

APRIL 13, 2026 - WRITTEN BY STEVEN THOMAS

SPRING TODAY, GONE TOMORROW

THE SPRING MARKET IS IN FULL BLOOM, THE BUSIEST TIME OF THE YEAR, YET THE HOUSING MARKET SLOWS WEEKLY AS THE NUMBER OF HOMES COMING ON THE MARKET OUTPACES BUYER DEMAND.

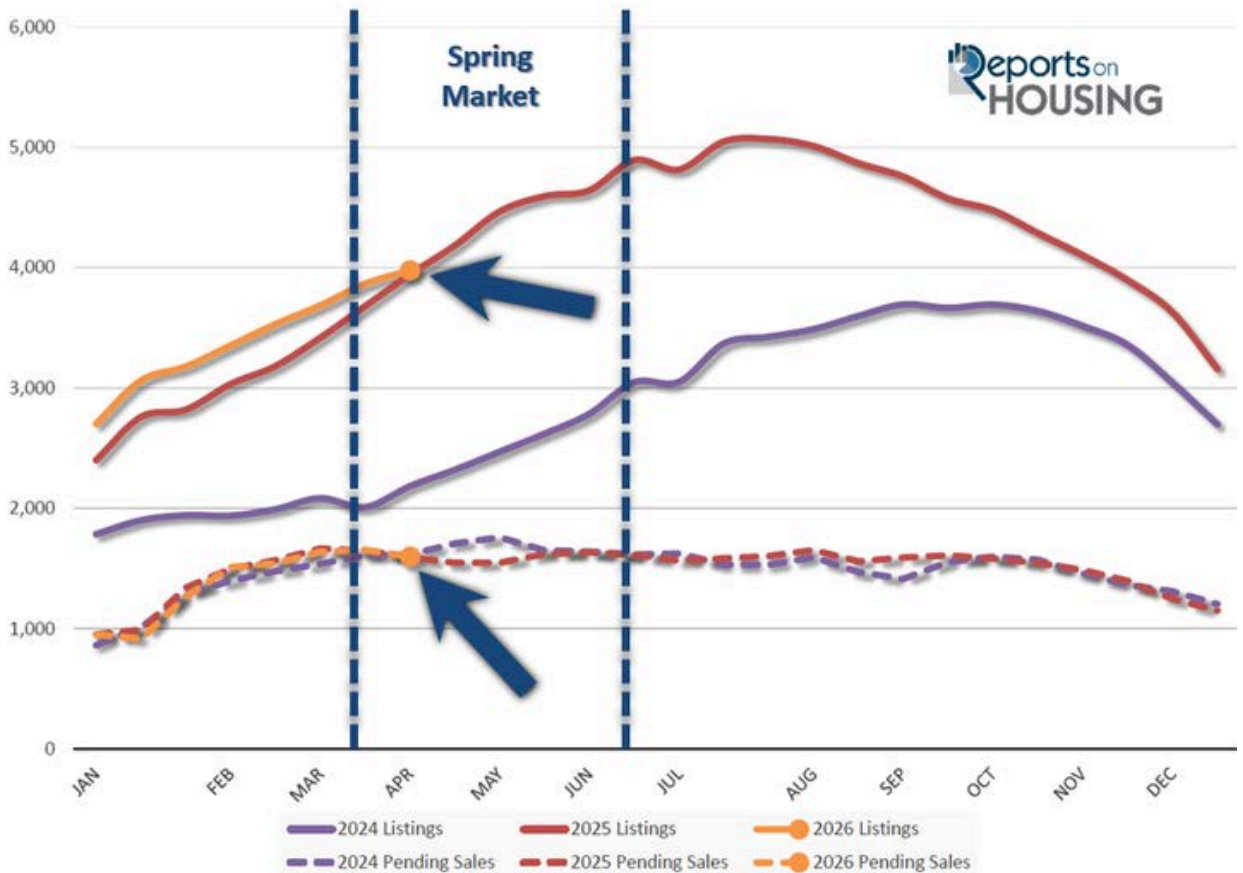


Brightly colored tulips are synonymous with spring. The life cycle of a tulip is an annual journey that mostly takes place underground. It relies on colder temperatures that trigger the bulb to start the blooming process. In warmer climates, the bulbs are refrigerated for 8 to 10 weeks to simulate winter freezing, then planted from late November through December. By February, plenty is going on underground as the tulips begin to sprout. The peak colorful blooms arrive in March, just in time for spring.

