

Market Trends Report

February 2026

Property Type

Single Family, Townhome, Condominium

Date Range

March 2023 - February 2026

Price Range

\$0 - \$999,999,999

Location

COUNTY
Orange



Efrain Reyes

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Overview

The overview below shows real estate activity from January 2026 to February 2026. You will see data comparisons between February and the previous month, the last three months and February 2025.

Overview	YTD Avg.	Monthly Trends			
		February	January	Nov. - Jan.	Feb. 2025
New Listings	3827	1881	↓	↑	↓
Average Sales Price per Square Foot	256	257	—	—	↓
Average Days on Market	77	78	↑	↑	↑
Number of Properties for Sale	11866	5943	—	↓	↓
Average List Price	\$661,828	\$671,109	↑	↑	↑
Median List Price	\$427,495	\$429,990	↑	↑	↑
Average Sales Price	\$548,296	\$546,761	—	↓	↓
Median Sales Price	\$427,000	\$425,000	—	↓	↓
Sales Price / List Price Ratio	97.1%	97.2%	—	—	—
Number of Properties Sold	2041	1072	↑	↓	↓
Month's Supply of Inventory	5.82	5.54	↓	↑	—
Absorption Rate	0.17	0.18	↑	↓	—



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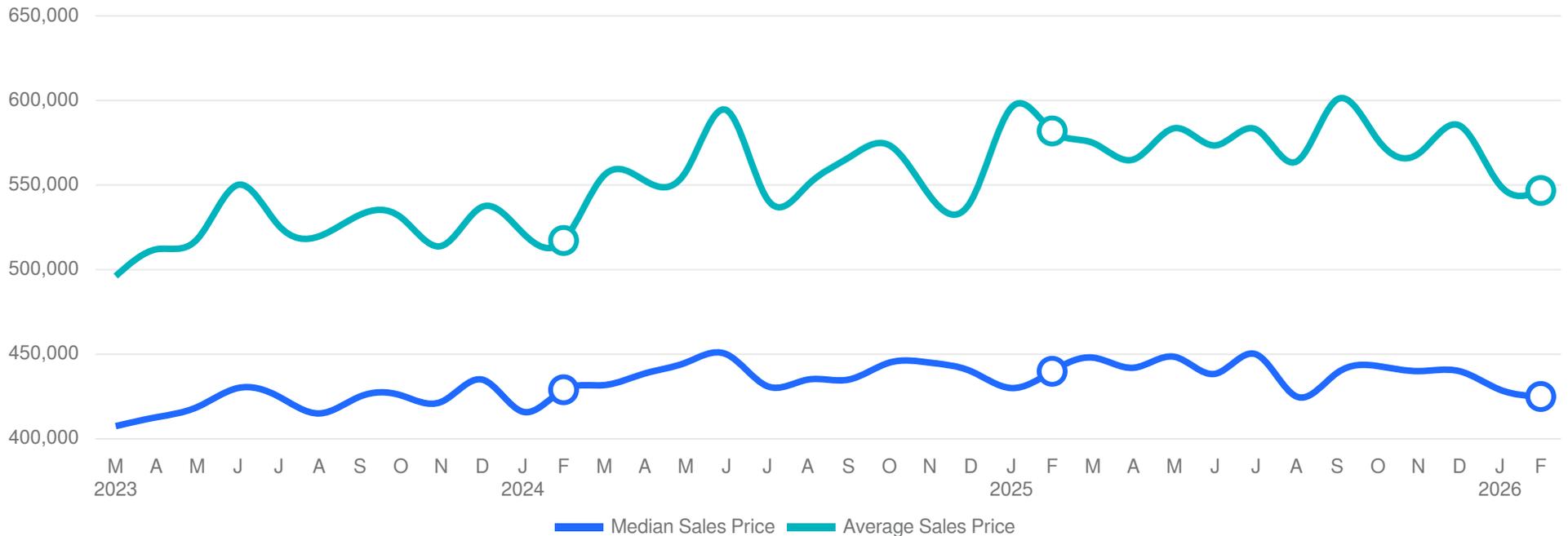
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Average & Median Sales Price

The median sales price in February 2026 was \$425,000, equal to the previous month and -3.39% lower than \$439,900 from February 2025. The February 2026 median sales price was at its lowest level compared to February 2025 and 2024. The average sales price in February 2026 was \$546,761, equal to the previous month and -6.05% lower than \$581,984 from February 2025. The February 2026 average sale price was at a mid level compared to February 2025 and 2024.



