

APRIL 27, 2026 - WRITTEN BY STEVEN THOMAS

ONE MARKET, A SPECTRUM OF SPEEDS

THE SPEED OF THE ORANGE COUNTY HOUSING MARKET DEPENDS ON PRICE, LOCATION, AND WHETHER A PROPERTY IS ATTACHED OR DETACHED.



For anyone who travels, there are days when the airport TSA lines stretch a mile through a maze of rope dividers. Before arriving at the airport, almost everyone grows anxious, anticipating how long it will take to get through security. When the lines wrap around the airport, the anxiety grows. There is more than one line, and some lines are moving much quicker than others. General screening is by far the slowest, with the longest lines and the most patience required. The TSA PreCheck line moves a bit faster, has a much shorter line, and does not require travelers to remove their electronic devices from their bags. It is reserved for travelers who have paid for the service and have had a background check. And now there is an even faster lane, TSA PreCheck Touchless ID, that allows passengers to use facial recognition technology instead of showing a physical ID. The travelers who move through the touchless line seemingly walk through security. TSA anxiety depends on which line a traveler can use.

Similarly, before a seller places their home on the market, almost every homeowner grows anxious, wondering how long it will take to sell. Some price ranges are faster than others. There is a considerable difference in the type of home, detached or attached. A seller's anxiety depends on the price range and the property type.

A detached home that pops on the market priced at \$850,000 will receive plenty of attention and has the best shot in Orange County to fly off the market with multiple offers. With the important caveat that it is not only in great condition but is priced appropriately. Yet a condominium priced at \$450,000 takes twice as long as that detached \$850,000 home and does not garner the same level of fanfare.

There is a wide spectrum of speeds across the Orange County housing market. It is not one-size-fits-all. The Expected Market Time (the number of days it takes to sell all listings at the current buying pace) for the county, both detached and attached combined, is 80 days. Of course, the market is much hotter in lower price ranges, but the higher the price range, the longer it takes to sell a home. The Expected Market Time is the true "speed" of the market. The speed depends on a home's price point.

Detached Homes	Current Actives	Demand (Last 30 Days Pending)	Market Time (In Days)	Attached Homes	Current Actives	Demand (Last 30 Days Pending)	Market Time (In Days)
All of O.C.	2,367	990	72 Days	All of O.C.	1,839	594	93 Days
\$0-\$750k	34	20	51 Days	\$0-\$500k	330	104	95 Days
\$750k-\$1m	162	118	41 Days	\$500k-\$750k	519	187	83 Days
\$1m-\$1.25m	261	178	44 Days	\$750k-\$1m	372	153	73 Days
\$1.25m-\$1.5m	283	194	44 Days	\$1m-\$2m	484	116	125 Days
\$1.5m-\$2m	449	225	60 Days	\$2m+	134	34	118 Days
\$2m-\$2.5m	282	97	87 Days				
\$2.5m-\$4m	424	93	137 Days				
\$4m-\$6m	185	36	154 Days				
\$6m+	287	29	297 Days				

The market is the hottest for detached homes priced between \$750,000 and \$1.5 million, considered the "sweet spot." There is more buyer activity in these price points than in the rest of the market, with an Expected Market Time that ranges from 41 to 44 days. Homes within these price ranges that are accurately priced with all the bells and whistles, "WOW"

properties, tend to attract multiple offers and often sell at or above their asking prices. For detached homes priced below \$750,000 and homes between \$1.5 million and \$2 million, it is not quite as instant, but still faster than the rest of the market. From there, the market slows.

Luxury homes priced above \$2.5 million, the top 10% of the Orange County Market, take the longest to sell. The expectation for these homes is that they will take much longer to sell and require plenty of patience, along with precision pricing. They typically do not fly off the market, and buyers are not tripping over themselves to purchase. The pace is the slowest for homes priced above \$6 million, currently stretching 297 days, nearly a year. There are not enough buyers looking for ultra-luxury homes compared to the number of sellers competing against each other.

The attached homes market is considerably slower than the detached market. This is due to rising costs of condominium homeowner associations. Maintenance costs, skyrocketing insurance premiums, and reserve fund issues have resulted in rising monthly association dues and special assessments. In addition, today's higher mortgage rates have eroded home affordability for condominiums, which many first-time home buyers view as a stepping stone to home ownership. This has translated to longer market times for attached homes. The hottest price range for attached properties is \$750,000 to \$1 million at 73 days, followed by \$500,000 to \$750,000 at 83 days. Small, entry-level condominiums priced below \$500,000 are sluggish at 95 days. A year ago, it had a market time of 61 days. Similar to detached homes, the higher the price, the longer it takes to sell.

