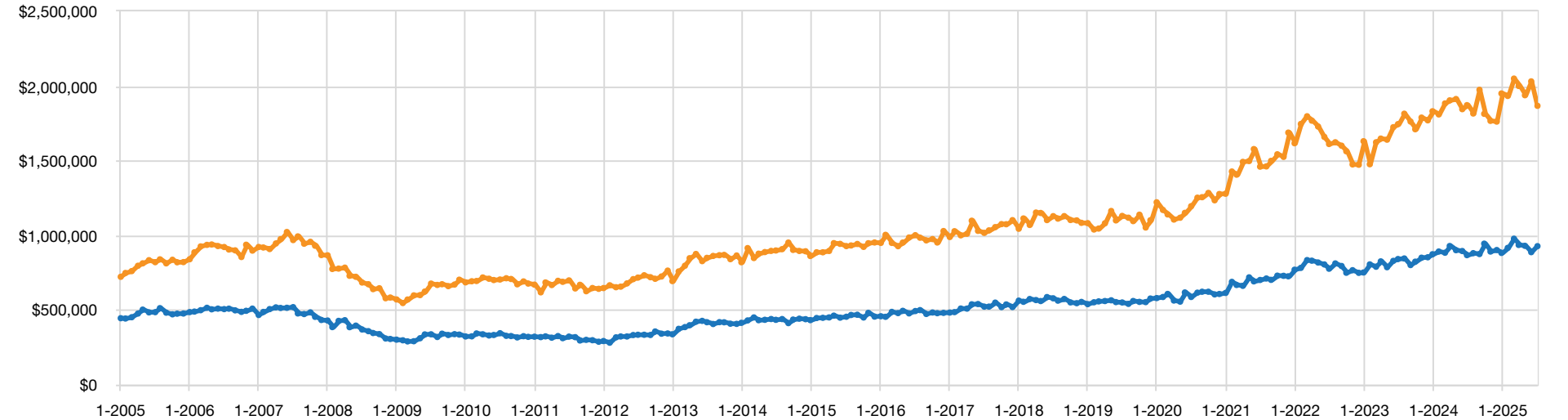


## Year to Date

Avg. Sales Price	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Aug-2024	\$1,815,478	+ 0.1%	\$880,533	+ 4.2%
Sep-2024	\$1,974,278	+ 12.1%	\$874,528	+ 9.2%
Oct-2024	\$1,813,395	+ 6.0%	\$944,111	+ 14.7%
Nov-2024	\$1,766,281	- 1.2%	\$891,277	+ 4.9%
Dec-2024	\$1,761,271	- 0.5%	\$901,421	+ 5.7%
Jan-2025	\$1,949,706	+ 6.5%	\$882,143	+ 1.0%
Feb-2025	\$1,933,130	+ 6.8%	\$915,704	+ 2.7%
Mar-2025	\$2,049,206	+ 8.8%	\$977,318	+ 10.6%
Apr-2025	\$1,999,916	+ 5.1%	\$935,484	+ 0.8%
May-2025	\$1,937,888	+ 1.3%	\$929,627	+ 3.2%
Jun-2025	\$2,030,625	+ 10.1%	\$887,153	- 0.9%
Jul-2025	\$1,867,017	- 0.2%	\$927,388	+ 6.9%
12-Month Avg*	\$1,908,299	+ 4.2%	\$913,692	+ 5.1%

