Reports on HOUSING
Your Local Real Estate Snapshot

THE ORANGE COUNTY HOUSING REPORT

AUGUST 31, 2026 - WRITTEN BY STEVEN THOMAS

FALLING INTO AUTUMN

HOUSING'S SEASONAL SHIFT IS UNDERWAY, AS THE AUTUMN MARKET USHERS IN A DISTINCTLY DIFFERENT PACE FROM THE REST OF THE YEAR.

THE FALL MARKET

THE EXPECTED MARKET TIME, THE SPEED OF THE MARKET, IS CONSIDERABLY HIGHER THAN IN THE SPRING, AND IT WON'T CHANGE MUCH THROUGH THE FALL MARKET.

To every child's delight, Halloween costumes are now on display at Costco. Disneyland transformed its resorts into "Halloween Time" a couple of weeks ago, and Starbucks' wildly popular Pumpkin Spice Latte (PSL) returned last week. College football kicks into full gear this week, with NFL Week 1 around the corner. The 2026 Autumnal Equinox, the official first day of fall, arrives on Tuesday, September 22nd, yet all the signs are already here: fall has arrived!

Housing is highly seasonal, and each season behaves differently. Like Costco, Disneyland, Starbucks, and football, the fall season starts now. The Fall Market runs from the very end of August through mid-November, the week before Thanksgiving. From there, housing transitions to the Holiday Market, the year's slowest season.

In Orange County, the typical Fall Market is when both supply (the total number of homes available for purchase) and demand (a snapshot of new pending sales over the prior month) slowly decline at a similar pace. The speed of the market, Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace), does not change much.

Since mortgage rates surged in 2022, the housing market has responded differently from year to year. The Fall Market has been especially influenced by fluctuations in mortgage rates. Lower rates have accelerated the market, while higher rates have cooled housing. These variations have been more pronounced during this time of year in recent years. Last year, mortgage rates dropped below 6.5% on September 3rd and never looked back. That resulted in a much larger drop in inventory (-16%) than in demand (-5%). The Expected Market Time dropped from 94 to 83 days (-11), a noticeable shift.

Orange County Fall Market

	Inventory Change from September through mid-November	Demand Change from September through mid-November	Expected Market Time Change from September through mid-November	Mortgage Rate Range from September through mid-November
2025	-16%	-5%	-11 Days	6.13% to 6.53%
2024	-2%	-1%	-1 Day	6.11% to 7.13%
2023	+5%	-17%	+12 Days	7.06% to 8.03%
3-Year Average (2017 to 2019)	-11%	-12%	+3 Days	3.98% to 4.33%

In 2024, mortgage rates fell to 6.11% in mid-September, then ballooned to 7.13% by the start of November, a 1% increase. Supply and demand declined at a similar pace, and the Expected Market Time fell by only a day from September to mid-November. Mortgage rates climbed from 7.06% at the start of the 2023 Fall Market to 8.03% by mid-October. As rates reached their highest level since August 2000, weaker home affordability led to a rise in inventory (+5%) and a sharp drop in demand (-17%). The Expected Market Time grew by 11 days. The 3-year average before COVID (2017-2019) was marked by a similar drop in supply (-11%) and demand (-12%). The average change in the Expected Market Time was a 3-day rise, nearly undetectable.

During the Fall Market in Orange County, fewer homes are listed for sale. The busiest time of the year for new listings is from March through August. Looking at the average over the past 3 years (2023-2025), the most homes come on in May (2,625), followed by July (2,610) and April (2,575). Only 2,164 homes are listed in September, 18% fewer than May, and 2,104 are listed in October, 23% fewer than May.

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

In addition, an elevated number of unsuccessful sellers pull their homes off the market as the strongest time of the year, the Spring and Summer Markets, comes to an end. The supply of available homes drops in the fall due to fewer new listings and sellers throwing in the proverbial towel.

With kids back in school and summer vacations just a memory, many people, especially families with school-aged children, prefer to identify a home and sign a purchase contract during the Spring and Summer Markets. As a result, buyer demand slowly falls during the Fall Market.

In Orange County, the inventory may have peaked a couple of weeks ago, falling from 5,054 to 4,982 today, up 113 (+2%) from last year. Demand has been slowly falling since its mid-May peak of 1,678 pending sales, down to 1,528 today, a decline of 150 (-9%). Demand is down 31 pending sales (-2%) from last year. The Expected Market Time is at 98 days, considerably slower than the 77-day May reading, yet similar to last year's 94-day start to the Fall Market.

