AUGUST 17, 2026 - WRITTEN BY STEVEN THOMAS

AI PRICING INACCURACIES

AI IS NOT AN ACCURATE GAUGE FOR DETERMINING A HOME'S PRICE AND SHOULD ONLY BE USED AS A STARTING POINT IN A CONVERSATION WITH A REAL ESTATE PROFESSIONAL.

AI AND AVM'S RELIABILITY

CAREFULLY REVIEWING ALL RECENT COMPARABLE CLOSED AND PENDING SALES IS THE ONLY WAY TO ESTABLISH PRICE ACCURATELY.

In 1936, one of the largest polls ever conducted predicted with near certainty that Alf Landon would defeat President Franklin D. Roosevelt by a landslide. Before the election, *The Literary Digest* collected nearly 2.4 million responses. Instead, President Roosevelt absolutely dominated, winning 98.49% of the Electoral College. The problem was not a shortage of data. Instead, it was the assumption that more data automatically produced greater accuracy.

Nearly a century later, homeowners can make a similar mistake when they place too much confidence in AI or Automated Valuation Models (AVMs) to arrive at a home's value. They can process an enormous amount of housing data in seconds, but it still cannot see everything that determines what a home is truly worth: its **FAIR MARKET VALUE**. Instead, it provides a value that is typically inaccurate.

Many homeowners rely on Zillow to determine their home's value. But more and more homeowners are turning to AI chatbots to establish value. In asking Google's Gemini, "Is AI better than Zillow in pricing a home?" It states, "No, generalized AI models are not inherently better than Zillow because Zillow's Zestimate is already a highly sophisticated, proprietary AI system built specifically for real estate valuation. They have spent two decades training its neural networks and machine learning models on billions of data points to create its current AVM." Yet, Zillow acknowledges its shortcoming stating that their Zestimate "provides a transparent, free starting point to help homeowners, buyers and sellers better understand what a home may be worth." It is "not an appraisal and can't be used in place of an appraisal."

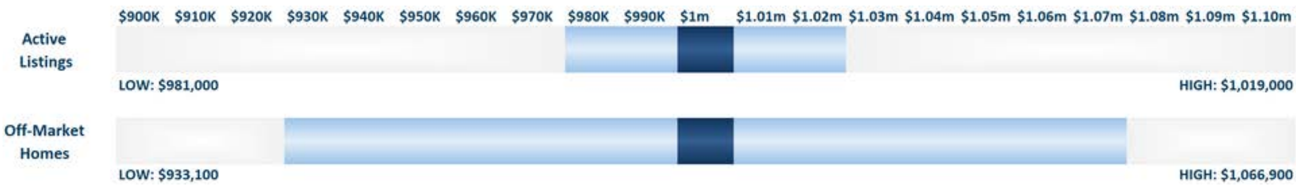
This is evident in looking at the error rate for their Zestimates in Orange County. On their website, they detail their accuracy for homes that were actively listed and then sold, as well as homes that were "off-market," never entered into the Multiple Listing Service, and then sold. For homes that were active listings, they recalculate the Zestimate immediately after a home hits the market, using the listing price as a strong signal of market value and the listing description to assess upgrades, condition, renovations, and additions. After adjusting, of course, they are more accurate. The issue is that when homeowners rely on the Zestimate before it is recalculated, it is inaccurate. It is just a starting point for a conversation with a real estate professional about a home's price.

In Orange County, for homes that are actively listed, the median Zestimate error rate is 1.9%. Meaning that a Zestimate of $1 million is off by plus-or-minus $19,000. The home would sell somewhere between $981,000 and $1,019,000. Yet that error rate is based on homes that are recalculated AFTER they are listed FOR SALE, giving tremendous weight to asking prices.

How Precise is a Zestimate in Orange County?

	Zestimate	Median Error Rate	Dollar Error	Range of Actual Sale
Active Listings	$1,000,000	1.90%	$19,000	$981,000 to $1,019,000
Off-Market Homes	$1,000,000	6.69%	$66,900	$933,100 to $1,066,900

Note: an error-rate statistic does not mean every individual home is guaranteed to fall inside that band.



For homeowners that turn to Zillow ***BEFORE*** listing their homes, the median error rate is 6.69%. That translates to a plus-or-minus $66,900 for a $1 million Zestimate. That means the home ultimately sold somewhere between $933,100 and $1,066,900. That is an ominous $133,800 range.