For the Orange County housing market, the winter season does not need to be simulated. Demand slows tremendously from mid-November through the first couple of weeks of January, the Holiday Market. It is the slowest time of the year. In mid-January, the holidays fade into the Winter Market, when housing begins to sprout. Demand surges higher, and the active inventory can hardly keep up. The Market Time speeds up from week to week, accelerating as more buyers begin their searching process. By late March, the Spring Market arrives in full bloom. Demand reaches its annual peak, and the inventory continues to grow weekly.

It is the Winter Market when housing’s momentum builds, accelerating from week to week. It moves from a crawl to nearly full speed by the time spring arrives. The Spring Market is when demand maintains its strong trajectory while inventory continues to rise rapidly. With demand (a snapshot of the number of new pending sales over the prior month) elevated but no longer rapidly growing, and demand pushing higher and higher, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) grows longer each week.

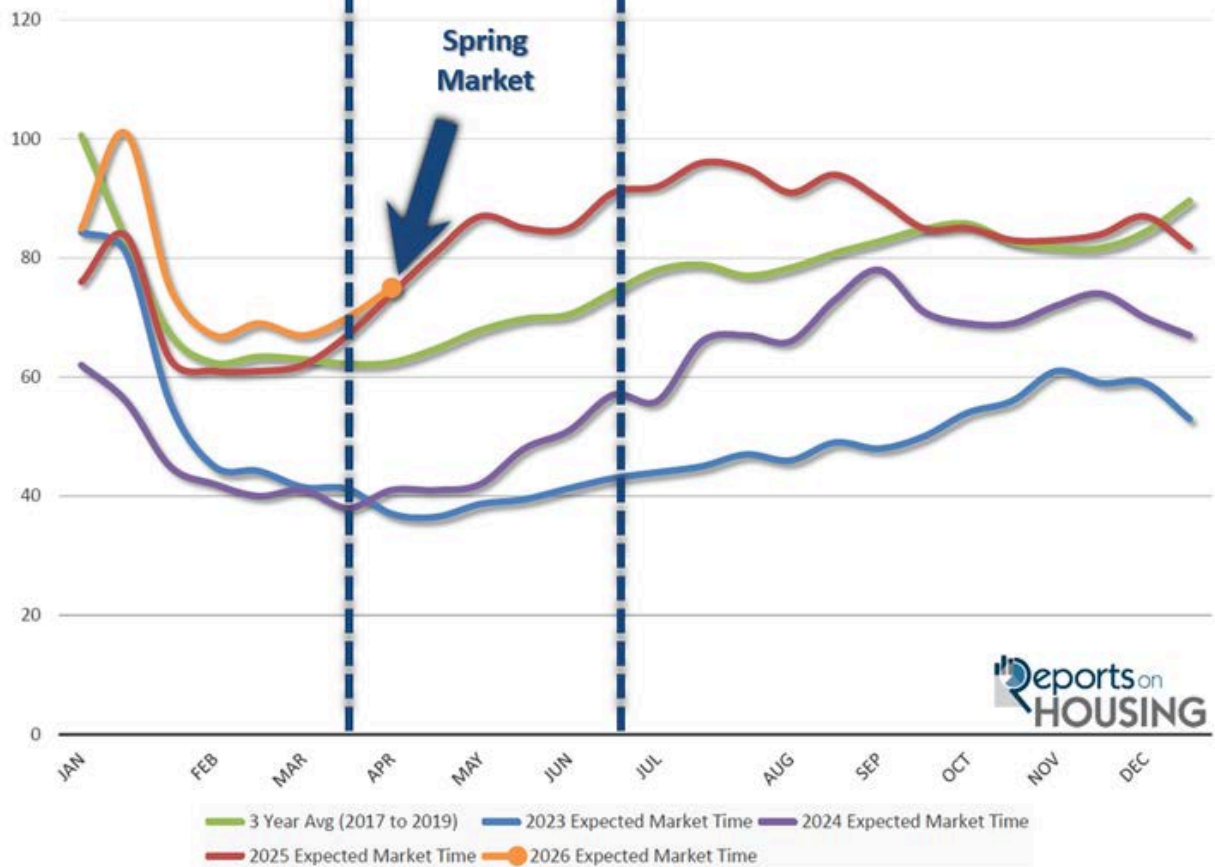
ORANGE COUNTY LISTINGS VS DEMAND YEAR-OVER-YEAR



The 2-year average (2024-2025) change in demand from the end of March through the end of June was a decrease from 1,633 pending sales to 1,615, down only 1%, with the annual peaks coming as early as mid-March (last year) to the start of May (2024). At the same time, the 2-year average (2024-2025) change in active inventory from the end of March through the end of June was a revealing 40% increase. Last year, it grew from 3,681 homes to 4,894, up 1,213 or 33%. In 2024, it increased from 2,010 to 3,048, up 1,038 or 52%.

As the inventory climbed higher and demand remained relatively flat, the Expected Market Time increased. Over the past 2 years, the market has slowed by an average of 22 days. Last year, it slowed from 67 days to 91, an increase of 24 days. In 2024, it slowed from 37 days to 57, an increase of 20 days.

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