Before coming on the market, homeowners should understand that market speed depends on the price point and whether a home is detached or attached. It also depends on the area. Some cities sell quicker than others for a variety of reasons, including price. Anaheim Hills has a market time of 37 days compared to Rancho Mission Viejo at 104. Most importantly, homeowners need to consider the price carefully. A home that has all the bells and whistles and in turn key condition, yet is overpriced, will languish on the market without success. The best strategy is to price a home based on its **Fair Market Value**, carefully considering condition, location, upgrades, updates, and amenities, and using all recent comparable closed and pending sales.

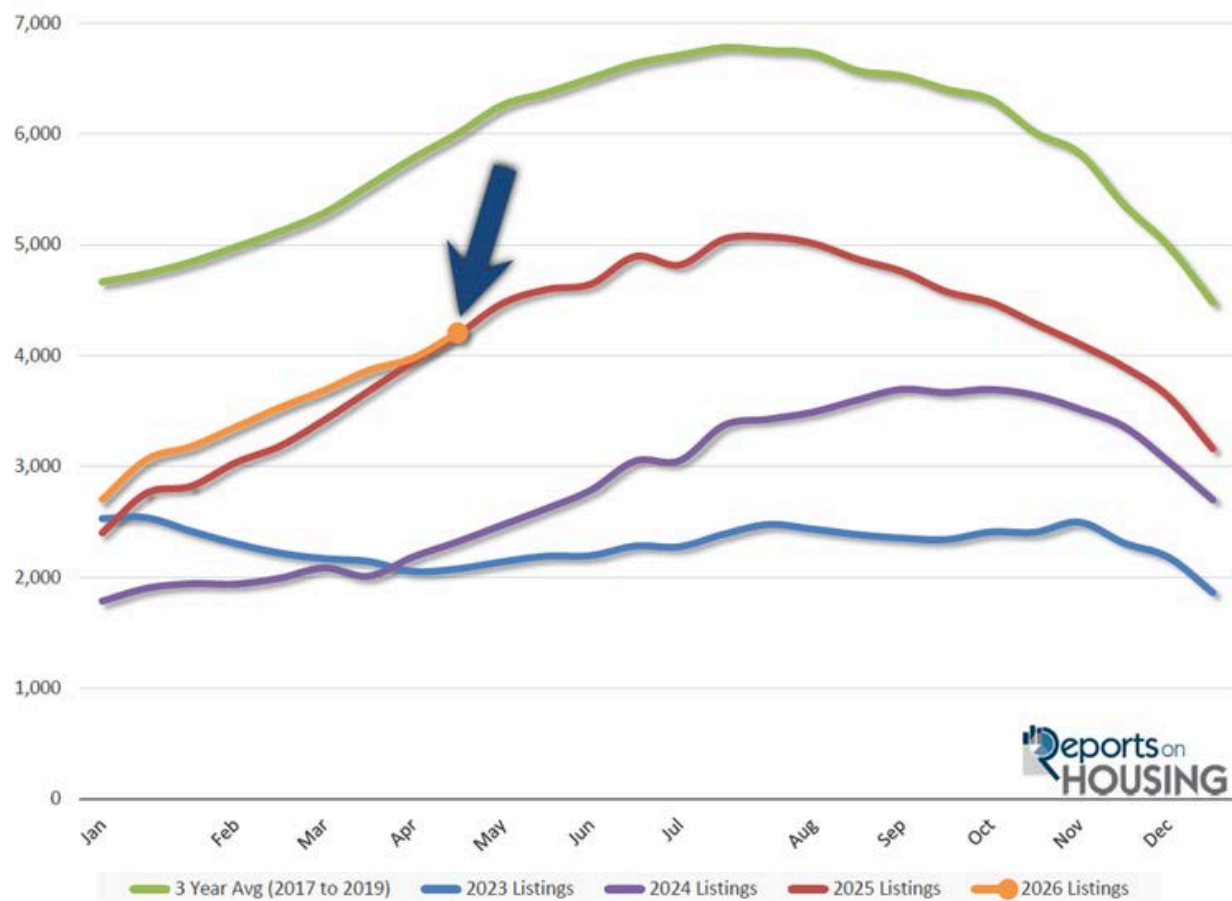
The Bottom Line: Orange County housing has a spectrum of speeds that varies by price point, location, and property type. Regardless, price is the most important factor in securing success.

The active listing inventory increased by 227 homes over the past two weeks, up 6%, to 4,206, its largest rise since mid-January. The inventory is increasing at a faster pace as the market dives further into spring. This is the time of year when an elevated number of homes come on the market, outpacing any rise in demand. As a result, seller competition is increasing week by week, and this trend will continue until the inventory reaches a peak between July and August.