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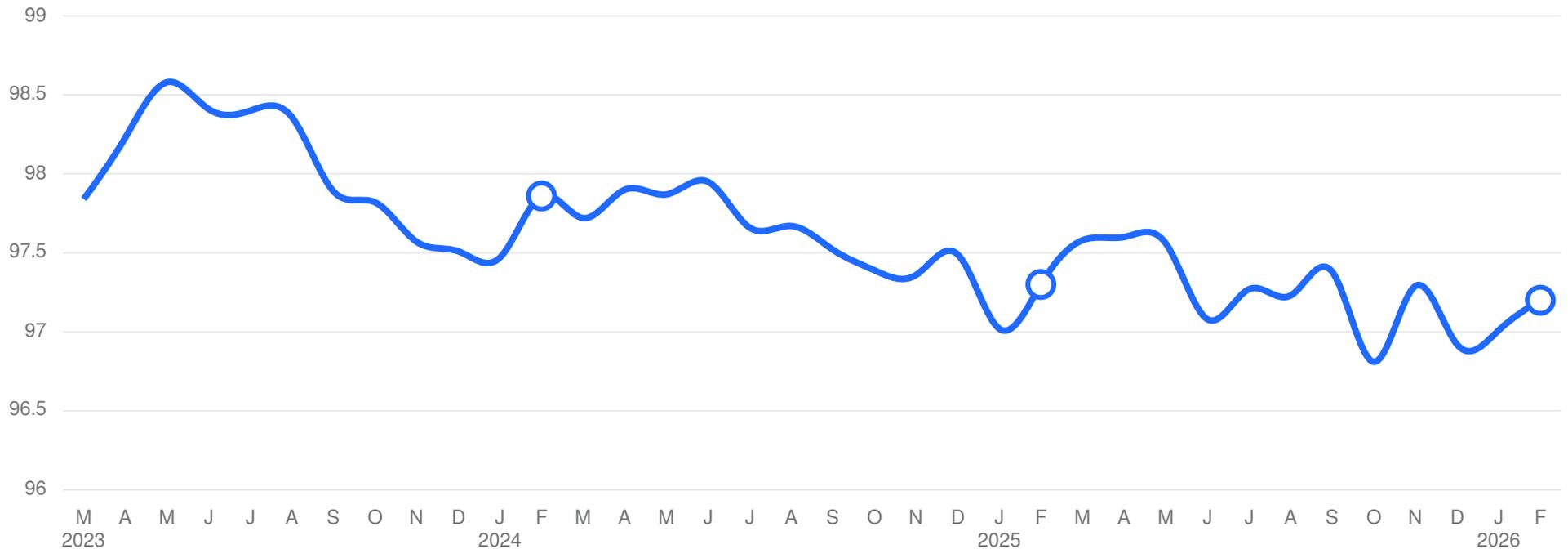
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Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The February 2026 sales price/list price ratio was 97.2%, equal to the previous month and equal to February 2025.



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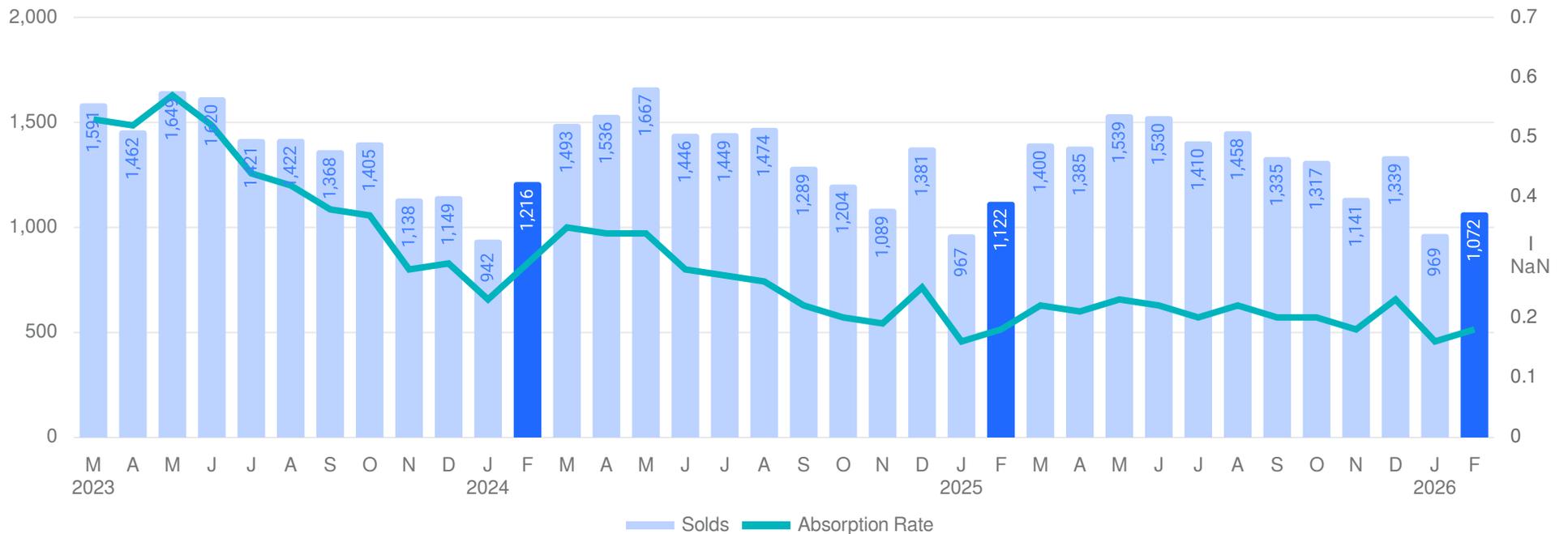
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Number of Properties Sold & Absorption Rate

