



BROKERS • COLONIAL • DONAHOE

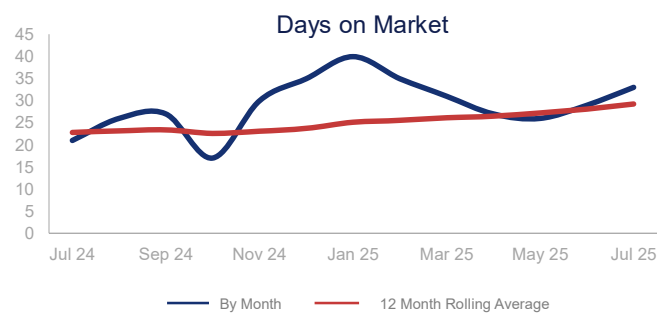
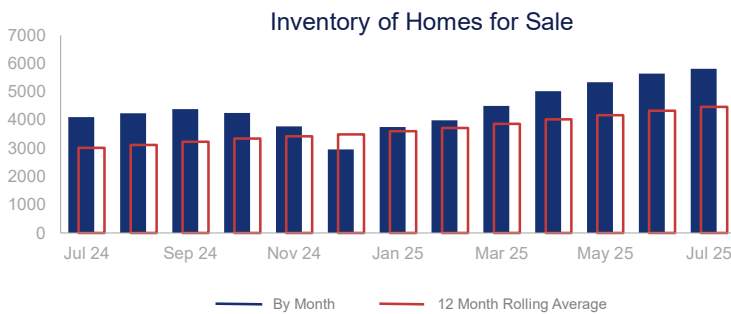
## Market Report | July 2025

### ORANGE COUNTY

#### Highlights:

- Median Sales Price is up 4.3% over a 12 month rolling average and even from the same month last year.
- Inventory of Homes for Sale is up 48.3% over a 12 month rolling average and up 41.8% from the same month last year.
- Days on Market is up 28.4% over a 12 month rolling average and up 57.1% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	2.8%	5.1%	2.9%
Same Month Last Year	1.3%	-4.9%	41.8%



	July 2024		July 2025	+ / -	12 Month Avg	+ / -
New Listings	2425		2457	1.3%	2057	11.8%
Pending Sales	1500		1196	-20.3%	1073	-10.9%
Closed Sales	1941		1846	-4.9%	1641	1.2%
Median Sales Price	\$1,200,000		\$1,200,000	0.0%	\$1,198,731	4.3%
Average Sales Price	\$1,524,326		\$1,549,666	1.7%	\$1,552,463	3.7%
List to Sale Price Ratio	100.2%		97.4%	-2.8%	98.7%	0.3%
Days on Market	21		33	57.1%	29	28.4%
Inventory of Homes for Sale	4094		5804	41.8%	4467	48.3%
Months Supply of Inventory	2.6		3.1	19.2%	2.6	36.5%

#### % Change in Median Price