If rates continue to hover around 6.75% as they have since mid-July, expect the Fall Market to look much like 2024, when both supply and demand fell only slightly and the Expected Market Time was nearly unchanged.

ATTENTION BUYERS: Do not expect to get a "deal" in today's market. Although the market is sluggish compared to previous years, there are not enough sellers who "must" sell. Pricing is sticky. Buyers looking for deals and writing lowball offers will not find success. In terms of negotiating power, the Orange County housing market is leaning slightly in favor of buyers, meaning buyers get to call more of the shots. That does not include a major discount in home prices.

ATTENTION SELLERS: The Fall Market requires a meticulous, cautious approach to pricing. Precision pricing is one of the most important factors in successfully approaching the housing market and securing success. Far too many sellers overprice their homes without properly considering every recent comparable closed and pending sale. This careful consideration allows sellers to arrive at a home's **Fair Market Value**, the most probable price the market is willing to pay for a home, considering a home's condition, upgrades, location, and amenities. Buyers are unwilling to overpay for a home.

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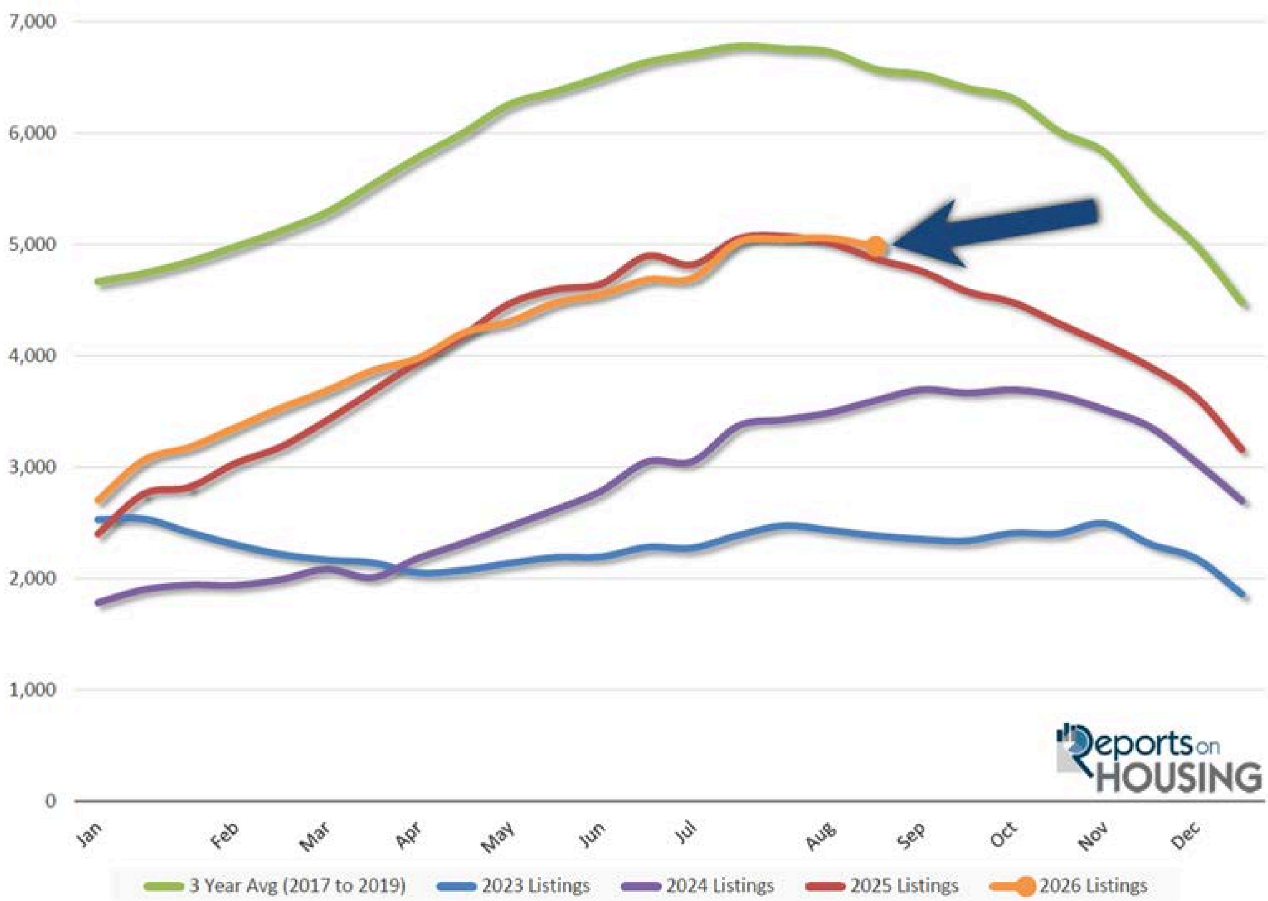
ACTIVE LISTINGS

THE INVENTORY DECREASED BY 72 IN THE PAST COUPLE OF WEEKS.