Everyone has the misconception that spring is the “hottest time of the year” for real estate. That is true for pending and closed sales, as demand remains elevated but changes little. It translates to plenty of closed sales. But it is not the hottest period in terms of market speed, as measured by the Expected Market Time. That occurs between the very end of February and mid-April. In 2024, the lowest (hottest) reading was 54 days at the end of February. In 2025, the lowest (hottest) reading was 34 days, also in February.

Orange County Homes Coming on the Market 3-Year Average (2023 to 2025)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Homes Placed on Market	2,103	2,108	2,481	2,575	2,625	2,558	2,610	2,333	2,164	2,104	1,510	1,147
% of Annual Homes Placed on Market	8.0%	8.0%	9.4%	9.8%	10.0%	9.7%	9.9%	8.9%	8.2%	8.0%	5.7%	4.4%
Month Rank	#10	#8	#5	#3	#1	#4	#2	#6	#7	#9	#11	#12

The inventory grows because more homes come on the market in Orange County from March through August. More homes come on the market in May than in any other month, yet April, June, and July are quite similar. With a seasonally high number of homes coming on the market during the Spring and Summer Markets, which matches up with elevated but flat demand, the market slows during the spring and summer.

It is not until the inventory peaks and starts to fall that the market stops slowing, typically occurring between July and August in Orange County (July last year, and September in 2024).

ATTENTION SELLERS: The market slows each week due to increased seller competition. The market is still strong, but it does slow over time. Regardless, the best approach to the housing market is precision pricing, accurately pricing a home based on its true Fair Market Value, taking into consideration location, condition, upgrades, and amenities, and carefully considering all recent comparable closed and pending sales.

ATTENTION BUYERS: Even in a slowing market, accurately priced, well-maintained homes will still fly off the market, fetching prices close to or even above the asking price. It is a great time to be a buyer, with more choices and mortgage rates lower than last year, yet it still boils down to each individual home that is placed on the market and the interest it generates. “Wow” properties, accurately priced with all the bells and whistles, tend to attract multiple offers. Homes that have been lingering on the market and need a little bit of “elbow grease” tend to be more negotiable.

ORANGE COUNTY ACTIVE LISTINGS SECTION



ACTIVE LISTINGS

THE INVENTORY INCREASED BY 3% IN THE PAST COUPLE OF WEEKS.