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

## Historical Average Sales Price by Month



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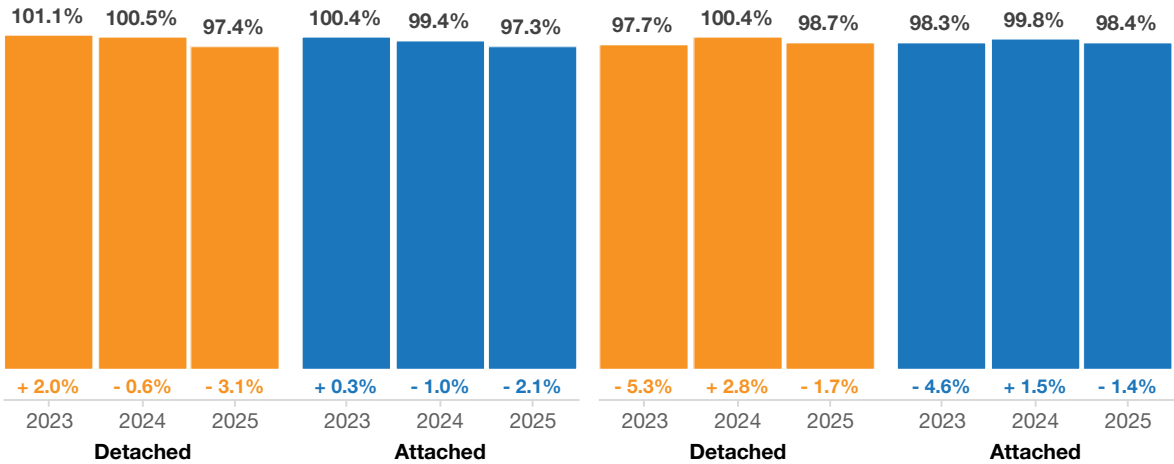
# Percent of Original List Price Received

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.



July

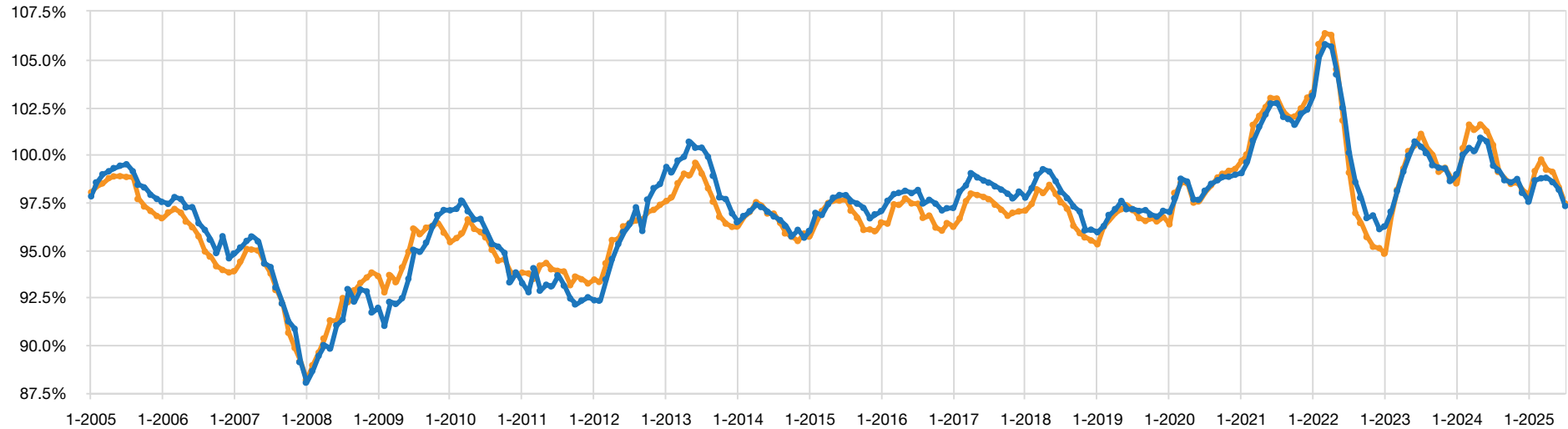
Year to Date



Pct. of Orig. Price Received	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Aug-2024	99.1%	- 1.3%	99.2%	- 0.9%
Sep-2024	98.7%	- 1.3%	98.7%	- 0.7%
Oct-2024	98.5%	- 0.6%	98.5%	- 0.8%
Nov-2024	98.5%	- 0.8%	98.7%	- 0.6%
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%	98.6%	- 2.3%
Jun-2025	98.3%	- 2.9%	98.2%	- 2.5%
Jul-2025	97.4%	- 3.1%	97.3%	- 2.1%
12-Month Avg*	98.7%	- 1.7%	98.4%	- 1.4%