Last year, the inventory was at 4,186 homes, **nearly the same as today**, with only 20 fewer. The year-over-year gap continued to narrow over the past couple of weeks. The 3-year average before COVID (2017 through 2019) was 6,002, an additional 1,796 homes, or 43%

more.

ORANGE COUNTY ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



Homeowners continue to “hunker down” in their homes, unwilling to move because of their current, underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through March, 7,661 homes were placed on the market in Orange County, 2,433 fewer than the 3-year average before COVID (2017-2019), 24% less. In 2025, 7,989 homes entered the market (4% more), compared to 6,480 in 2024 (15% less), and 5,608 in 2023 (27% less). Slightly fewer homes have been coming on the market this year compared to last.

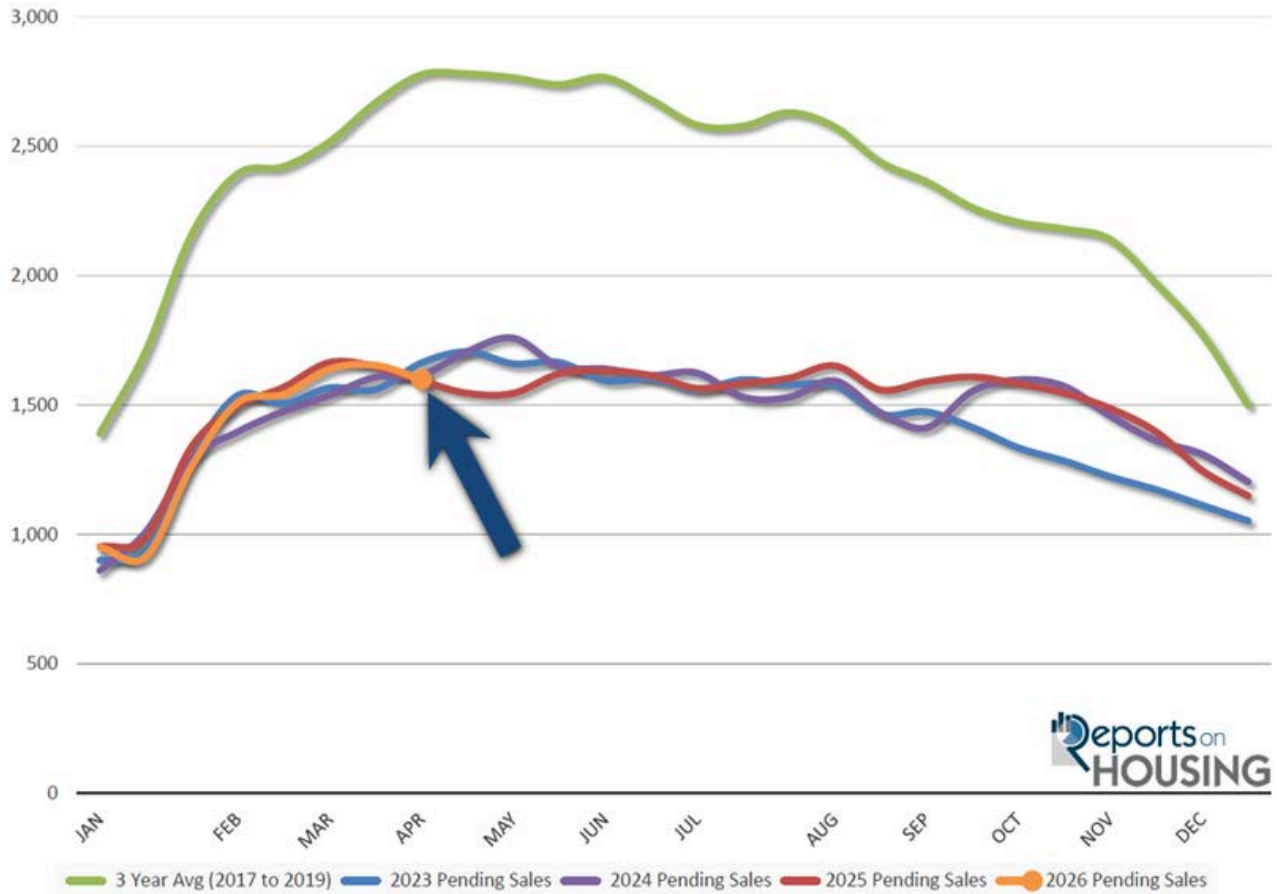
Demand, a snapshot of the number of new pending sales over the prior month, decreased from 1,599 to 1,584 in the past couple of weeks, down 15 pending sales, or 1%. Even though demand appears to have peaked in late March, it will remain relatively flat, yet elevated, through September. If the Iran conflict were to end soon and the Strait of Hormuz were to reopen, mortgage rates could fall back towards 6% and even lower with any signs of further labor market weakness.