Even a highly sophisticated, proprietary AI system built specifically for evaluating home prices can be substantially inaccurate. How can the errors be so significant? AI and AVMs cannot see beyond the data. They cannot see under the roof of a home. They do not understand a home's condition, upgrades, or subtle nuances of a particular street, neighborhood, or location. That is where ***HUMAN REAL ESTATE EXPERTS*** with local market knowledge have a distinct advantage.

Every property has a unique value shaped by numerous factors. A real estate professional with firsthand knowledge of the property and neighborhood can more precisely isolate its **FAIR MARKET VALUE** by carefully weighing recent comparable closed and pending sales against the home's condition, upgrades, views, lot characteristics, privacy, craftsmanship, floor plan, curb appeal, location nuances, remodeling, amenities, and much more.

What AI and Automated Valuation Models Miss	
✓ Condition	✓ Remodel
✓ Upgrades	✓ Amenities
✓ Views	✓ Odors or Cleanliness
✓ Lot Characteristics	✓ Presentation and Staging
✓ Privacy	✓ Deferred Maintenance
✓ Craftsmanship	✓ Buyer Perception
✓ Floor Plan	✓ Overall Presentation
✓ Curb Appeal	✓ Seller Motivation
✓ Location Nuances	✓ Competing Listings

AI has become an extraordinarily powerful tool, but determining a home's **FAIR MARKET VALUE** requires more than processing data. AI and AVMs cannot walk through a home, evaluate its condition and upgrades, understand the nuances that make up the neighborhood, or carefully weigh how it compares with recent comparable closed and pending sales. Instead, AI should be viewed as a starting point, not the ultimate answer in determining a home's value. Accurately pricing a home requires firsthand knowledge and expertise of a local real estate professional.