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

## Historical Percent of Original List Price Received by Month



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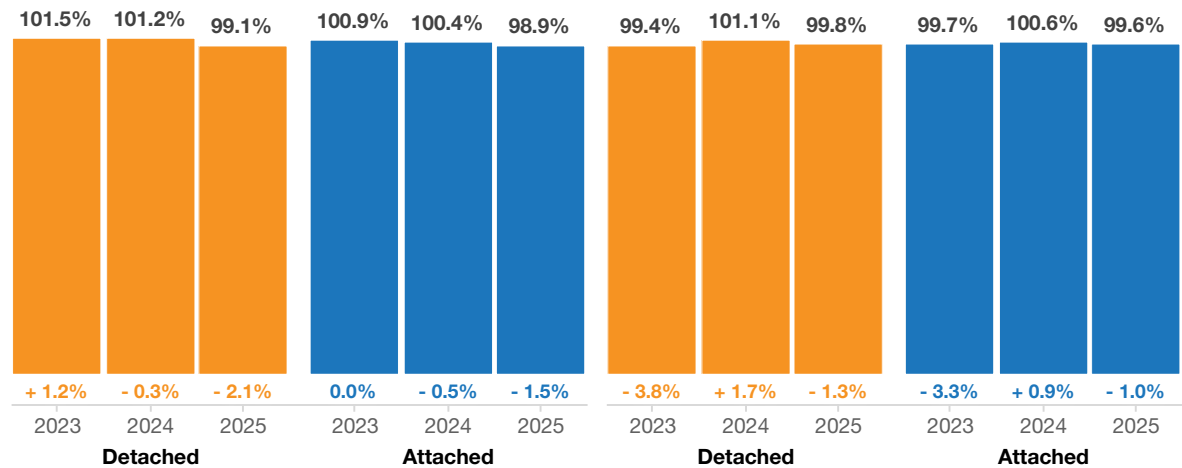
# Percent of List Price Received

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.



## July

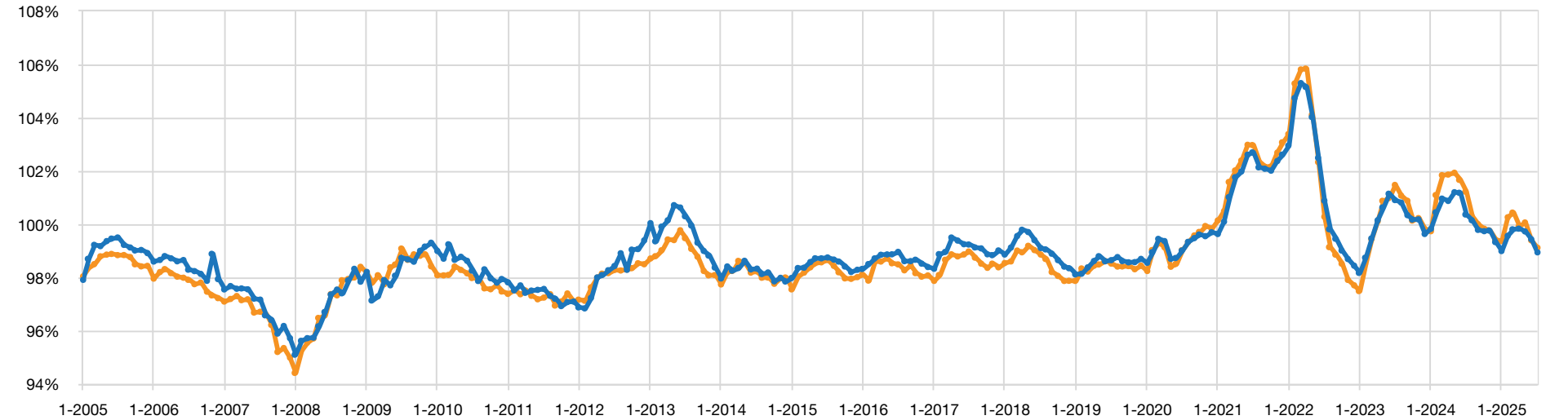
## Year to Date



Pct. of List Price Received	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Aug-2024	100.3%	- 0.8%	100.1%	- 0.7%
Sep-2024	100.0%	- 0.9%	99.8%	- 0.5%
Oct-2024	99.8%	- 0.3%	99.7%	- 0.5%
Nov-2024	99.8%	- 0.4%	99.8%	- 0.4%
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%	99.4%	- 1.8%
Jul-2025	99.1%	- 2.1%	98.9%	- 1.5%
12-Month Avg*	99.8%	- 1.2%	99.6%	- 0.9%