Last year, demand was 1,546, with **38 fewer pending sales, or 2% lower**. The 3-year average before COVID (2017 to 2019) was 2,780 pending sales, **76% more than today, or an additional 1,196**.

As the Federal Reserve has indicated, it is essential to watch all economic releases for signs of slowing. These releases can cause mortgage rates to rise or fall, depending on

how they compare with market expectations. It is also important to monitor any developments in the Iran conflict and its impact on the oil market, and ultimately inflation, which can also cause mortgage rates to rise or fall. This week, the Federal Reserve meets and will conduct a press conference to announce its decision on the Federal Funds rate. The Personal Consumption Expenditures – Price Index (PCE), the Fed’s preferred inflation gauge, will be released on Thursday. Next week is jobs week, which includes the number of job openings, wages, and the number of jobs created or lost, one of the month’s most important economic data points.

ORANGE COUNTY DEMAND YEAR-OVER-YEAR



Reports on
HOUSING

Reports on
HOUSING
Your Local Real Estate Snapshot

EXPECTED MARKET TIME

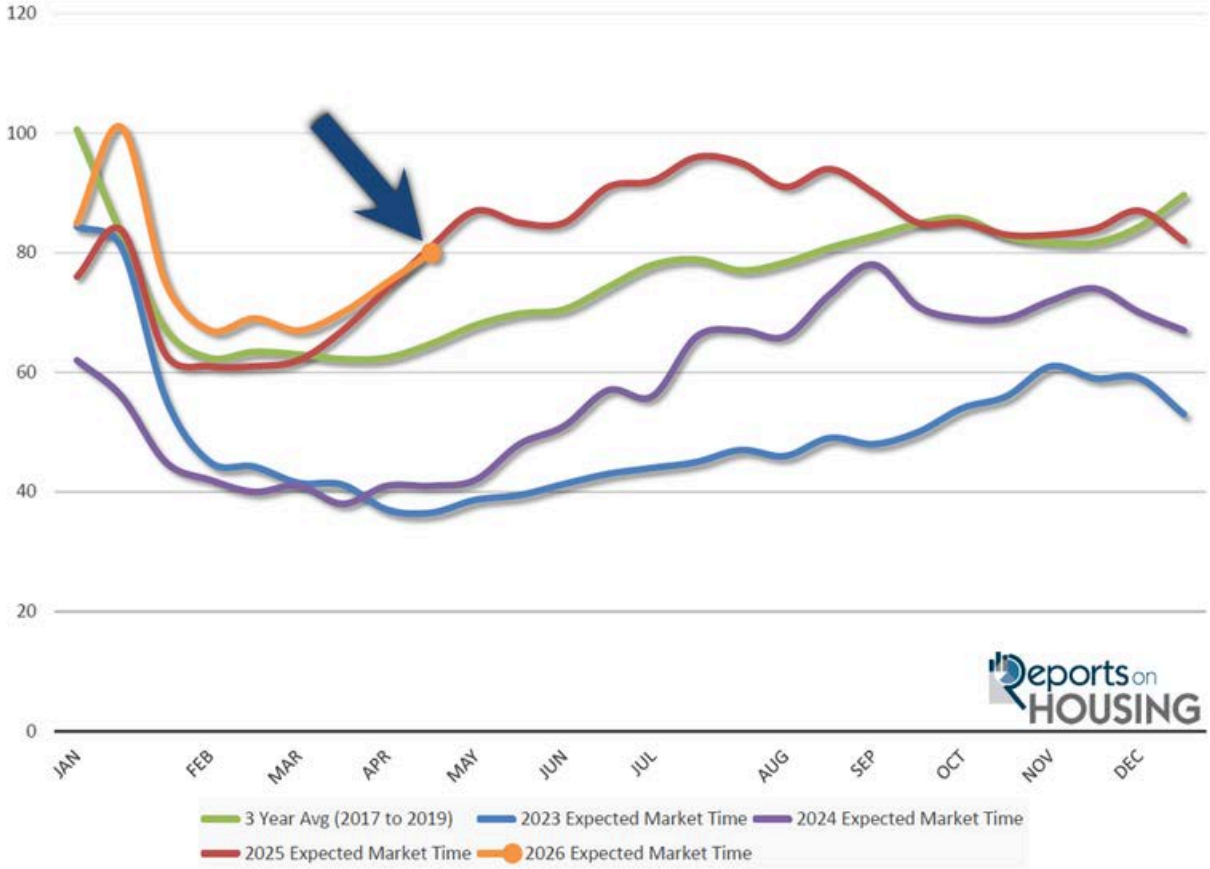
IN THE PAST TWO WEEKS, THE MARKET TIME HAS INCREASED BY FIVE DAYS.