Reports on HOUSING
Your Local Real Estate Snapshot

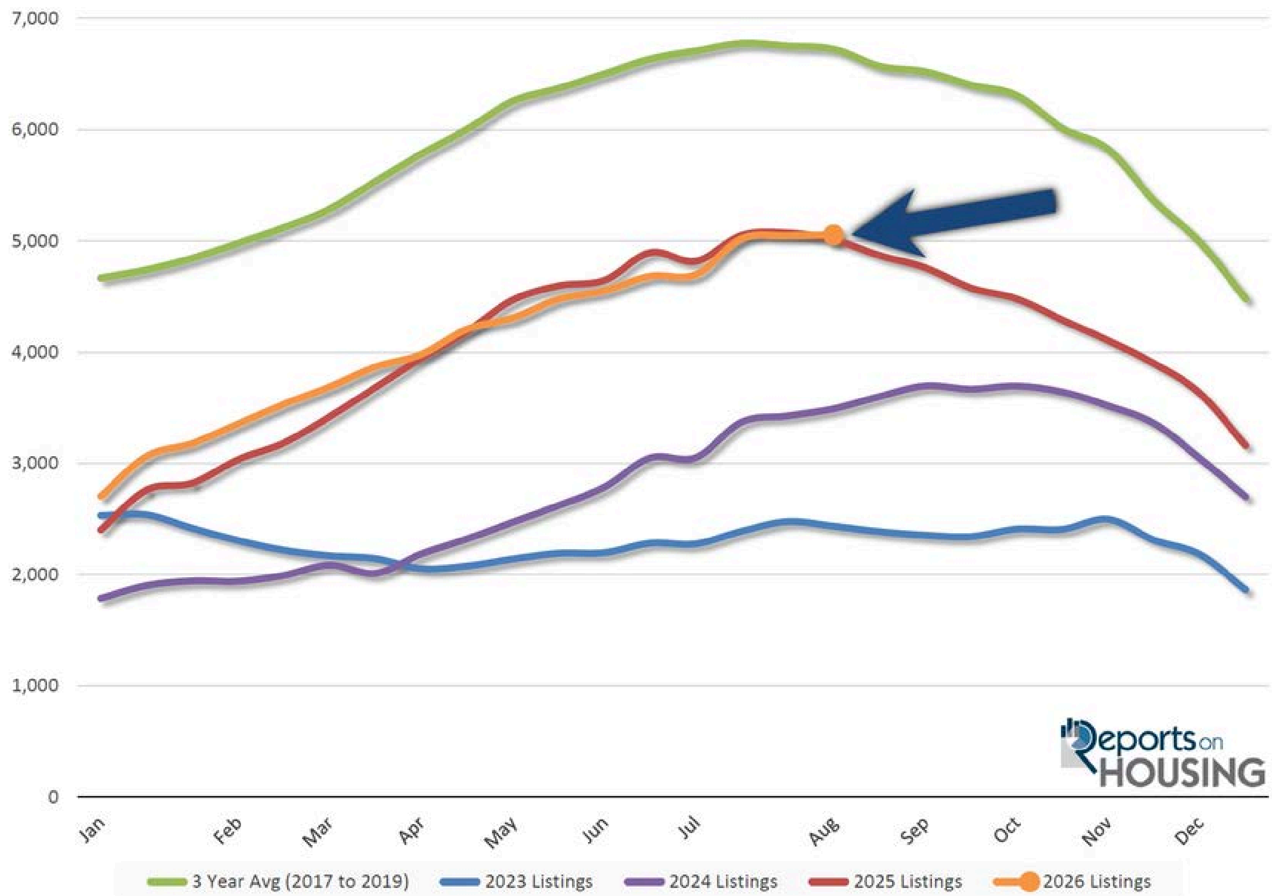
ACTIVE LISTINGS

THE INVENTORY INCREASED BY 8 IN THE PAST COUPLE OF WEEKS.

The active listing inventory increased by 8 homes over the past two weeks, nearly unchanged, to 5,054. It appears as if the inventory has reached a plateau, yet not quite peaked. It has increased from 5,020 to 5,054 over the past four weeks, up only 34 homes. It is the last hurrah of summer as housing is about to transition to the Autumn Market, which officially begins in September. That is when the inventory slowly falls from week to week. With both the Spring and Summer Markets in the rearview mirror, fewer homes are placed on the market, and many unsuccessful sellers throw in the proverbial towel.

Last year, the inventory was at 5,011 homes, with **43 fewer homes (-1%)**. The 3-year average before COVID (2017 through 2019) was 6,723, an additional 1,669 homes, or 33% more.