The number of properties sold in February 2026 was 1,072, up 10.63% from 969 from the previous month and -4.46% lower than 1,122 from February 2025. The February 2026 sales were at its lowest level compared to February 2025 and 2024. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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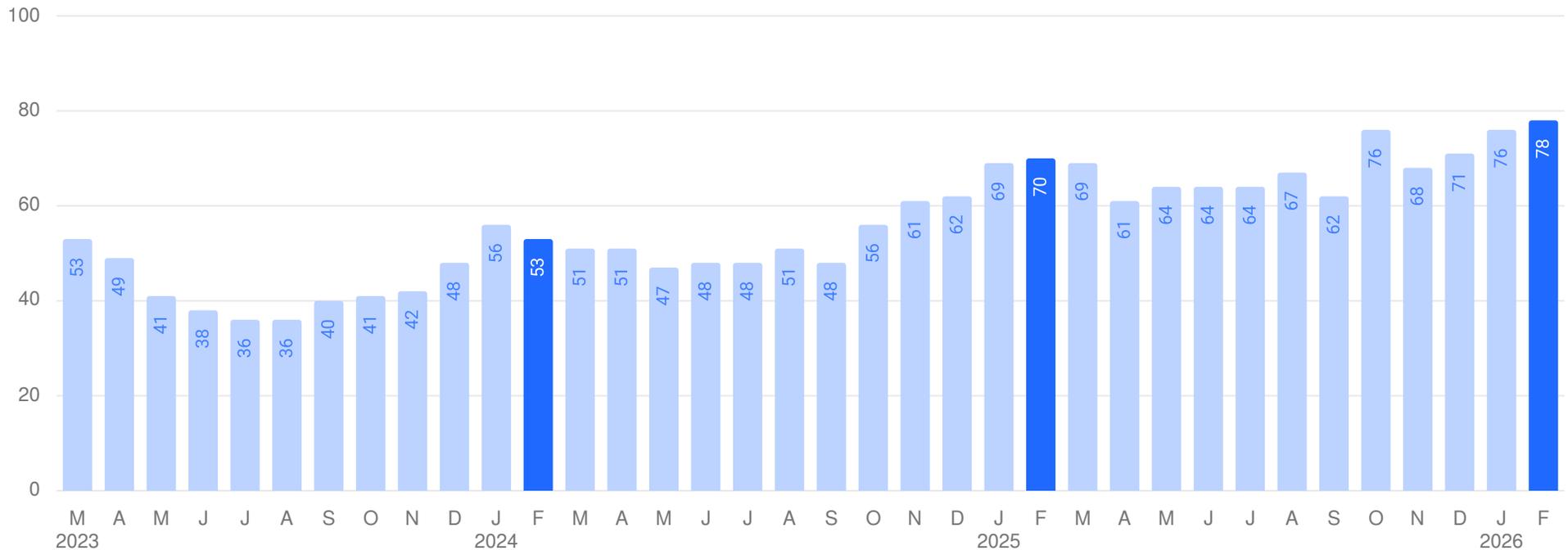
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Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for February 2026 was 78 days, up 2.63% from 76 days from the previous month and 11.43% higher than 70 days from February 2025. The February 2026 DOM was at its highest level compared with February 2025 and 2024.



