

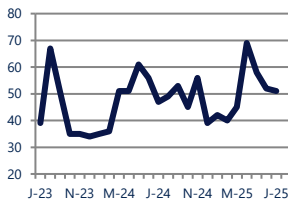
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ORANGE COUNTY HOUSING MARKET**

JULY 2025

## Units Sold

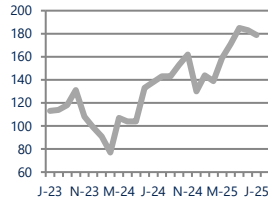
51



**Up 9%**  
Vs. Year Ago

## Active Inventory

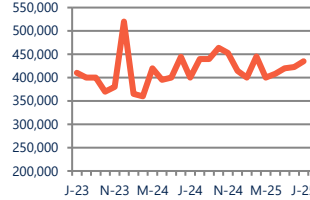
179



**Up 30%**  
Vs. Year Ago

## Median Sale Price

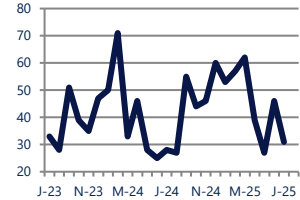
\$435,000



**Up 9%**  
Vs. Year Ago

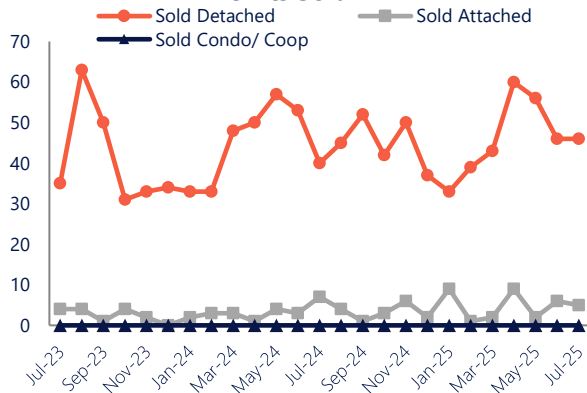
## Days On Market

31



**Up 11%**  
Vs. Year Ago

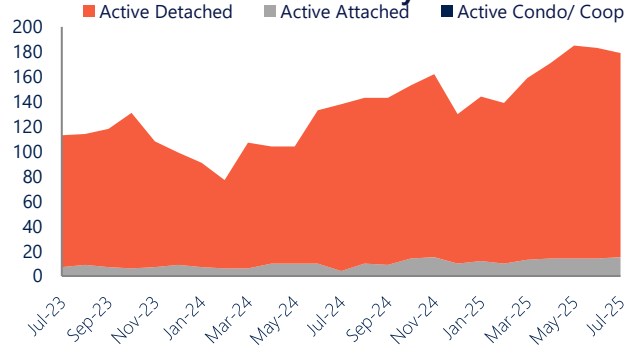
## Units Sold\*



## Units Sold

There was a decrease in total units sold in July, with 51 sold this month in Orange County versus 52 last month, a decrease of 2%. This month's total units sold was higher than at this time last year, an increase of 9% versus July 2024.

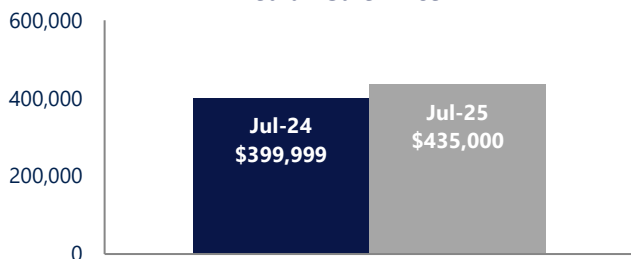
## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 41 units or 30%. The total number of active inventory this July was 179 compared to 138 in July 2024. This month's total of 179 is lower than the previous month's total supply of available inventory of 183, a decrease of 2%.

