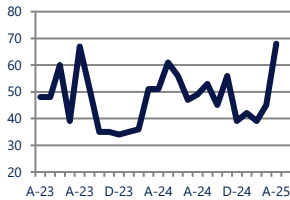


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ORANGE COUNTY HOUSING MARKET**

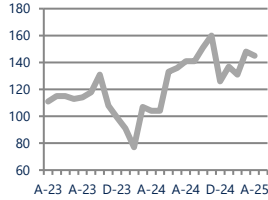
APRIL 2025

Units Sold 68



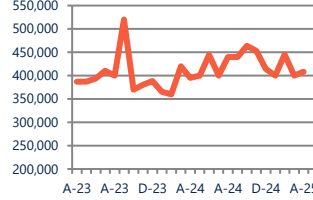
Up 33%
Vs. Year Ago

Active Inventory 145



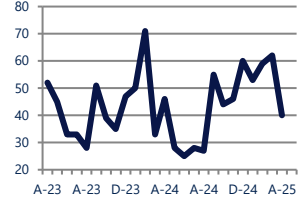
Up 39%
Vs. Year Ago

Median Sale Price \$408,000



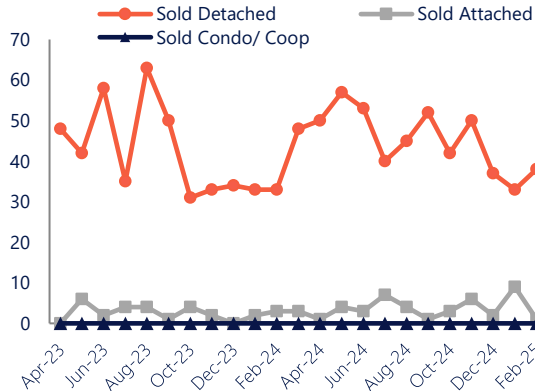
Up 3%
Vs. Year Ago

Days On Market 40



Down -13%
Vs. Year Ago

Units Sold*



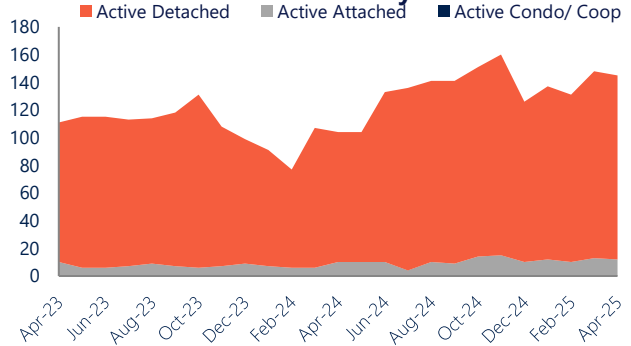
Units Sold

There was an increase in total units sold in April, with 68 sold this month in Orange County. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 41 units or 39%. The total number of active inventory this April was 145 compared to 104 in April 2024. This month's total of 145 is lower than the previous month's total supply of available inventory of 148, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Orange County Homes was \$395,000. This April, the median sale price was \$408,000, an increase of 3% or \$13,000 compared to last year. The current median sold price is 2% higher than in March.

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

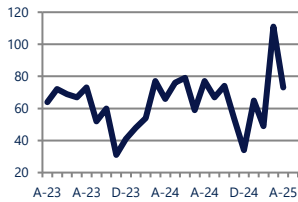
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ORANGE COUNTY HOUSING MARKET**

APRIL 2025

New Listings

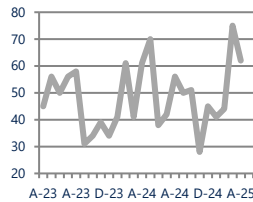
73



Up 11%
Vs. Year Ago

Current Contracts

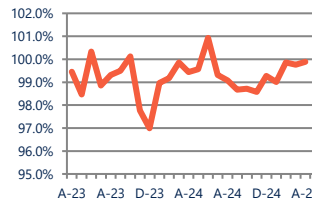
62



Up 2%
Vs. Year Ago

Sold Vs. List Price

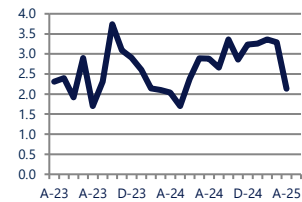
99.9%



No Change
Vs. Year Ago

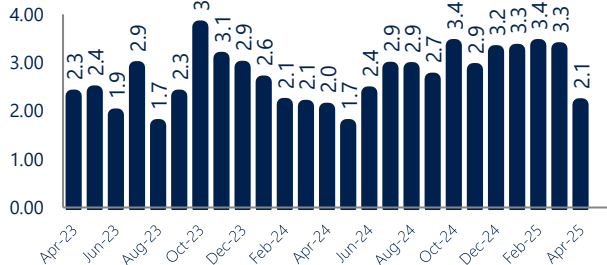
Months of Supply

2.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

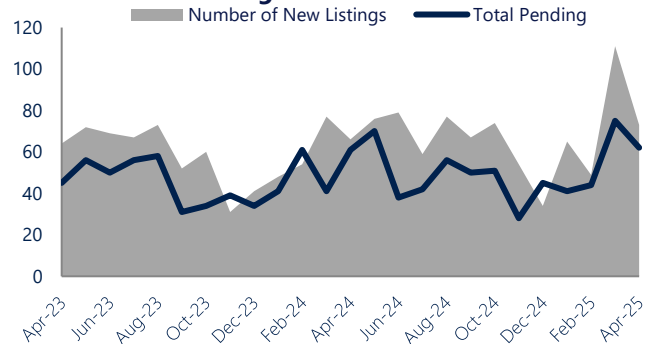
In April, there was 2.1 months of supply available in Orange County. The amount of supply is similar compared to a year ago.

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.

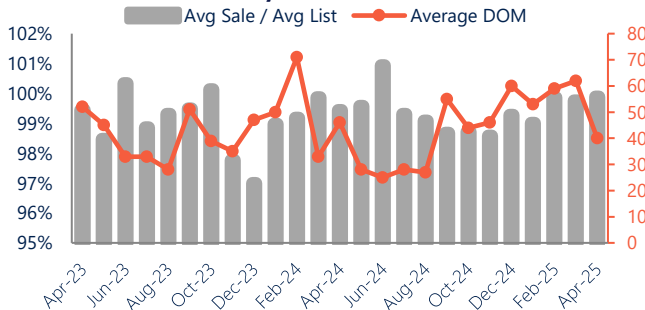
New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Orange County compared to 66 in April 2024, an increase of 11%. There were 62 current contracts pending sale this April compared to 61 a year ago. The number of current contracts is 2% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Orange County was 99.9% 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 40, lower than the average last year, which was 46, a decrease of 13%.