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

## Historical Percent of List Price Received by Month



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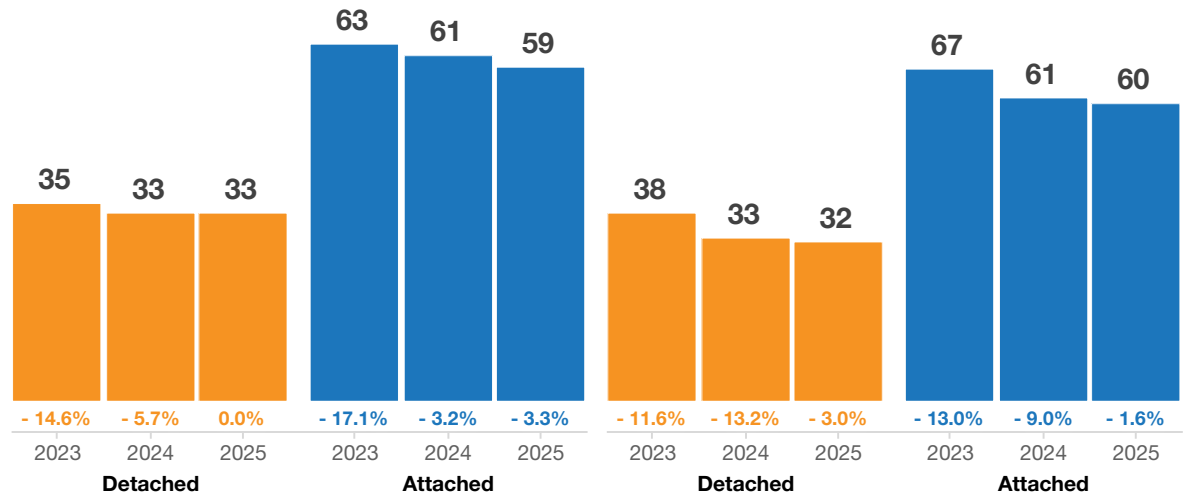
# Housing Affordability Index

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.



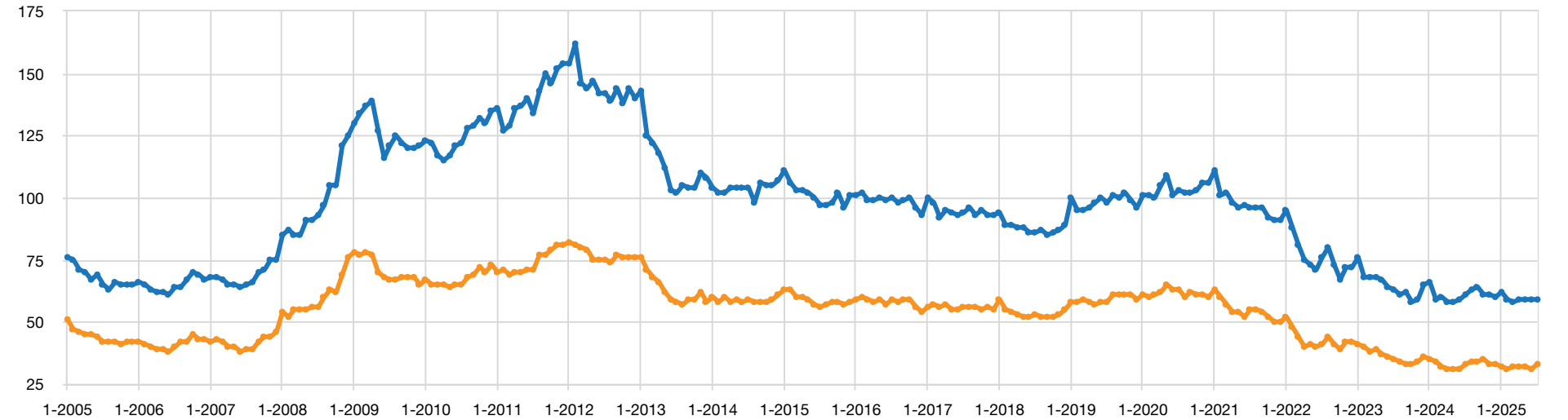
## July

## Year to Date



Affordability Index	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Aug-2024	34	0.0%	63	+ 3.3%
Sep-2024	34	+ 3.0%	64	+ 3.2%
Oct-2024	35	+ 6.1%	61	+ 5.2%
Nov-2024	33	- 2.9%	61	+ 3.4%
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%
12-Month Avg	33	0.0%	60	- 1.6%