The active listing inventory decreased by 72 homes over the past two weeks to 4,982 (-1%). The inventory may have peaked two weeks ago, in mid-August. It typically peaks between July and August. Last year, it peaked at the end of July. The inventory should slowly decline over the next couple of months, then fall faster from mid-November through the New Year during the Holiday Market. Expect more sellers to pull their homes off the market now that housing is transitioning into the slower Fall Market season.

Last year, the inventory was at 4,869 homes, with **113 fewer homes (-2%)**. The 3-year average before COVID (2017 through 2019) was 6,569, an additional 1,587 homes, or 32% 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 July, 18,948 homes were placed on the market in Orange County, 6,899 fewer than the 3-year average before COVID (2017-2019), 27% less. In 2025, 19,520 homes entered the market (3% more), compared with 17,052 in 2024 (10% fewer) and 14,616 in 2023 (23% fewer). Slightly fewer homes have been coming to market this year than last.

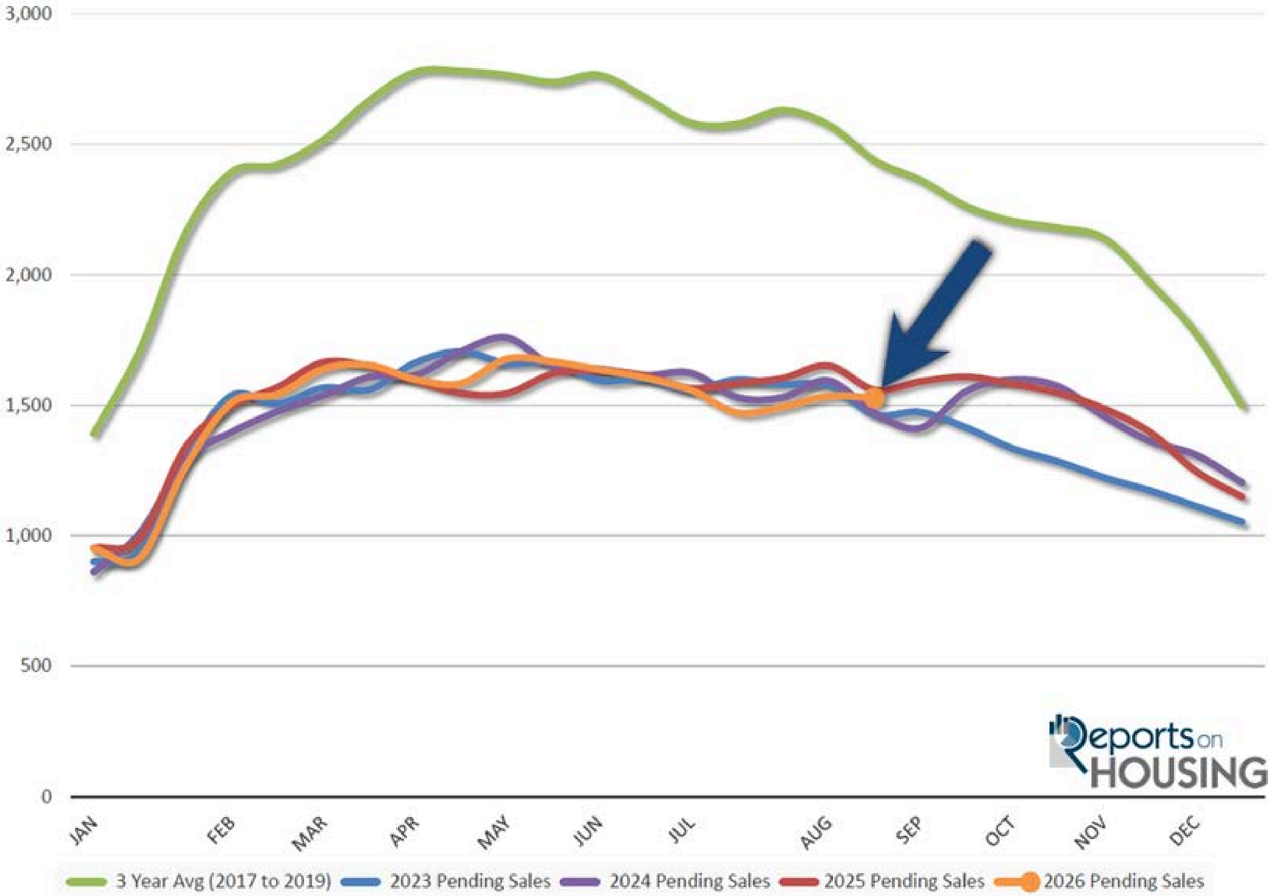
DEMAND