ORANGE COUNTY
ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



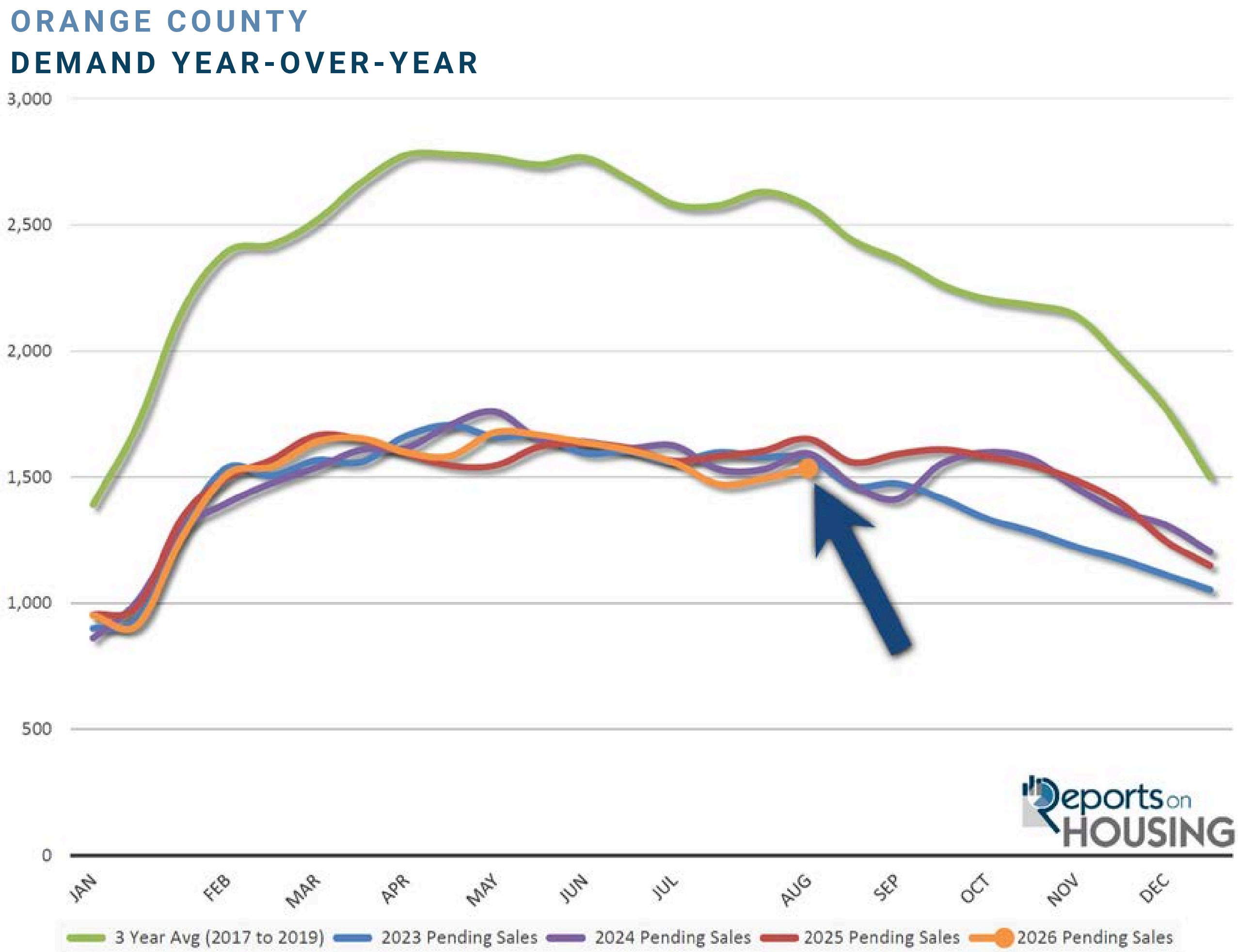
Homeowners continue to “hunker down” in their homes, unwilling to move because of their current, underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through July, 18,948 homes were placed on the market in Orange County, 6,899 fewer than the 3-year 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 INCREASED BY 3% IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, increased from 1,494 to 1,535 in the past couple of weeks, up 41 pending sales, or 3%, its largest rise since the start of May. Nonetheless, it is the lowest mid-August reading since tracking began in 2004. Like the active listing inventory, this rise is the last hurrah of the Summer Market. From here, expect buyer demand to slowly decline from week to week, in line with supply.

Last year, demand was 1,652, with **117 additional pending sales (+8%)**. The 3-year average before COVID (2017 to 2019) was 2,574 pending sales, **68% more than today, or an additional 1,039**.



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 marks the release of the S&P Global Manufacturing and Services Purchasing Managers Index (PMI), which tracks the strength of the U.S. manufacturing and services sectors. Next week, the Personal Consumption Expenditures – Price Index (PCE), the Fed's preferred inflation gauge, will be released.