## Historical Housing Affordability Index by Month



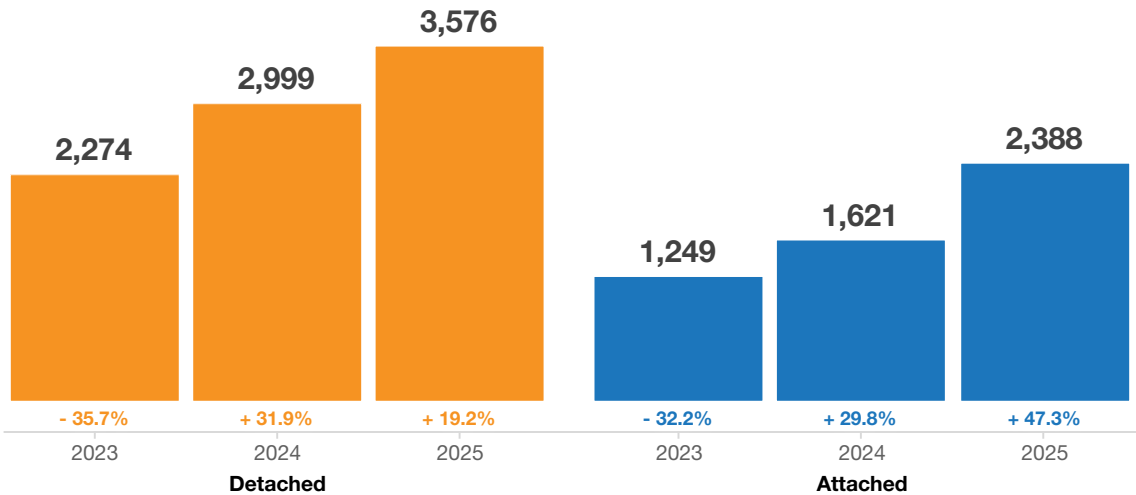
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# Inventory of Homes for Sale