With the supply of available homes rising by 227 homes, **up 6%**, and demand falling by 15 pending sales, **down 1%**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) increased from 75 to 80 days in the past couple of weeks. It was 70 days, 4 weeks ago.

Last year, it was 81 days, similar to today. It is the first time the Expected Market Time has been lower than one year ago since March 2024. The 3-year average before COVID (2017 to 2019) was 65 days, quicker than today.

The Expected Market Time for condominiums and townhomes increased from 84 to 93 days in the past two weeks. It was 77 days last year. For detached homes, the Expected Market Time increased from 69 to 72 days. It was 84 days a year ago. The detached-home market is faster than the attached-home market.

ORANGE COUNTY EXPECTED MARKET TIME YEAR-OVER-YEAR (IN DAYS)



Reports on HOUSING

ORANGE COUNTY LUXURY END BREAKDOWN



In the past couple of weeks, the luxury inventory of homes priced above \$2.5 million (the top 10% of the Orange County housing market) increased from 943 to 995 homes, up 52 or 6%. Luxury demand decreased by seven pending sales, down 4%, to 180. With supply rising and demand falling, the Expected Market Time for luxury homes priced above \$2 million increased from 151 to 166 days. Like the rest of the market, the luxury market is slowing from week to week and will continue to do so until peaking sometime during the summer.

Year over year, the active luxury inventory is down by 147 homes (-13%), and luxury demand is up by 30 pending sales (+20%). Last year's Expected Market Time was 228 days, slower than today.

In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million increased from 114 to 131 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 158 to 161 days. For homes priced above \$6 million, the Expected Market Time increased from 293 to 303 days. Luxury is at 166 days overall. At this pace, a seller would be looking at becoming a pending sale around **October 2026**.

ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0 - \$750K 	85 Days	21%	20%	60 Days
\$750k - \$1M 	59 Days	13%	17%	48 Days
\$1M - \$1.25M 	58 Days	11%	15%	59 Days
\$1.25M - \$1.5M 	57 Days	10%	14%	58 Days
\$1.5M - \$2M 	70 Days	14%	16%	94 Days
\$2M - \$2.5M 	87 Days	8%	7%	123 Days
\$2.5M - \$4M 	131 Days	11%	7%	187 Days
\$4M - \$6M 	161 Days	5%	2%	174 Days
\$6M+ 	303 Days	7%	2%	584 Days

- **INVENTORY:** The active listing inventory in the past couple of weeks increased by 227 homes, up 6%, and now stands at 4,206. Last year, there were 4,186 homes on the market, 20 fewer homes, or nearly identical to today. The 3-year average before COVID (2017 to 2019) was 6,002, which is 43% higher. From January through March, 24% fewer homes came on the market than the 3-year average before COVID (2017 to 2019), 2,433 fewer. There were 328 fewer than last year, 1,181 more than in 2024, and 2,053 more than in 2023.
- **DEMAND:** Buyer demand, the number of pending sales over the prior month, decreased by 15 in the past two weeks, down 1%, and now stands at 1,584. Demand peaked four weeks ago. Last year, there were 1,546 pending sales, **2% fewer**. The 3-year average before COVID (2017 to 2019) was 2,780, which is 76% higher.
- **MARKET TIME:** With supply increasing and demand falling slightly, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased from 75 to 80 days in the past couple of weeks, its highest reading since 101 days in mid-January. Last year, it was 81 days, similar to today. The 3-year average before COVID (2017-2019) was 65 days, quicker than today.
- **LUXURY:** In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million increased from 114 to 131 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 158 to 161 days. For homes priced above \$6 million, the Expected Market Time increased from 293 to 303 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 0.3% of all listings and 0.3% of demand. Six foreclosures and six short sales are available today in Orange County, bringing the total of distressed homes on the active market to 12, up two from 2 weeks ago. Last year, nine distressed homes were on the market, similar to today.
- **CLOSED SALES:** There were 1,851 closed residential resales in March, up 3% compared to March 2025's 1,801 sales, and up 36% from February 2026. The sales-to-list price ratio in Orange County was 100.0%. Foreclosures accounted for 0.1% of all closed sales, and there were no short sales. That means that 99.9% of all sales were sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

