

Local Market Update – July 2026

Report provided by Orange County REALTORS®



Rancho Santa Margarita

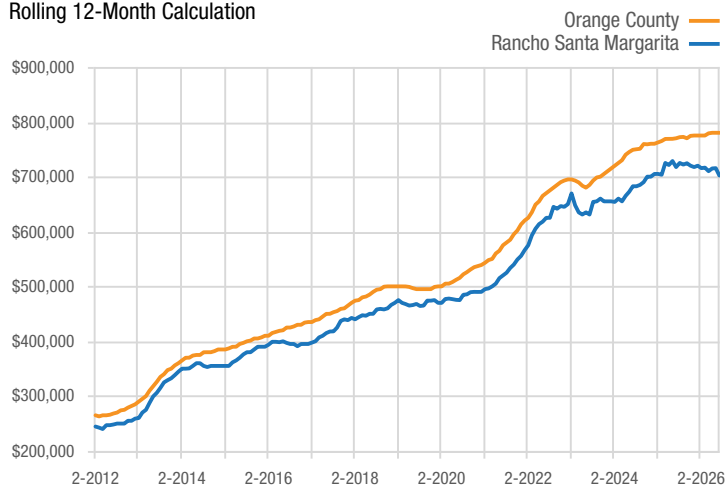
Attached	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	36	27	- 25.0%	223	199	- 10.8%
Pending Sales	25	15	- 40.0%	145	125	- 13.8%
Closed Sales	22	27	+ 22.7%	139	119	- 14.4%
Days on Market Until Sale	35	36	+ 2.9%	32	40	+ 25.0%
Median Sales Price*	\$681,500	\$675,000	- 1.0%	\$717,500	\$699,000	- 2.6%
Average Sales Price*	\$718,581	\$663,702	- 7.6%	\$750,137	\$710,775	- 5.2%
Percent of Original List Price Received*	98.2%	98.1%	- 0.1%	98.6%	98.1%	- 0.5%
Percent of List Price Received*	99.7%	98.9%	- 0.8%	99.8%	99.3%	- 0.5%
Inventory of Homes for Sale	71	73	+ 2.8%	—	—	—
Months Supply of Inventory	3.8	4.4	+ 15.8%	—	—	—
Price Per Square Foot*	\$654.12	\$625.56	- 4.4%	\$635.54	\$629.73	- 0.9%

Detached	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	34	25	- 26.5%	253	216	- 14.6%
Pending Sales	23	15	- 34.8%	168	158	- 6.0%
Closed Sales	27	28	+ 3.7%	160	165	+ 3.1%
Days on Market Until Sale	37	27	- 27.0%	28	30	+ 7.1%
Median Sales Price*	\$1,300,000	\$1,300,000	0.0%	\$1,368,500	\$1,320,000	- 3.5%
Average Sales Price*	\$1,349,904	\$1,389,821	+ 3.0%	\$1,394,640	\$1,397,877	+ 0.2%
Percent of Original List Price Received*	96.0%	98.5%	+ 2.6%	98.0%	98.1%	+ 0.1%
Percent of List Price Received*	98.5%	99.8%	+ 1.3%	99.3%	99.5%	+ 0.2%
Inventory of Homes for Sale	82	49	- 40.2%	—	—	—
Months Supply of Inventory	3.7	2.2	- 40.5%	—	—	—
Price Per Square Foot*	\$639.27	\$670.18	+ 4.8%	\$645.69	\$649.82	+ 0.6%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation

