



BROKERS • COLONIAL • DONAHOE

Market Report | January 2026

ORANGE COUNTY

Highlights:

- Median Sales Price is up 2.1% over a 12 month rolling average and up 3.0% from the same month last year.
- Inventory of Homes for Sale is up 32.7% over a 12 month rolling average and up 2.5% from the same month last year.
- Days on Market is up 40.2% over a 12 month rolling average and up 25.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	126.1%	-26.7%	21.5%
Same Month Last Year	-7.5%	-9.4%	2.5%



	January 2025	January 2026	+ / -	12 Month Avg	+ / -
New Listings	2231	2064	-7.5%	2004	3.4%
Pending Sales	1063	834	-21.5%	1021	-11.1%
Closed Sales	1267	1148	-9.4%	1639	-2.3%
Median Sales Price	\$1,165,500	\$1,200,000	3.0%	\$1,207,131	2.1%
Average Sales Price	\$1,535,309	\$1,706,981	11.2%	\$1,575,844	4.0%
List to Sale Price Ratio	97.8%	96.8%	-1.0%	97.9%	-0.1%
Days on Market	40	50	25.0%	35	40.2%
Inventory of Homes for Sale	3744	3838	2.5%	4774	32.7%
Months Supply of Inventory	2.2	3.3	50.0%	2.9	27.2%

% Change in Median Price

