



BROKERS • COLONIAL • DONAHOE

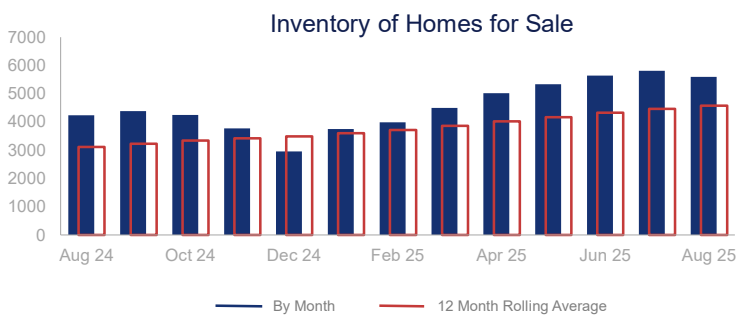
Market Report | August 2025

ORANGE COUNTY

Highlights:

- Median Sales Price is up 3.7% over a 12 month rolling average but down 0.1% from the same month last year.
- Inventory of Homes for Sale is up 47.2% over a 12 month rolling average and up 31.9% from the same month last year.
- Days on Market is up 30.3% over a 12 month rolling average and up 38.5% from the same month last year.

| | Change in New Listings | Change in Closed Sales | Change in Inventory |
|----------------------|------------------------|------------------------|---------------------|
| Last Month | -16.1% | -2.4% | -3.8% |
| Same Month Last Year | -0.6% | -0.1% | 31.9% |



| | August 2024 | | August 2025 | + / - | 12 Month Avg | + / - |
|-----------------------------|-------------|--|-------------|-------|--------------|--------|
| New Listings | 2075 | | 2062 | -0.6% | 2056 | 10.6% |
| Pending Sales | 1089 | | 1151 | 5.7% | 1078 | -10.0% |
| Closed Sales | 1804 | | 1802 | -0.1% | 1641 | 1.7% |
| Median Sales Price | \$1,181,500 | | \$1,180,000 | -0.1% | \$1,198,595 | 3.7% |
| Average Sales Price | \$1,469,194 | | \$1,515,813 | 3.2% | \$1,556,738 | 4.2% |
| List to Sale Price Ratio | 99.1% | | 97.1% | -2.0% | 98.5% | 0.1% |
| Days on Market | 26 | | 36 | 38.5% | 30 | 30.3% |
| Inventory of Homes for Sale | 4233 | | 5585 | 31.9% | 4579 | 47.2% |
| Months Supply of Inventory | 2.7 | | 3.1 | 14.8% | 2.7 | 34.2% |

% Change in Median Price