## Median Sale Price



## Median Sale Price

Last July, the median sale price for Orange County Homes was \$399,999. This July, the median sale price was \$435,000, an increase of 9% or \$35,001 compared to last year. The current median sold price is 3% higher than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

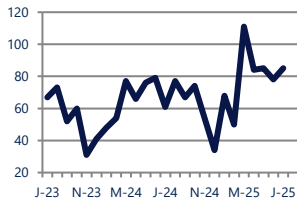
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ORANGE COUNTY HOUSING MARKET**

JULY 2025

## New Listings

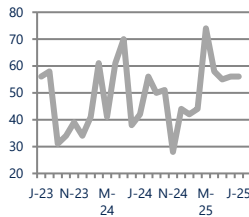
85



**Up 39%**  
Vs. Year Ago

## Current Contracts

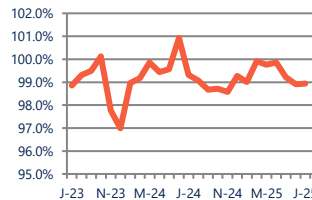
56



**Up 33%**  
Vs. Year Ago

## Sold Vs. List Price

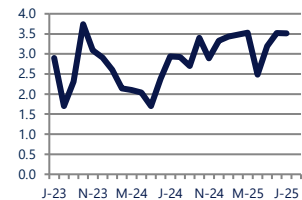
98.9%



**No Change**  
Vs. Year Ago

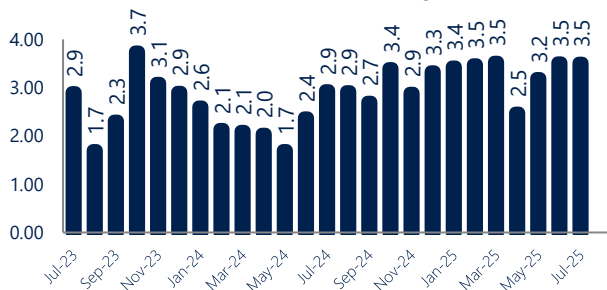
## Months of Supply

3.5



**Up 19%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

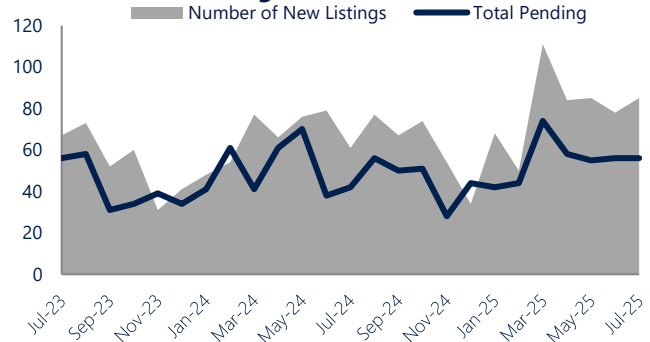
In July, there was 3.5 months of supply available in Orange County, compared to 2.9 in July 2024. That is an increase of 20% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

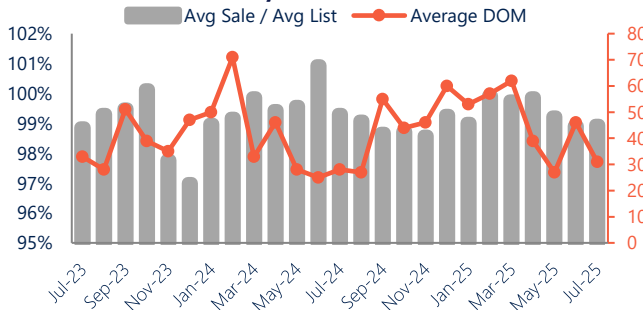
## New Listings & Current Contracts

This month there were 85 homes newly listed for sale in Orange County compared to 61 in July 2024, an increase of 39%. There were 56 current contracts pending sale this July compared to 42 a year ago. The number of current contracts remained stable as compared to last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Orange County was 98.9% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 31, higher than the average last year, which was 28, an increase of 11%.