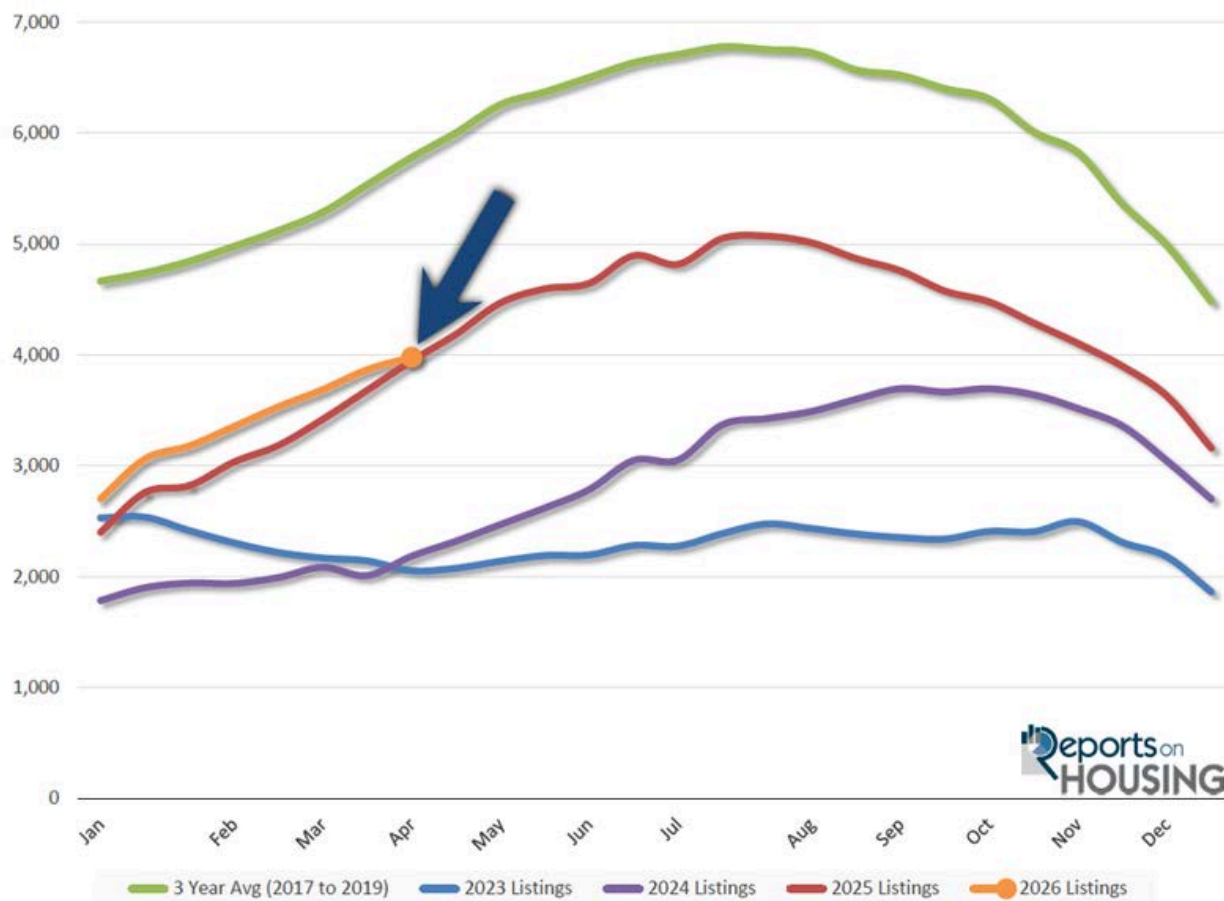
The active listing inventory increased by 113 homes over the past two weeks, up 3%, to 3,979, its smallest rise of the year. The smaller increase is due to a slight drop in the inventory during the Easter week. With the Spring Market in full gear, expect the inventory to continue rising until it peaks sometime between July and August. This is the time of the year when a surge of homes comes on the market, outpacing the number of pending sales.

Last year, the inventory was at 3,945 homes, **1% lower, or 34 fewer**. The year-over-year gap continued to narrow over the past couple of weeks. It is almost identical. The 3-year average before COVID (2017 through 2019) was 5,780, an additional 1,801 homes, or 45% more.

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.

ORANGE COUNTY ACTIVE LISTING INVENTORY YEAR-OVER-YEAR

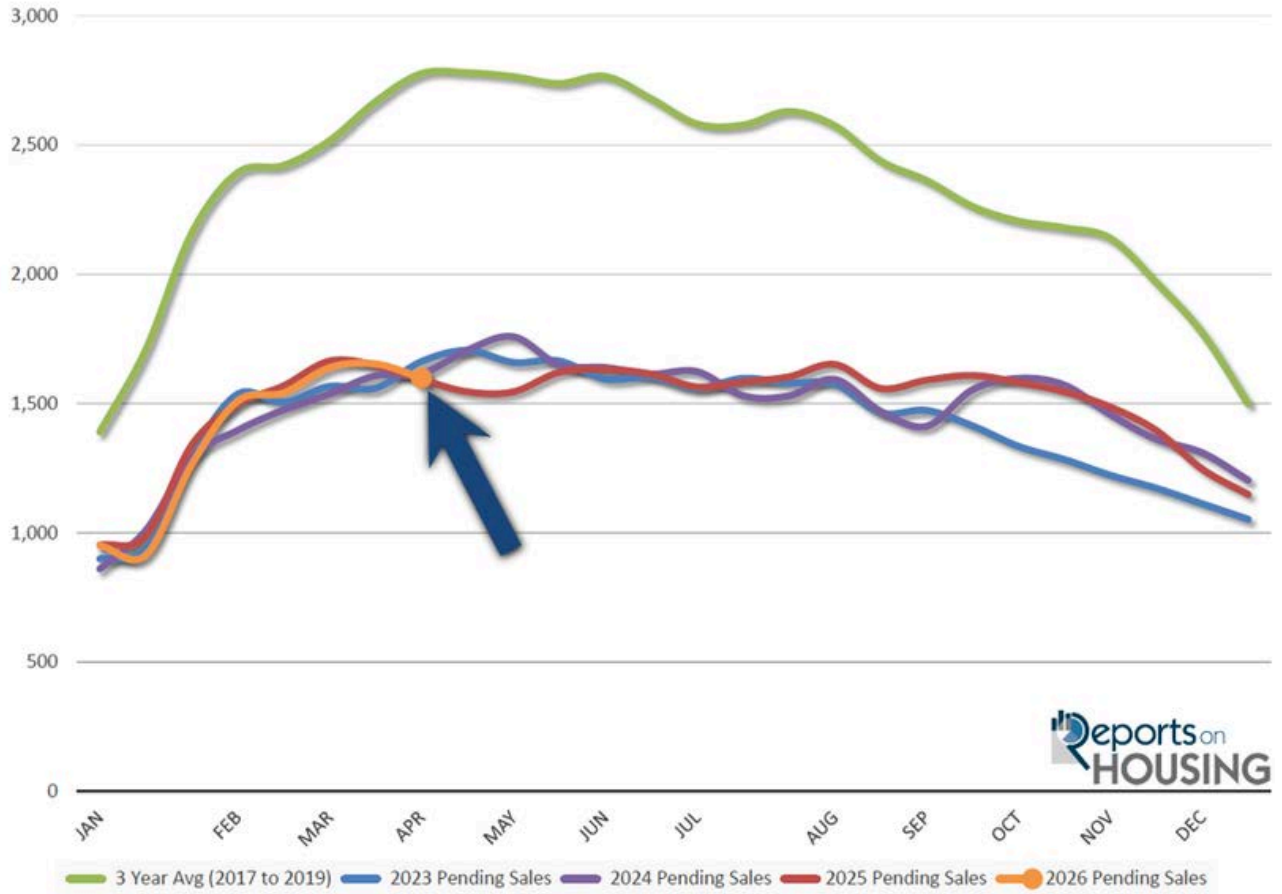


Demand, a snapshot of the number of new pending sales over the prior month, decreased from 1,654 to 1,599 in the past couple of weeks, down 55 pending sales, or 3%. Demand may have peaked a couple of weeks ago. The slowdown could be attributed to Easter week, or it could be that the Orange County housing market has just reached its annual peak in demand a couple of weeks ago.

Last year, demand was 1,594, with **5 fewer pending sales, nearly identical to today**. The 3-year average before COVID (2017 to 2019) was 2,777 pending sales, **74% more than today, or an additional 1,178**.

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 Producer Price Index (PPI) will be released, a crucial inflation indicator. Next week, retail sales and the S&P Global Manufacturing and Services Purchasing Managers Index (PMI), which tracks the strength of the U.S. manufacturing and services sectors, will be released.

ORANGE COUNTY DEMAND YEAR-OVER-YEAR



EXPECTED MARKET TIME

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

With the supply of available homes rising by 113 homes, up 3%, and demand falling by 55 pending sales, down 3%, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) increased from 70 to 75 days in the past couple of weeks, its highest level since the 75 day reading at the end of January.

Last year, it was 74 days, similar to today. The 3-year average before COVID (2017 to 2019) was 62 days, quicker than today.

The Expected Market Time for condominiums and townhomes increased from 74 to 77 days in the past two weeks. It was 60 days last year. For detached homes, the Expected Market Time increased from 64 to 67 days. It was 72 days a year ago. The detached-home market is faster than the attached-home market.