APR. 27, 2026 - ONE MARKET, A SPECTRUM OF SPEEDS

ORANGE COUNTY CITIES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
4/23/2026								
Aliso Viejo	48	28	51	47	44	47	20	\$864k
Anaheim	194	84	69	63	65	67	34	\$935k
Anaheim Hills	27	22	37	53	47	33	22	\$1.1m
Brea	30	21	43	37	40	30	32	\$1.3m
Buena Park	45	30	45	54	55	32	31	\$935k
Corona Del Mar	88	14	189	178	166	171	193	\$4.8m
Costa Mesa	93	37	75	54	66	72	42	\$1.8m
Coto De Caza	60	20	90	92	128	84	26	\$2.8m
Cypress	44	27	49	56	47	50	23	\$1.1m
Dana Point	84	36	70	74	83	171	122	\$2.5m
Dove Canyon	9	5	54	83	30	165	10	\$1.8m
Foothill Ranch	7	12	18	36	38	47	23	\$670k
Fountain Valley	43	23	56	74	57	58	46	\$1.4m
Fullerton	108	58	56	48	49	58	34	\$967k
Garden Grove	95	58	49	54	70	53	31	\$1.1m
Huntington Beach	258	114	68	64	68	83	34	\$1.4m
Irvine	653	133	147	131	120	161	31	\$1.7m
La Habra	56	22	76	54	47	47	28	\$834k
La Palma	7	3	70	24	30	38	15	\$1.1m
Ladera Ranch	45	16	84	44	36	123	30	\$1.6m
Laguna Beach	172	26	198	201	182	262	172	\$4.5m
Laguna Hills	37	23	48	64	59	88	23	\$1.0m
Laguna Niguel	129	49	79	77	70	104	33	\$1.7m
Laguna Woods	168	52	97	109	84	63	41	\$419k
Lake Forest	151	77	59	65	59	55	31	\$1.4m
Los Alamitos	10	7	43	66	45	40	21	\$1.9m
Mission Viejo	139	79	53	44	42	52	21	\$1.1m
Newport Beach	247	46	161	149	117	237	126	\$4.7m
Newport Coast	43	11	117	125	336	230	117	\$14.0m
North Tustin	29	9	97	93	97	27	57	\$2.7m
Orange	114	68	50	45	45	62	31	\$1.3m
Placentia	49	29	51	85	53	36	24	\$1.1m
Portola Hills	19	8	71	71	79	102	105	\$1.1m
Rancho Mission Viejo	87	25	104	97	74	102	21	\$1.2m
Rancho Santa Marg.	83	28	89	73	52	63	33	\$975k
Rossmoor	6	4	45	30	30	48	42	\$2.1m
San Clemente	99	55	54	52	59	100	67	\$2.5m
San Juan	59	19	93	79	74	76	43	\$2.4m
Santa Ana	187	57	98	73	65	71	39	\$780k
Seal Beach	84	43	59	58	40	67	65	\$492k
Stanton	28	15	56	33	56	32	15	\$665k
Talega	21	11	57	51	68	63	90	\$2.7m
Tustin	90	29	93	96	88	45	37	\$1.2m
Villa Park	8	3	80	135	75	158	100	\$3.5m
Westminster	46	15	92	57	58	38	21	\$1.2m
Yorba Linda	108	51	64	69	47	70	30	\$1.5m
All of O.C.	4,206	1,584	80	75	70	81	41	\$1.4m

ORANGE COUNTY PRICE RANGE REPORT

APR. 27, 2026 - ONE MARKET, A SPECTRUM OF SPEEDS

ORANGE COUNTY ATTACHED HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
4/23/2026								
All of O.C.	1,839	594	93	84	77	77	38	\$800k
O.C. \$0-\$500k	330	104	95	97	71	61	44	\$399k
O.C. \$500k-\$750k	519	187	83	82	74	57	27	\$630k
O.C. \$750k-\$1m	372	153	73	61	61	63	27	\$875k
O.C. \$1m-\$2m	484	116	125	101	92	125	46	\$1.3m
O.C. \$2m+	134	34	118	114	156	198	163	\$3.2m

ORANGE COUNTY DETACHED HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
4/23/2026								
All of O.C.	2,367	990	72	69	66	84	43	\$2.0m
O.C. \$0-\$750k	34	20	51	48	39	84	23	\$590k
O.C. \$750k-\$1m	162	118	41	31	30	36	21	\$927k
O.C. \$1m-\$1.25m	261	178	44	41	40	44	22	\$1.1m
O.C. \$1.25m-\$1.5m	283	194	44	51	44	49	30	\$1.4m
O.C. \$1.5m-\$2m	449	225	60	53	52	85	37	\$1.8m
O.C. \$2m-\$2.5m	282	97	87	104	95	124	-	\$2.3m
O.C. \$2.5m-\$4m	424	93	137	118	120	184	-	\$3.1m
O.C. \$4m-6m	185	36	154	159	141	170	179	\$4.9m
O.C. \$6m+	287	29	297	287	274	552	458	\$10.8m