DEMAND WAS NEARLY UNCHANGED IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, decreased from 1,535 to 1,528 in the past couple of weeks, down seven pending sales, nearly unchanged. With mortgage rates noticeably higher year over year, 6.87% today (Mortgage News Daily) compared to 6.53% a year ago, expect demand to be a bit weaker to close out the year. It will slowly decline over the next couple of months, then drop considerably from mid-November through the end of the year. With inflation pressures stemming from the conflict in Iran, the Fed is poised to raise the Federal Funds Rate this year, adding further pressure to an already elevated interest-rate environment. Rates had reached 6% the week before the conflict began.

Last year, demand was 1,559, with **31 additional pending sales (+2%)**. The 3-year average before COVID (2017 to 2019) was 2,438 pending sales, **60% more than today, or an additional 910**.

ORANGE COUNTY
DEMAND YEAR-OVER-YEAR



As the Federal Reserve has indicated, it is essential to monitor all economic releases for signs of a slowdown. 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 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. Next week, the Consumer Price Index (CPI) and the Producer Price Index (PPI) will be released, two key indicators of inflation. It will be a pivotal two weeks for mortgage rates.

EXPECTED MARKET TIME

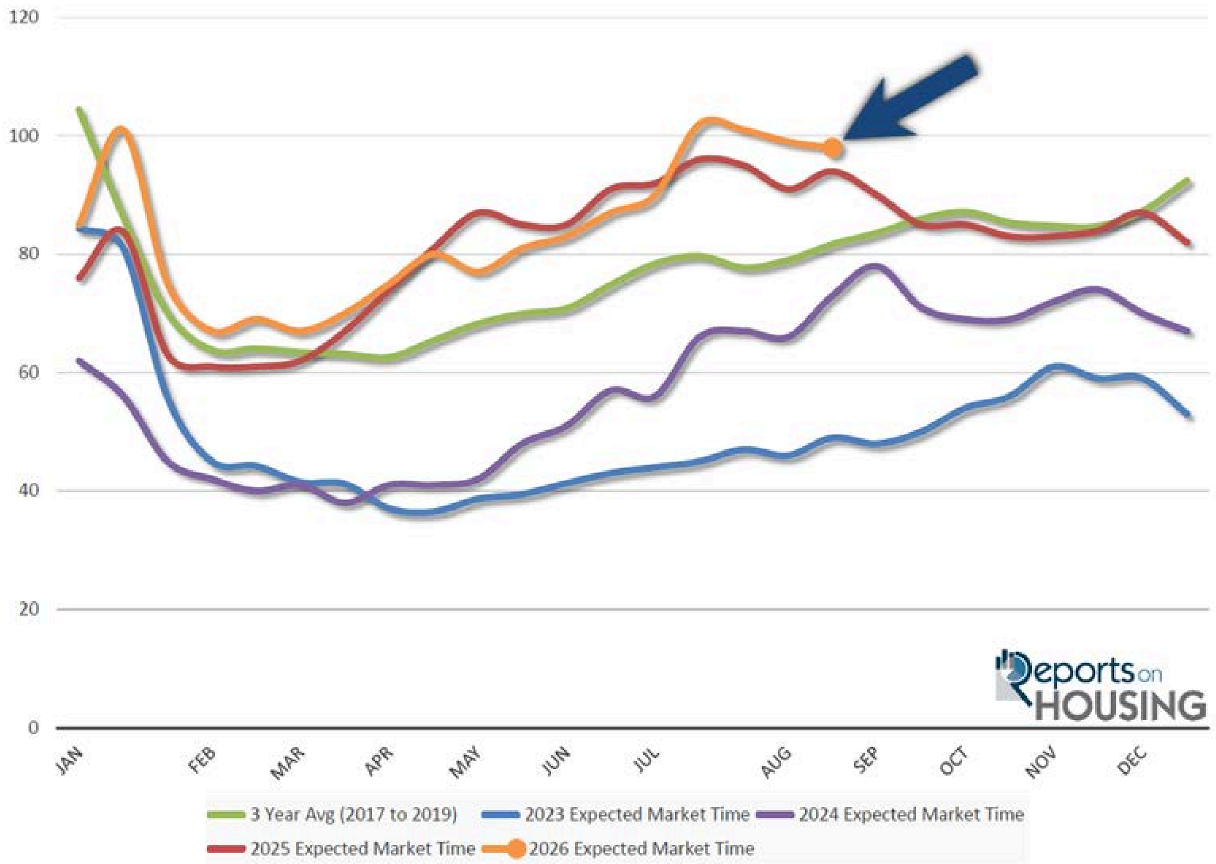
THE EXPECTED MARKET TIME DROPPED BY ONE DAY OVER THE PAST COUPLE OF WEEKS.