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EXPECTED MARKET TIME

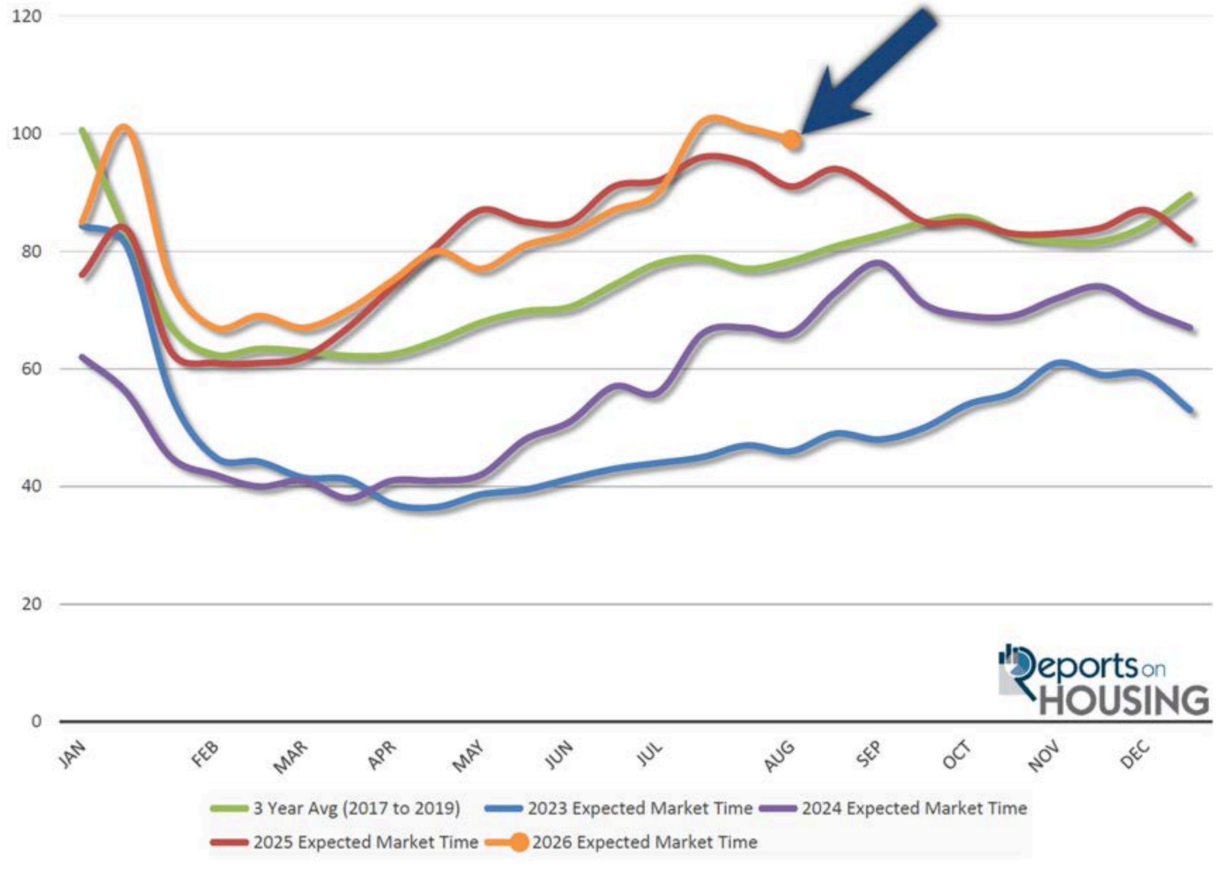
THE EXPECTED MARKET TIME DROPPED BY TWO DAYS OVER THE PAST COUPLE OF WEEKS.

With the supply of available homes rising by 8 homes, **nearly unchanged**, and demand rising by 41 pending sales, **up 3%**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) decreased from 101 to 99 days in the past couple of weeks.

Last year, it was 91 days, slightly faster than today. The 3-year average before COVID (2017 to 2019) was 79 days, considerably faster than today.

The Expected Market Time for condominiums and townhomes increased from 114 to 118 days in the past two weeks. It was 85 days last year. For detached homes, the Expected Market Time decreased from 93 to 87 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 1,055 to 1,019, a drop of 36 (-3%). Luxury demand increased from 175 to 197, up 22 (+13%). With supply falling and demand rising, the Expected Market Time for luxury homes priced above $2.5 million decreased from 181 to 155 days, its strongest reading since the start of May. The luxury market is much stronger than it was at this time last year.

Year over year, the active luxury inventory is down by 172 homes (-14%), and luxury demand is up by 28 pending sales (+17%). Last year's Expected Market Time was 211 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 148 to 111 days. For homes priced between $4 million and $6 million, the Expected Market Time decreased from 188 to 168 days. For homes priced above $6 million, the Expected Market Time increased from 276 to 370 days. Luxury is at 155 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	99 Days	21%	21%	66 Days
$750k - $1M	83 Days	15%	18%	67 Days
$1M - $1.25M	85 Days	12%	14%	65 Days
$1.25M - $1.5M	82 Days	11%	14%	78 Days
$1.5M - $2M	96 Days	14%	14%	99 Days
$2M - $2.5M	103 Days	6%	6%	155 Days
$2.5M - $4M	111 Days	10%	8%	180 Days
$4M - $6M	168 Days	5%	3%	202 Days
$6M+	370 Days	6%	2%	321 Days

ORANGE COUNTY HOUSING SUMMARY

AUGUST 17, 2026 - AI PRICING INACCURACIES

- **INVENTORY:** The active listing inventory in the past couple of weeks increased by 8 homes, nearly unchanged, and now stands at 5,054. Last year, there were 5,011 homes on the market, 43 fewer homes (-1%). The 3-year average before COVID (2017 to 2019) was 6,723, which is 33% 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, increased by 41 in the past two weeks, and now stands at 1,535 (+3%), its largest rise since the start of May. Last year, there were 1,652 pending sales, **up 8%**. The 3-year average before COVID (2017 to 2019) was 2,574, which is 68% higher than today.