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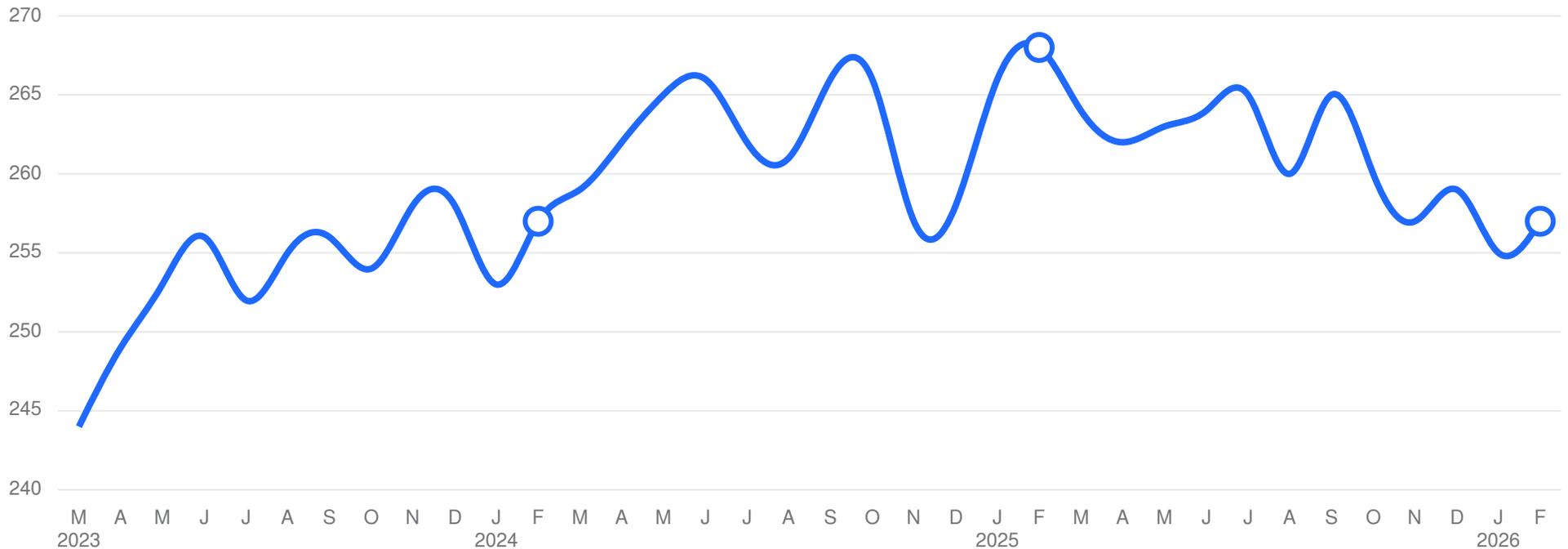
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Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in February 2026 was \$257, equal to the previous month and -4.10% lower than \$268 from February 2025.



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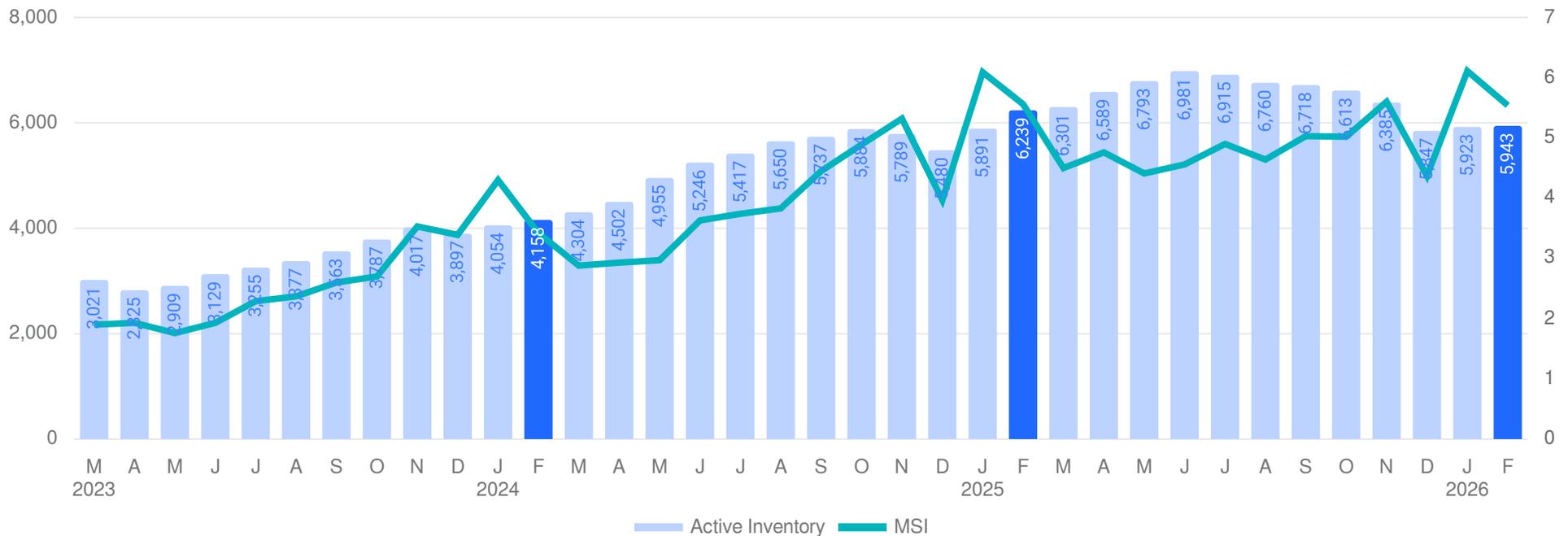
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Inventory & MSI

The number of properties for sale in February 2026 was 5,943, equal to the previous month and -4.74% lower than 6,239 from February 2025. The February 2026 inventory was at a mid level compared with February 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2026 MSI of 5.54 months was at a mid level compared with February 2025 and 2024.



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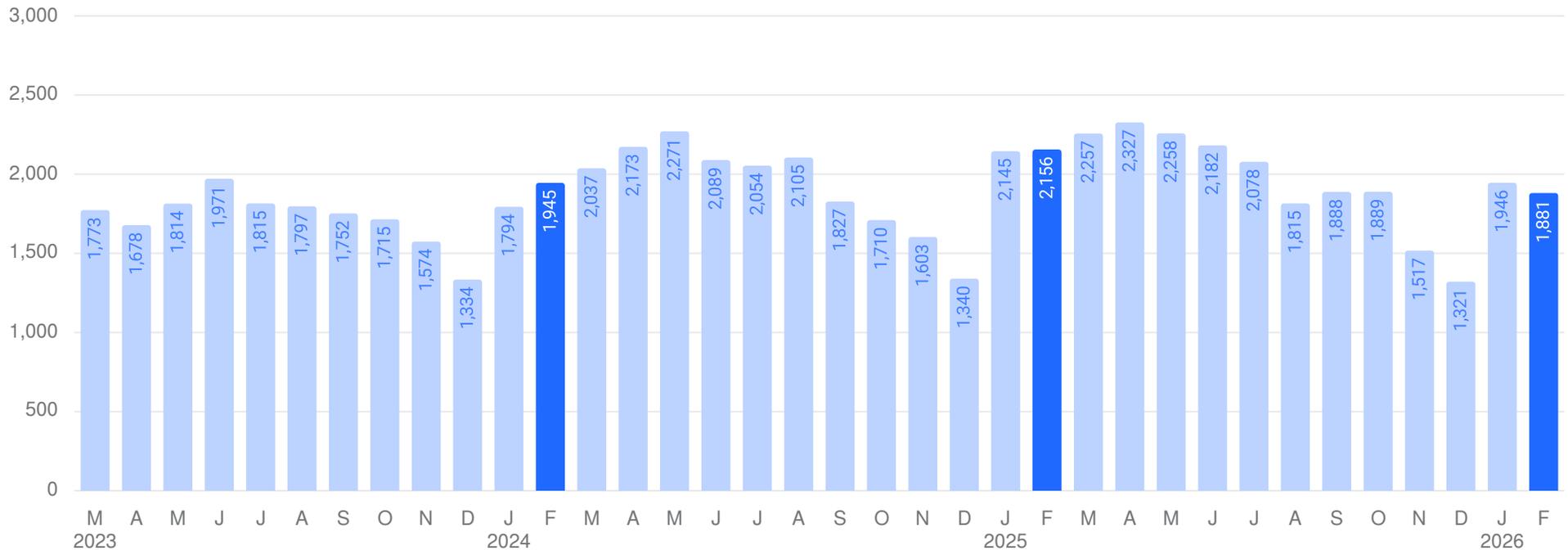
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New Listings

The number of new listings in February 2026 was 1,881, down -3.34% from 1,946 from the previous month and -12.76% lower than 2,156 from February 2025. The February 2026 listings were at its lowest level compared to February 2025 and 2024.



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