With the supply of available homes falling by 72 homes, **down 1%**, and demand rising by 7 pending sales, **nearly unchanged**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) decreased from 99 to 98 days in the past couple of weeks.

Last year, it was 94 days, similar to today. The 3-year average before COVID (2017 to 2019) was 82 days, considerably faster than today.

The Expected Market Time for condominiums and townhomes decreased from 118 to 109 days in the past two weeks. It was 91 days last year. For detached homes, the Expected Market Time increased from 87 to 90 days. It was 95 days a year ago. The detached-home market remains significantly faster than the attached-home market.

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



ORANGE COUNTY LUXURY END BREAKDOWN

LUXURY END

THE LUXURY MARKET IMPROVED OVER THE PAST COUPLE OF WEEKS.

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) decreased from 1,019 to 995, a drop of 24 (-2%). Luxury demand increased from 197 to 208 pending sales, up 11 (+6%). With supply falling and demand rising, the Expected Market Time for luxury homes priced above $2.5 million decreased from 155 to 144 days, its strongest reading of the year and its lowest level since February 2025.

Year over year, the active luxury inventory is down by 194 homes (-16%), and luxury demand is up by 64 pending sales (+44%). Last year's Expected Market Time was 248 days, considerably slower than today.

In the past two weeks, the Expected Market Time for homes priced between $2.5 million and $4 million decreased from 111 to 95 days. For homes priced between $4 million and $6 million, the Expected Market Time increased from 168 to 185 days. For homes priced above $6 million, the Expected Market Time decreased from 370 to 352 days. Luxury is at 144 days overall. At this pace, a seller would be looking at becoming a pending sale around **January 2027**.

ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
$0 - $750K	100 Days	22%	21%	71 Days
$750k - $1M	79 Days	15%	18%	72 Days
$1M - $1.25M	84 Days	12%	14%	64 Days
$1.25M - $1.5M	87 Days	12%	13%	75 Days
$1.5M - $2M	99 Days	13%	14%	98 Days
$2M - $2.5M	96 Days	6%	6%	120 Days
$2.5M - $4M	95 Days	9%	9%	196 Days
$4M - $6M	185 Days	5%	3%	221 Days
$6M+	352 Days	6%	2%	540 Days

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ORANGE COUNTY HOUSING SUMMARY

AUGUST 31, 2026 - FALLING INTO AUTUMN

- **INVENTORY**: The active listing inventory in the past couple of weeks decreased by 72 homes, and now stands at 4,982 (-1%). Last year, there were 4,869 homes on the market, 113 fewer homes (-2%). The 3-year average before COVID (2017 to 2019) was 6,569, which is 32% higher. From January through July, 27% fewer homes came on the market than the 3-year average before COVID (2017 to 2019), 6,899 fewer. There were 572 fewer than last year, 1,896 more than in 2024, and 4,332 more than in 2023.

- **DEMAND**: Buyer demand, the number of pending sales over the prior month, decreased by seven in the past two weeks and now stands at 1,528, nearly unchanged. Last year, there were 1,559 pending sales, **up 2%**. The 3-year average before COVID (2017 to 2019) was 2,438, which is 60% higher than today.

- **MARKET TIME**: With the inventory falling and demand nearly unchanged, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, decreased from 99 to 98 days in the past couple of weeks. Last year, it was 94 days, similar to today. The 3-year average before COVID (2017-2019) was 82 days, faster than today.

- **LUXURY**: In the past two weeks, the Expected Market Time for homes priced between $2.5 million and $4 million decreased from 111 to 95 days. For homes priced between $4 million and $6 million, the Expected Market Time increased from 168 to 185 days. For homes priced above $6 million, the Expected Market Time decreased from 370 to 352 days.

- **DISTRESSED HOMES**: Short sales and foreclosures combined comprised only 0.2% of all listings and 0.5% of demand. Four foreclosures and seven short sales are available today in Orange County, bringing the total of distressed homes on the active market to 11, up two from two weeks ago. Last year, 7 distressed homes were on the market, similar to today.