ORANGE COUNTY ALL HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
4/23/2026								
All of O.C.	4,206	1,584	80	75	70	81	41	\$1.4m
O.C. \$0-\$500k	339	110	92	93	72	62	45	\$399k
O.C. \$500k-\$750k	544	201	81	81	70	58	25	\$632k
O.C. \$750k-\$1m	534	271	59	48	48	48	24	\$899k
O.C. \$1m-\$1.25m	459	236	58	53	51	59	26	\$1.1m
O.C. \$1.25m-\$1.5m	438	229	57	59	52	58	33	\$1.4m
O.C. \$1.5m-\$2m	580	248	70	64	61	94	40	\$1.7m
O.C. \$2m-\$2.5m	317	109	87	103	105	73	-	\$2.3m
O.C. \$2.5m-\$4m	483	111	131	114	118	121	-	\$3.1m
O.C. \$4m-6m	209	39	161	158	146	187	-	\$4.9m
O.C. \$6m+	303	30	303	293	270	174	184	\$10.5m

*Data tabulated from CRMLS. This data may not reflect all real estate activity in the market. Due to Range Price listings, "All Homes," "Attached" and "Detached" totals do not add up and are slightly off.

ORANGE COUNTY SOLD REPORT

APR. 27, 2026 - ONE MARKET, A SPECTRUM OF SPEEDS

ORANGE COUNTY CITIES	UNITS SOLD MAR 2026	MEDIAN SALES PRICE	MEDIAN LIST PRICE	SALES TO LIST PRICE RATIO	LOW PRICE	HIGH PRICE	MEDIAN SQ. FT.	MEDIAN \$ PER SQ. FT.	MEDIAN DOM	UNITS SOLD MAR 2025
Aliso Viejo	32	\$883,000	\$889,450	99.3%	\$505,000	\$2,730,000	1,392	\$635	12	34
Anaheim	91	\$900,000	\$895,000	100.0%	\$439,000	\$2,980,000	1,508	\$597	11	81
Anaheim Hills	28	\$1,365,000	\$1,370,000	100.0%	\$625,000	\$3,240,000	2,196	\$622	11	38
Brea	22	\$1,278,500	\$1,267,500	98.7%	\$685,000	\$2,800,000	2,095	\$610	14	36
Buena Park	28	\$907,500	\$883,500	101.1%	\$525,000	\$1,910,000	1,564	\$580	19	31
Corona Del Mar	21	\$3,440,900	\$3,550,000	100.0%	\$2,400,000	\$16,500,000	1,911	\$1,801	32	23
Costa Mesa	45	\$1,403,900	\$1,390,000	100.6%	\$535,000	\$3,350,000	1,614	\$870	11	54
Coto De Caza	19	\$1,875,000	\$1,949,000	98.5%	\$975,000	\$10,500,000	3,100	\$605	14	11
Cypress	21	\$1,150,000	\$1,189,000	100.7%	\$530,000	\$2,035,000	1,799	\$639	9	24
Dana Point	43	\$2,386,470	\$2,485,000	99.6%	\$615,500	\$13,925,000	2,253	\$1,059	12	43
Dove Canyon	3	\$1,807,000	\$1,899,000	95.7%	\$1,320,000	\$2,149,000	3,210	\$563	22	2
Foothill Ranch	6	\$1,345,000	\$1,372,500	100.0%	\$565,000	\$1,750,000	2,320	\$580	57	11
Fountain Valley	19	\$1,335,000	\$1,300,000	100.0%	\$462,500	\$1,690,000	1,916	\$697	8	35
Fullerton	71	\$1,100,001	\$999,888	100.0%	\$332,500	\$3,150,000	1,715	\$641	11	65
Garden Grove	37	\$1,080,000	\$997,000	100.0%	\$565,000	\$1,450,000	1,434	\$753	9	44
Huntington Beach	131	\$1,349,000	\$1,300,000	100.0%	\$185,000	\$7,000,000	1,628	\$829	14	119
Irvine	204	\$1,510,000	\$1,545,000	98.8%	\$470,000	\$6,200,000	1,844	\$819	15	187
La Habra	28	\$874,000	\$847,500	101.1%	\$389,800	\$1,851,000	1,395	\$627	12	25
La Palma	9	\$1,285,000	\$1,295,000	100.0%	\$1,060,000	\$1,925,000	2,191	\$586	13	8
Ladera Ranch	28	\$1,120,000	\$1,137,500	100.0%	\$715,000	\$2,758,888	1,768	\$634	12	20
Laguna Beach	30	\$2,800,000	\$2,895,000	95.9%	\$910,000	\$13,675,000	1,871	\$1,497	26	30
Laguna Hills	22	\$1,076,000	\$1,047,000	99.8%	\$475,000	\$3,923,000	1,476	\$729	14	54
