Andrew Wang · Andrew Homes

Market Report

3 months ending Oct 2026

Irvine, Orange County, CA

Irvine market snapshot for the 3 months ending Oct 2026. The highlights are below; the table has the full numbers.

Prices in Irvine are down from a year ago (-4.6%). The supply of homes feels steady—not empty, not flooded. Homes are selling a little faster than last year.

METRIC	VALUE	MOM	YOY
Median sale price	**$1,458,985**	+0.6%	-4.6%
Active inventory	**760**	-1.9%	+7.8%
Months of supply	**4.4**	+0.1 mo	+0.5 mo
Median days on market	**60**	-1 day	-6 days
Avg. sale-to-list ratio	**97.49%**	0.0 pts	+0.1 pts

Call or text (949) 285-9519 or visit Andrew Homes.

Source: Redfin, a national real estate brokerage

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