- **CLOSED SALES**: There were 1,930 closed residential resales in July, nearly identical to July 2025's 1,934 sales, and down 3% from June 2026. The sales-to-list price ratio in Orange County was 99.5%. Foreclosures accounted for 0.05% of all closed sales, and short sales accounted for 0.05%. That means that 99.9% of all sales were sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

AUGUST 31, 2026 - FALLING INTO AUTUMN

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ORANGE COUNTY CITIES 8/27/2026	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
Aliso Viejo	77	27	86	60	77	60	46	$899k
Anaheim	266	86	93	95	98	81	48	$900k
Anaheim Hills	37	17	65	67	73	107	54	$1.5m
Brea	46	25	55	52	60	76	47	$1.1m
Buena Park	70	30	70	63	80	58	49	$928k
Corona Del Mar	57	22	78	90	202	196	210	$6.4m
Costa Mesa	112	40	84	70	114	76	76	$1.6m
Coto De Caza	59	10	177	177	396	133	93	$2.8m
Cypress	60	20	90	66	60	94	66	$944k
Dana Point	101	32	95	129	140	140	132	$2.3m
Dove Canyon	4	4	30	70	60	75	40	$1.7m
Foothill Ranch	19	3	190	105	90	135	40	$875k
Fountain Valley	50	29	52	61	74	51	43	$1.6m
Fullerton	133	56	71	71	78	71	53	$979k
Garden Grove	108	41	79	76	82	50	62	$999k
Huntington Beach	300	111	81	96	79	80	73	$1.5m
Irvine	801	136	177	163	158	156	114	$1.6m
La Habra	69	30	69	94	87	62	34	$850k
La Palma	13	4	98	47	56	36	68	$1.3m
Ladera Ranch	60	10	180	165	111	104	65	$1.3m
Laguna Beach	164	23	214	261	235	259	251	$4.9m
Laguna Hills	62	12	155	103	82	130	51	$1.1m
Laguna Niguel	165	44	113	99	129	116	98	$1.5m
Laguna Woods	205	70	88	92	101	70	39	$450k
Lake Forest	211	42	151	169	158	89	53	$1.3m
Los Alamitos	14	9	47	60	90	38	50	$1.6m
Mission Viejo	154	63	73	66	56	94	66	$1.1m
Newport Beach	240	55	131	152	163	139	203	$5.0m
Newport Coast	42	7	180	169	201	330	125	$10.7m
North Tustin	29	5	174	69	45	85	72	$2.5m
Orange	159	48	99	82	72	61	70	$1.2m
Placentia	71	16	133	70	68	49	58	$900k
Portola Hills	28	7	120	140	145	100	48	$1.7m
Rancho Mission Viejo	89	31	86	165	233	90	71	$1.1m
Rancho Santa Marg.	77	20	116	104	79	82	59	$850k
Rossmoor	5	3	50	36	68	240	30	$1.8m
San Clemente	117	49	72	73	66	89	93	$2.0m
San Juan	76	28	81	70	102	139	78	$1.8m
Santa Ana	214	79	81	103	113	65	55	$839k
Seal Beach	85	47	54	57	53	52	68	$469k
Stanton	24	8	90	168	55	90	32	$640k
Talega	22	13	51	58	60	129	98	$2.1m
Tustin	99	34	87	101	105	90	47	$1.1m
Villa Park	14	6	70	90	150	85	120	$3.2m
Westminster	48	17	85	74	69	84	73	$1.2m
Yorba Linda	131	61	64	69	86	77	53	$1.5m
All of O.C.	4,982	1,528	98	99	101	94	73	$1.3m

ORANGE COUNTY PRICE RANGE REPORT

AUGUST 31, 2026 - FALLING INTO AUTUMN

ORANGE COUNTY ATTACHED HOMES 8/27/2026	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
All of O.C.	2,232	612	109	118	114	91	62	$790k
O.C. $0-$500k	392	137	86	98	126	60	48	$415k
O.C. $500k-$750k	659	174	114	106	86	81	48	$629k
O.C. $750k-$1m	510	156	98	109	110	97	51	$879k
O.C. $1m-$2m	539	106	153	168	149	117	99	$1.3m
O.C. $2m+	132	39	102	147	176	177	151	$3.1m

