



BROKERS • COLONIAL • DONAHOE

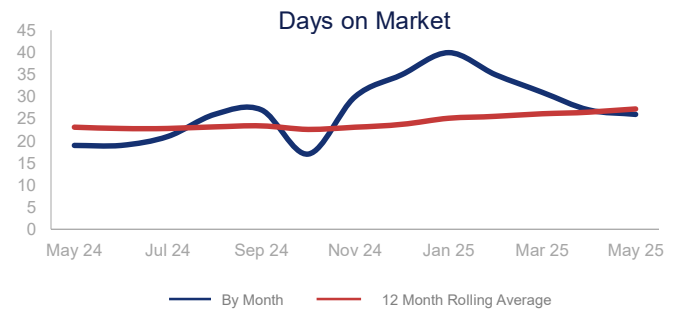
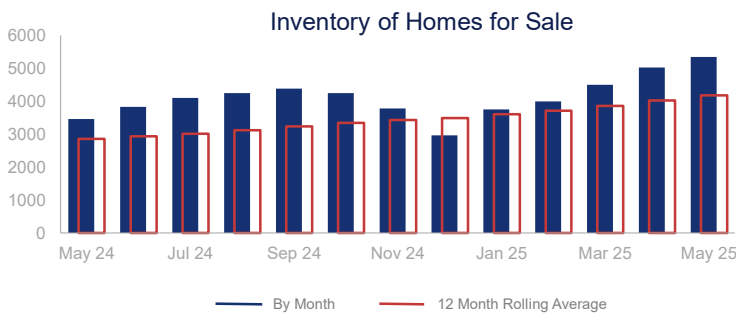
Market Report | May 2025

ORANGE COUNTY

Highlights:

- Median Sales Price is up 6.5% over a 12 month rolling average and up just 0.6% from the same month last year.
- Inventory of Homes for Sale is up 46.3% over a 12 month rolling average and up 54.6% from the same month last year.
- Days on Market is up 18.0% over a 12 month rolling average and up 36.8% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-3.6%	-1.4%	6.4%
Same Month Last Year	1.0%	-14.9%	54.6%



	May 2024		May 2025	+ / -	12 Month Avg	+ / -
New Listings	2312		2334	1.0%	2039	13.6%
Pending Sales	1408		1134	-19.5%	1103	-9.3%
Closed Sales	2057		1750	-14.9%	1647	1.8%
Median Sales Price	\$1,217,500		\$1,225,000	0.6%	\$1,196,179	6.5%
Average Sales Price	\$1,583,983		\$1,612,645	1.8%	\$1,541,557	4.4%
List to Sale Price Ratio	101.4%		98.9%	-2.5%	99.2%	0.3%
Days on Market	19		26	36.8%	27	18.0%
Inventory of Homes for Sale	3451		5335	54.6%	4173	46.3%
Months Supply of Inventory	2.2		3.0	36.4%	2.5	39.1%

% Change in Median Price