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

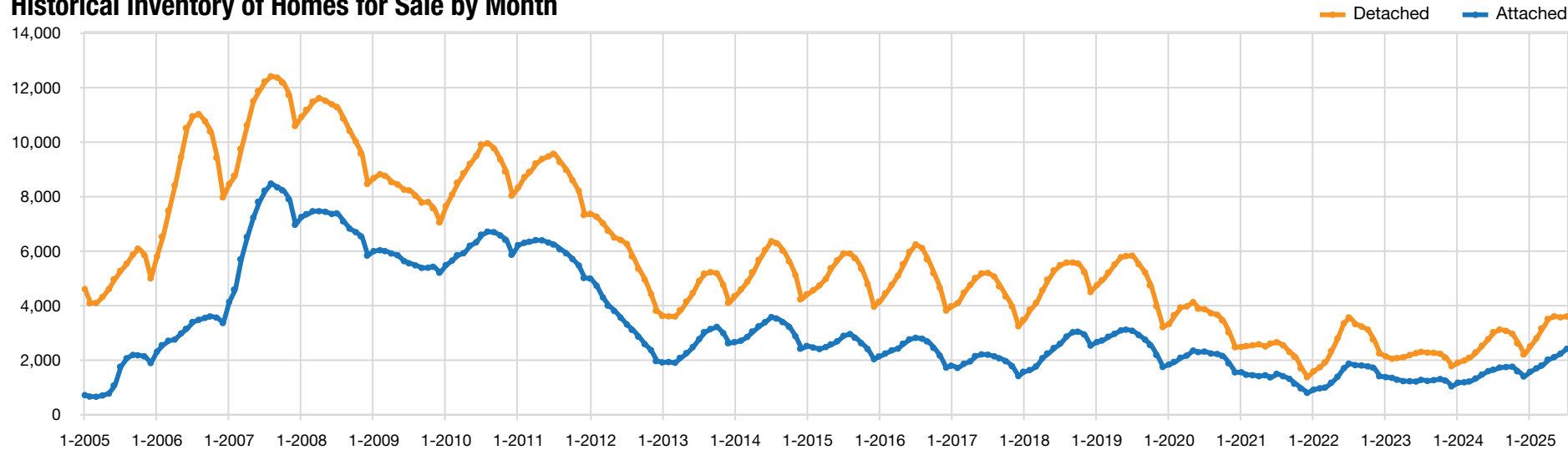


## July



Homes for Sale	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Aug-2024	3,095	+ 37.7%	1,700	+ 40.5%
Sep-2024	3,046	+ 35.9%	1,720	+ 38.8%
Oct-2024	2,937	+ 33.1%	1,732	+ 35.4%
Nov-2024	2,593	+ 25.4%	1,564	+ 27.8%
Dec-2024	2,181	+ 24.4%	1,373	+ 35.4%
Jan-2025	2,477	+ 31.6%	1,545	+ 34.8%
Feb-2025	2,775	+ 41.7%	1,673	+ 44.1%
Mar-2025	3,136	+ 52.2%	1,773	+ 49.0%
Apr-2025	3,483	+ 54.3%	1,989	+ 53.1%
May-2025	3,581	+ 43.2%	2,083	+ 44.3%
Jun-2025	3,545	+ 29.0%	2,209	+ 40.7%
Jul-2025	3,576	+ 19.2%	2,388	+ 47.3%
12-Month Avg	3,035	+ 35.3%	1,812	+ 41.2%

## Historical Inventory of Homes for Sale by Month



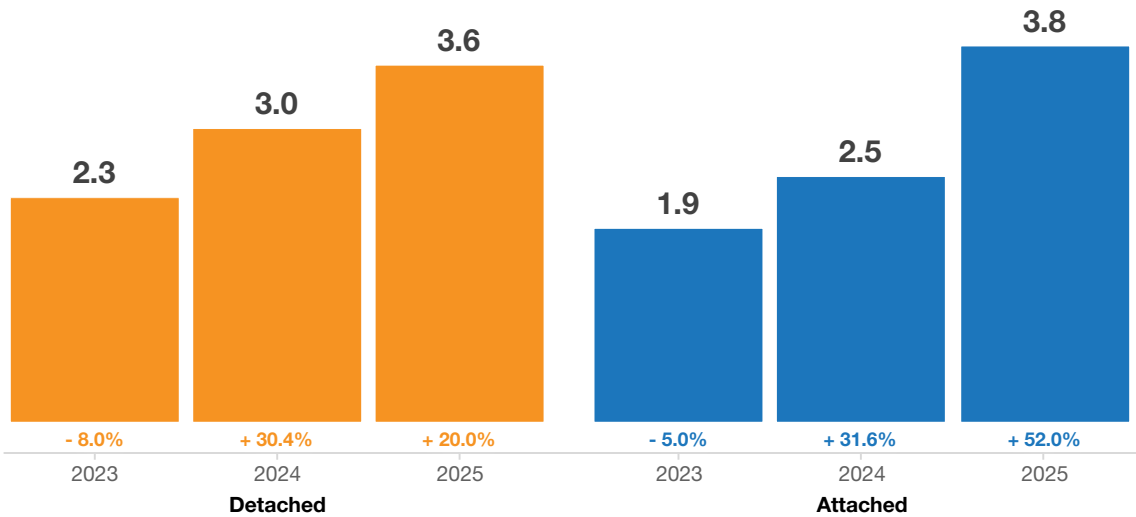
The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