ORANGE COUNTY DETACHED HOMES 8/27/2026	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
All of O.C.	2,750	916	90	87	93	95	81	$1.8m
O.C. $0-$750k	35	14	75	46	62	62	47	$619k
O.C. $750k-$1m	224	122	55	53	51	50	39	$910k
O.C. $1m-$1.25m	356	155	69	62	61	55	54	$1.1m
O.C. $1.25m-$1.5m	409	176	70	67	68	61	61	$1.4m
O.C. $1.5m-$2m	558	185	90	89	90	92	78	$1.8m
O.C. $2m-$2.5m	264	85	93	98	125	117	-	$2.3m
O.C. $2.5m-$4m	404	124	98	111	143	201	-	$3.1m
O.C. $4m-6m	211	30	211	173	212	233	358	$5.0m
O.C. $6m+	289	25	347	353	272	510	317	$10.1m

ORANGE COUNTY ALL HOMES 8/27/2026	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
All of O.C.	4,982	1,528	98	99	101	94	73	$1.3m
O.C. $0-$500k	401	139	87	100	126	60	50	$415k
O.C. $500k-$750k	685	186	110	98	83	79	47	$630k
O.C. $750k-$1m	734	278	79	83	82	72	45	$890k
O.C. $1m-$1.25m	610	219	84	85	83	64	62	$1.1m
O.C. $1.25m-$1.5m	577	198	87	82	79	75	66	$1.4m
O.C. $1.5m-$2m	675	205	99	96	99	98	87	$1.7m
O.C. $2m-$2.5m	305	95	96	103	132	120	-	$2.3m
O.C. $2.5m-$4m	456	144	95	111	148	196	-	$3.1m
O.C. $4m-6m	234	38	185	168	188	221	351	$5.0m
O.C. $6m+	305	26	352	370	276	540	329	$10.0m

*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.