Laguna Niguel	73	\$1,420,000	\$1,400,000	100.0%	\$475,000	\$4,575,000	1,885	\$753	9	51
Laguna Woods	47	\$518,888	\$525,000	98.7%	\$212,000	\$2,225,000	1,162	\$447	28	53
Lake Forest	69	\$1,190,000	\$1,188,000	100.0%	\$372,000	\$2,600,000	1,655	\$719	14	39
Los Alamitos	8	\$1,441,000	\$1,397,500	101.2%	\$585,000	\$1,805,000	1,520	\$948	16	8
Mission Viejo	94	\$1,166,000	\$1,159,500	100.0%	\$438,000	\$2,278,000	1,594	\$732	13	86
Newport Beach	70	\$2,825,000	\$3,124,500	97.8%	\$550,000	\$18,000,000	2,379	\$1,188	25	61
Newport Coast	10	\$10,793,125	\$11,622,500	93.2%	\$1,465,000	\$30,000,000	3,807	\$2,835	19	16
North Tustin	9	\$1,985,000	\$1,899,990	100.8%	\$1,210,000	\$3,300,000	2,460	\$807	8	14
Orange	89	\$1,230,000	\$1,225,000	100.0%	\$439,000	\$2,200,000	1,757	\$700	13	75
Placentia	26	\$1,325,000	\$1,357,450	100.0%	\$419,000	\$1,660,000	2,093	\$633	15	24
Portola Hills	6	\$734,000	\$709,350	98.7%	\$550,000	\$1,490,000	1,170	\$628	30	3
Rancho Mission Viejo	36	\$1,352,500	\$1,388,950	99.8%	\$595,000	\$2,225,000	1,978	\$684	18	23
Rancho Santa Margarita	36	\$959,500	\$949,450	100.0%	\$355,000	\$2,149,000	1,377	\$697	12	33
Rossmoor	3	\$2,275,000	\$2,200,000	100.4%	\$1,605,000	\$2,300,000	2,383	\$955	5	5
San Clemente	52	\$1,680,000	\$1,666,950	99.1%	\$629,000	\$6,150,000	2,060	\$816	16	61
San Juan Capistrano	23	\$1,450,000	\$1,475,000	99.4%	\$440,000	\$3,998,000	2,040	\$711	16	22
Santa Ana	73	\$835,000	\$799,900	100.0%	\$238,000	\$3,680,000	1,264	\$661	18	84
Seal Beach	35	\$360,000	\$379,000	98.7%	\$210,000	\$2,267,500	1,010	\$356	31	39
Stanton	11	\$794,000	\$819,000	100.9%	\$469,888	\$1,048,000	1,330	\$597	15	15
Talega	9	\$1,875,000	\$1,895,000	98.7%	\$929,000	\$2,030,000	2,186	\$858	19	14
Tustin	38	\$1,210,000	\$1,210,000	100.0%	\$102,785	\$2,370,000	1,599	\$757	14	32
Villa Park	3	\$2,750,000	\$2,595,000	97.7%	\$2,246,000	\$2,900,000	3,019	\$911	13	7
Westminster	30	\$1,112,500	\$1,074,500	100.7%	\$770,000	\$1,590,000	1,572	\$708	11	18
Yorba Linda	65	\$1,325,000	\$1,338,888	100.0%	\$515,000	\$4,350,000	2,021	\$656	12	58
All of O.C.	1,851	\$1,250,000	\$1,250,000	100.0%	\$102,785	\$30,000,000	1,700	\$735	13	1,801
\$0-\$500k	113	\$420,000	\$425,000	98.6%	\$102,785	\$500,000	816	\$515	39	117
\$500k-\$750k	239	\$636,000	\$639,975	100.0%	\$505,000	\$750,000	1,080	\$589	14	236
\$750k-\$1m	287	\$889,900	\$880,000	100.0%	\$753,000	\$1,000,000	1,330	\$669	14	330
\$1m-\$1.25m	289	\$1,150,000	\$1,150,000	100.0%	\$1,005,000	\$1,250,000	1,605	\$717	10	277
\$1.25m-\$1.5m	297	\$1,368,000	\$1,365,000	100.0%	\$1,253,500	\$1,500,000	1,928	\$710	12	256
\$1.5m-\$2m	301	\$1,700,000	\$1,699,000	100.0%	\$1,510,000	\$2,000,000	2,342	\$726	11	234
\$2m-\$2.5m	115	\$2,210,000	\$2,250,000	98.8%	\$2,005,000	\$2,500,000	2,700	\$819	14	113
\$2.5m-\$4m	140	\$2,912,500	\$2,999,000	98.2%	\$2,502,500	\$3,998,000	2,900	\$1,004	17	152
\$4m-\$6m	35	\$4,750,000	\$4,995,000	98.2%	\$4,050,000	\$6,000,000	2,840	\$1,673	12	44
\$6m+	35	\$10,500,000	\$11,200,000	94.4%	\$6,010,000	\$30,000,000	4,598	\$2,284	57	42