# 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.



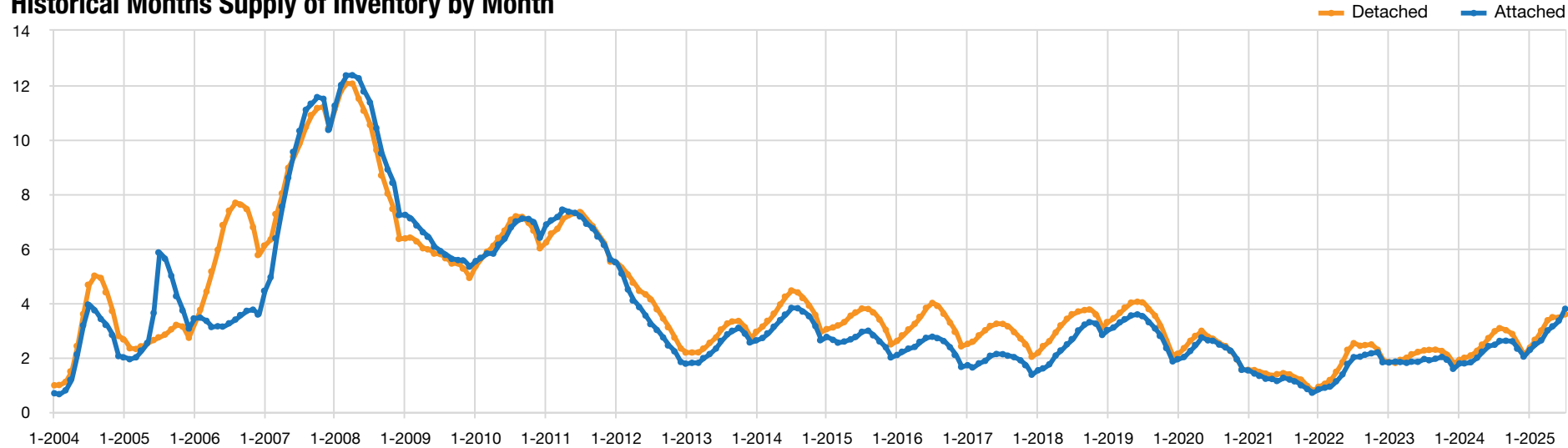
## July



Months Supply	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Aug-2024	3.1	+ 34.8%	2.6	+ 36.8%
Sep-2024	3.0	+ 30.4%	2.6	+ 30.0%
Oct-2024	2.9	+ 31.8%	2.6	+ 30.0%
Nov-2024	2.5	+ 19.0%	2.3	+ 21.1%
Dec-2024	2.1	+ 16.7%	2.0	+ 25.0%
Jan-2025	2.4	+ 26.3%	2.3	+ 27.8%
Feb-2025	2.7	+ 35.0%	2.5	+ 38.9%
Mar-2025	3.0	+ 42.9%	2.6	+ 44.4%
Apr-2025	3.4	+ 54.5%	3.0	+ 50.0%
May-2025	3.5	+ 40.0%	3.1	+ 40.9%
Jun-2025	3.5	+ 29.6%	3.4	+ 41.7%
Jul-2025	3.6	+ 20.0%	3.8	+ 52.0%
12-Month Avg*	3.0	+ 30.9%	2.7	+ 37.7%

\* Months Supply for all properties from August 2024 through July 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	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		2,671	<b>2,544</b>	- 4.8%	25,620	<b>28,866</b>	+ 12.7%
Pending Sales		1,909	<b>1,245</b>	- 34.8%	20,297	<b>19,843</b>	- 2.2%
Closed Sales		2,034	<b>1,928</b>	- 5.2%	20,327	<b>20,538</b>	+ 1.0%
Days on Market Until Sale		22	<b>33</b>	+ 50.0%	24	<b>31</b>	+ 29.2%
Median Sales Price		\$1,170,000	<b>\$1,175,000</b>	+ 0.4%	\$1,120,000	<b>\$1,175,000</b>	+ 4.9%
Average Sales Price		\$1,483,173	<b>\$1,511,151</b>	+ 1.9%	\$1,459,272	<b>\$1,518,709</b>	+ 4.1%
Pct. of Orig. Price Received		100.0%	<b>97.4%</b>	- 2.6%	100.1%	<b>98.6%</b>	- 1.5%
Percent of List Price Received		100.9%	<b>99.1%</b>	- 1.8%	100.9%	<b>99.7%</b>	- 1.2%
Housing Affordability Index		39	<b>39</b>	0.0%	41	<b>39</b>	- 4.9%
Inventory of Homes for Sale		4,710	<b>6,066</b>	+ 28.8%	—	—	—
Months Supply of Inventory		2.8	<b>3.7</b>	+ 32.1%	—	—	—

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