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ORANGE COUNTY SOLD REPORT

AUGUST 31, 2026 - FALLING INTO AUTUMN

ORANGE COUNTY CITIES	UNITS SOLD JULY 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 JULY 2025
Aliso Viejo	31	$940,000	$949,900	100.0%	$490,000	$2,140,000	1,500	$627	13	28
Anaheim	85	$932,000	$935,000	100.0%	$205,000	$1,480,000	1,482	$629	13	91
Anaheim Hills	18	$1,405,000	$1,378,500	100.0%	$810,000	$3,250,000	2,367	$594	21	20
Brea	31	$1,265,000	$1,289,000	100.0%	$560,000	$2,688,000	2,159	$586	11	35
Buena Park	33	$905,000	$915,000	98.8%	$635,000	$1,700,000	1,497	$605	13	36
Corona Del Mar	24	$3,637,500	$3,550,000	98.1%	$1,895,000	$48,500,000	2,056	$1,770	39	14
Costa Mesa	51	$1,595,000	$1,600,000	98.9%	$631,250	$4,000,000	1,647	$968	13	67
Coto De Caza	19	$2,375,000	$2,490,000	97.9%	$1,350,000	$5,875,000	3,736	$636	43	16
Cypress	28	$1,050,000	$1,049,944	100.0%	$508,000	$2,025,000	1,587	$662	12	31
Dana Point	44	$1,810,000	$1,797,500	99.5%	$530,000	$13,250,000	1,558	$1,162	28	34
Dove Canyon	7	$1,705,000	$1,749,000	99.2%	$1,375,000	$1,935,000	3,137	$544	42	3
Foothill Ranch	9	$1,229,000	$1,229,000	100.1%	$665,000	$1,665,000	1,689	$728	11	8
Fountain Valley	32	$1,454,500	$1,437,000	100.0%	$410,000	$2,500,000	1,908	$763	9	25
Fullerton	76	$1,105,000	$1,039,500	100.4%	$226,000	$2,995,000	1,689	$654	14	64
Garden Grove	60	$1,000,000	$999,999	100.0%	$480,000	$1,900,000	1,434	$697	11	53
Huntington Beach	138	$1,294,000	$1,292,000	100.0%	$405,000	$7,200,000	1,550	$835	21	147
Irvine	197	$1,380,000	$1,450,000	97.7%	$390,000	$11,250,000	1,878	$735	34	164
La Habra	40	$850,000	$828,475	100.0%	$435,000	$2,000,000	1,437	$592	22	34
La Palma	6	$1,258,000	$1,237,500	101.7%	$670,000	$1,350,000	2,161	$582	8	7
Ladera Ranch	22	$1,413,750	$1,399,950	100.0%	$750,000	$4,525,000	2,062	$686	19	21
Laguna Beach	31	$3,350,000	$3,350,000	95.7%	$1,295,000	$15,000,000	1,988	$1,685	30	28
Laguna Hills	27	$1,550,000	$1,499,900	98.9%	$562,500	$8,550,000	2,865	$541	18	26
Laguna Niguel	72	$1,387,500	$1,450,000	100.0%	$455,000	$3,025,000	1,849	$751	17	65
Laguna Woods	50	$450,000	$459,500	97.9%	$190,000	$1,750,000	1,035	$435	27	63
Lake Forest	59	$1,229,000	$1,229,000	99.7%	$440,000	$3,260,000	1,715	$717	12	45
Los Alamitos	9	$1,245,000	$1,300,000	98.4%	$610,000	$2,200,000	1,921	$648	13	12
Mission Viejo	89	$1,230,025	$1,229,999	100.0%	$325,000	$2,220,000	1,640	$750	17	102
Newport Beach	62	$3,948,150	$4,060,000	97.2%	$845,000	$15,500,000	2,556	$1,545	40	61
Newport Coast	10	$9,750,000	$9,945,000	94.9%	$3,700,000	$30,100,000	4,489	$2,172	22	9
North Tustin	20	$2,299,500	$2,282,000	99.7%	$1,372,000	$3,900,000	3,054	$753	21	17
Orange	79	$1,180,000	$1,160,000	99.4%	$210,000	$3,450,000	1,789	$660	17	78
Placentia	25	$1,100,000	$1,099,000	100.0%	$444,500	$1,900,000	1,750	$629	13	34
Portola Hills	4	$1,350,000	$1,384,450	99.5%	$780,000	$2,498,600	2,638	$512	8	8
Rancho Mission Viejo	26	$1,114,000	$1,139,000	99.2%	$545,000	$2,050,000	1,796	$620	28	26
Rancho Santa Margarita	39	$715,000	$719,800	99.2%	$390,000	$1,950,000	1,170	$611	12	34
Rossmoor	4	$1,742,500	$1,747,000	97.5%	$1,600,000	$2,000,000	2,201	$792	15	7
San Clemente	70	$1,702,500	$1,697,000	99.3%	$515,000	$5,175,000	1,978	$861	10	55
San Juan Capistrano	28	$1,412,500	$1,424,500	98.4%	$417,500	$8,900,000	1,870	$755	25	35
Santa Ana	74	$870,000	$866,900	100.0%	$215,000	$3,129,000	1,361	$639	13	89
Seal Beach	44	$417,500	$427,000	98.3%	$215,000	$3,050,000	976	$428	36	55
Stanton	11	$821,000	$798,888	101.6%	$387,500	$1,052,000	1,203	$682	57	10
Talega	16	$1,745,000	$1,749,000	100.0%	$1,075,000	$5,175,000	2,252	$775	10	7
Tustin	45	$1,138,000	$1,149,000	99.4%	$509,000	$2,075,000	1,501	$758	20	41
Villa Park	5	$2,850,000	$2,850,000	97.8%	$2,400,000	$3,050,000	3,414	$835	19	5
Westminster	19	$1,157,000	$1,099,000	101.0%	$730,000	$1,425,000	1,481	$781	12	33
Yorba Linda	61	$1,307,500	$1,300,000	100.0%	$340,000	$3,750,000	2,176	$601	18	61
All of O.C.	1,930	$1,220,000	$1,211,900	99.5%	$190,000	$48,500,000	1,701	$717	19	1,934
$0-$500k	122	$395,000	$399,500	98.4%	$190,000	$500,000	866	$456	36	133
$500k-$750k	248	$629,000	$629,950	100.0%	$503,500	$750,000	1,055	$596	22	233
$750k-$1m	305	$890,000	$889,000	100.0%	$752,000	$1,000,000	1,367	$651	18	372
$1m-$1.25m	335	$1,140,000	$1,149,000	100.0%	$1,004,000	$1,250,000	1,601	$712	14	322
$1.25m-$1.5m	281	$1,360,000	$1,369,000	100.0%	$1,251,000	$1,500,000	1,985	$685	11	281
$1.5m-$2m	293	$1,725,000	$1,749,900	99.4%	$1,501,000	$2,000,000	2,300	$750	16	273
$2m-$2.5m	130	$2,220,000	$2,275,000	97.6%	$2,010,000	$2,500,000	2,663	$834	22	104
$2.5m-$4m	125	$3,100,000	$3,249,000	97.7%	$2,525,000	$4,000,000	3,158	$982	29	138
$4m-$6m	46	$4,997,500	$5,222,000	96.9%	$4,125,000	$6,000,000	3,792	$1,318	48	43
$6m+	45	$8,800,000	$8,995,000	97.7%	$6,150,000	$48,500,000	4,264	$2,064	57	35