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 937 to 943 homes, up 6 or 1%. Luxury demand decreased by one pending sale, down 1%, to 187. With supply rising slightly and demand falling slightly, the Expected Market Time for luxury homes priced above \$2 million increased from 150 to 151 days. Thus far, volatility on Wall Street has not had much effect on luxury. This is typically the hottest time of year for the luxury market, before it slows month to month.

Year over year, the active luxury inventory is down by 163 homes (-15%), and luxury demand is up by 25 pending sales (+15%). Last year's Expected Market Time was 205 days, slower than today.

In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million decreased from 118 to 114 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 146 to 158 days. For homes priced above \$6 million, the Expected Market Time increased from 270 to 293 days. Luxury is at 151 days overall. At this pace, a seller would be looking at becoming a pending sale around **September 2026**.

ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0 - \$750K 	85 Days	21%	19%	57 Days
\$750k - \$1M 	48 Days	13%	20%	45 Days
\$1M - \$1.25M 	53 Days	11%	15%	51 Days
\$1.25M - \$1.5M 	59 Days	11%	14%	54 Days
\$1.5M - \$2M 	64 Days	14%	16%	87 Days
\$2M - \$2.5M 	103 Days	7%	5%	93 Days
\$2.5M - \$4M 	114 Days	11%	7%	155 Days
\$4M - \$6M 	158 Days	5%	2%	200 Days
\$6M+ 	293 Days	7%	2%	446 Days

- **INVENTORY:** The active listing inventory in the past couple of weeks increased by 113 homes, up 3%, and now stands at 3,979. Last year, there were 3,945 homes on the market, 34 fewer homes, or 1% less. The 3-year average before COVID (2017 to 2019) was 5,780, which is 45% 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 55 in the past two weeks, down 3%, and now stands at 1,599. It appears that demand may have reached its annual peak a couple of weeks ago. Last year, there were 1,594 pending sales, **nearly identical to today**. The 3-year average before COVID (2017 to 2019) was 2,777, which is 74% higher.
- **MARKET TIME:** With supply increasing and demand falling, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased from 70 to 75 days in the past couple of weeks, its highest reading since 75 days at the end of January. Last year, it was 74 days, similar to today. The 3-year average before COVID (2017-2019) was 62 days, quicker than today.
- **LUXURY:** In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million decreased from 118 to 114 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 146 to 158 days. For homes priced above \$6 million, the Expected Market Time increased from 270 to 293 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 0.3% of all listings and 0.3% of demand. Five foreclosures and five short sales are available today in Orange County, bringing the total of distressed homes on the active market to 10, up 1 from 2 weeks ago. Last year, six 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

APRIL 13, 2026 - SPRING TODAY, GONE TOMORROW

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
4/9/2026								
Aliso Viejo	45	29	47	44	41	38	32	\$820k
Anaheim	173	83	63	65	73	70	33	\$905k
Anaheim Hills	30	17	53	47	41	43	38	\$1.2m
Brea	32	26	37	40	29	41	21	\$1.3m
Buena Park	45	25	54	55	32	23	38	\$929k
Corona Del Mar	83	14	178	166	108	142	132	\$4.9m
Costa Mesa	91	51	54	66	94	73	42	\$1.7m
Coto De Caza	49	16	92	128	71	134	51	\$2.9m
Cypress	41	22	56	47	51	49	25	\$1.1m
Dana Point	89	36	74	83	107	142	85	\$2.2m
Dove Canyon	11	4	83	30	270	75	10	\$1.8m
Foothill Ranch	12	10	36	38	39	72	32	\$785k
Fountain Valley	49	20	74	57	54	55	23	\$1.4m
Fullerton	92	58	48	49	43	49	27	\$974k
Garden Grove	90	50	54	70	57	55	26	\$1.1m
Huntington Beach	261	122	64	68	70	73	36	\$1.4m
Irvine	603	138	131	120	105	115	33	\$1.7m
La Habra	50	28	54	47	50	52	22	\$787k
La Palma	4	5	24	30	21	36	23	\$1.2m
Ladera Ranch	35	24	44	36	44	63	23	\$1.7m
Laguna Beach	161	24	201	182	237	247	162	\$4.7m
Laguna Hills	45	21	64	59	48	66	53	\$1.2m
Laguna Niguel	126	49	77	70	54	85	39	\$1.5m
Laguna Woods	164	45	109	84	72	57	39	\$400k
Lake Forest	151	70	65	59	48	55	32	\$1.4m
Los Alamitos	11	5	66	45	60	48	23	\$1.7m
Mission Viejo	125	86	44	42	40	49	22	\$1.1m
Newport Beach	233	47	149	117	144	141	98	\$4.8m
Newport Coast	46	11	125	336	270	288	96	\$14.0m
North Tustin	28	9	93	97	110	56	68	\$2.7m
Orange	103	68	45	45	34	47	30	\$1.3m
Placentia	48	17	85	53	38	38	28	\$1.1m
Portola Hills	19	8	71	79	95	66	72	\$1.0m
Rancho Mission Viejo	84	26	97	74	85	87	30	\$1.2m
Rancho Santa Marg.	78	32	73	52	56	41	18	\$970k
Rossmoor	4	4	30	30	45	45	60	\$1.9m
San Clemente	95	55	52	59	75	87	64	\$2.5m
San Juan	58	22	79	74	75	76	56	\$2.6m
Santa Ana	172	71	73	65	66	78	34	\$750k
Seal Beach	79	41	58	40	47	57	55	\$399k
Stanton	24	22	33	56	73	71	19	\$694k
Talega	17	10	51	68	86	65	34	\$2.5m
Tustin	83	26	96	88	60	47	26	\$1.2m
Villa Park	9	2	135	75	40	630	77	\$3.3m
Westminster	34	18	57	58	56	39	24	\$1.2m
Yorba Linda	112	49	69	47	61	58	27	\$1.6m
All of O.C.	3,979	1,599	75	70	67	74	41	\$1.4m

ORANGE COUNTY PRICE RANGE REPORT

APRIL 13, 2026 - SPRING TODAY, GONE TOMORROW

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
4/9/2026								
All of O.C.	1,771	632	84	77	72	65	36	\$799k
O.C. \$0-\$500k	318	98	97	71	69	65	42	\$389k
O.C. \$500k-\$750k	507	186	82	74	62	54	28	\$630k
O.C. \$750k-\$1m	364	180	61	61	63	50	28	\$870k
O.C. \$1m-\$2m	449	133	101	92	84	83	41	\$1.3m
O.C. \$2m+	133	35	114	156	153	129	134	\$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
4/9/2026								
All of O.C.	2,208	967	69	66	64	81	42	\$2.0m
O.C. \$0-\$750k	27	17	48	39	42	81	40	\$590k
O.C. \$750k-\$1m	141	137	31	30	34	40	21	\$925k
O.C. \$1m-\$1.25m	236	173	41	40	40	41	24	\$1.2m
O.C. \$1.25m-\$1.5m	296	175	51	44	39	52	29	\$1.4m
O.C. \$1.5m-\$2m	405	228	53	52	54	81	34	\$1.8m
O.C. \$2m-\$2.5m	254	73	104	95	81	98	-	\$2.3m
O.C. \$2.5m-\$4m	396	101	118	120	126	156	-	\$3.1m
O.C. \$4m-6m	185	35	159	141	108	206	130	\$4.9m
O.C. \$6m+	268	28	287	274	338	421	290	\$11.4m

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
4/9/2026								
All of O.C.	3,979	1,599	75	70	67	74	41	\$1.4m
O.C. \$0-\$500k	325	105	93	72	70	64	45	\$389k
O.C. \$500k-\$750k	527	196	81	70	59	53	27	\$630k
O.C. \$750k-\$1m	505	317	48	48	50	45	26	\$890k
O.C. \$1m-\$1.25m	415	237	53	51	51	51	27	\$1.2m
O.C. \$1.25m-\$1.5m	436	222	59	52	45	54	34	\$1.4m
O.C. \$1.5m-\$2m	535	250	64	61	62	87	37	\$1.8m
O.C. \$2m-\$2.5m	293	85	103	105	91	73	-	\$2.3m
O.C. \$2.5m-\$4m	454	119	114	118	123	121	-	\$3.1m
O.C. \$4m-6m	206	39	158	146	111	155	121	\$4.9m
O.C. \$6m+	283	29	293	270	330	200	285	\$11.0m

*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

APRIL 13, 2026 - SPRING TODAY, GONE TOMORROW

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