- **MARKET TIME:** With the inventory nearly unchanged and demand rising, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, decreased from 101 to 99 days in the past couple of weeks. Last year, it was 91 days, slightly faster than today. The 3-year average before COVID (2017-2019) was 79 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 148 to 111 days. For homes priced between $4 million and $6 million, the Expected Market Time decreased from 188 to 168 days. For homes priced above $6 million, the Expected Market Time increased from 276 to 370 days.

- **DISTRESSED HOMES:** Short sales and foreclosures combined comprised only 0.2% of all listings and 0.7% of demand. Four foreclosures and five short sales are available today in Orange County, bringing the total of distressed homes on the active market to 9, down one 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.

Reports on HOUSING
Your Local Real Estate Snapshot

ORANGE COUNTY MARKET TIME REPORT

AUGUST 17, 2026 - AI PRICING INACCURACIES

ORANGE COUNTY CITIES 8/13/2026	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	80	40	60	77	152	80	28	$882k
Anaheim	271	86	95	98	93	84	41	$900k
Anaheim Hills	40	18	67	73	45	70	45	$1.4m
Brea	47	27	52	60	60	74	31	$1.2m
Buena Park	65	31	63	80	78	56	62	$924k
Corona Del Mar	63	21	90	202	188	157	158	$5.6m
Costa Mesa	112	48	70	114	111	103	63	$1.5m
Coto De Caza	65	11	177	396	145	114	167	$2.5m
Cypress	57	26	66	60	97	56	30	$950k
Dana Point	103	24	129	140	91	194	121	$2.4m
Dove Canyon	7	3	70	60	105	90	90	$1.9m
Foothill Ranch	14	4	105	90	270	168	60	$1.2m
Fountain Valley	53	26	61	74	80	60	66	$1.6m
Fullerton	137	58	71	78	85	69	66	$950k
Garden Grove	111	44	76	82	89	66	42	$999k
Huntington Beach	315	98	96	79	95	78	61	$1.5m
Irvine	798	147	163	158	153	155	91	$1.6m
La Habra	72	23	94	87	66	61	47	$809k
La Palma	11	7	47	56	43	45	30	$1.3m
Ladera Ranch	55	10	165	111	115	97	35	$1.3m
Laguna Beach	174	20	261	235	227	228	189	$4.8m
Laguna Hills	55	16	103	82	77	98	66	$1.1m
Laguna Niguel	165	50	99	129	96	114	76	$1.5m
Laguna Woods	197	64	92	101	92	59	39	$430k
Lake Forest	214	38	169	158	121	72	42	$1.3m
Los Alamitos	16	8	60	90	108	37	36	$1.8m
Mission Viejo	156	71	66	56	60	68	48	$1.1m
Newport Beach	254	50	152	163	195	143	157	$4.8m
Newport Coast	45	8	169	201	210	170	184	$12.5m
North Tustin	23	10	69	45	44	107	105	$2.8m
Orange	151	55	82	72	75	66	47	$1.2m
Placentia	61	26	70	68	160	63	67	$899k
Portola Hills	28	6	140	145	218	64	68	$1.9m
Rancho Mission Viejo	99	18	165	233	162	77	82	$1.1m
Rancho Santa Marg.	76	22	104	79	56	80	33	$857k
Rossmoor	6	5	36	68	90	240	42	$1.9m
San Clemente	116	48	73	66	83	94	102	$2.1m
San Juan	70	30	70	102	127	123	84	$1.7m
Santa Ana	229	67	103	113	109	63	61	$850k
Seal Beach	90	47	57	53	70	41	58	$434k
Stanton	28	5	168	55	90	58	26	$658k
Talega	27	14	58	60	97	162	188	$2.1m
Tustin	108	32	101	105	92	90	46	$1.1m
Villa Park	15	5	90	150	68	143	102	$3.3m
Westminster	47	19	74	69	83	108	100	$1.2m
Yorba Linda	134	58	69	86	87	84	42	$1.6m
All of O.C.	5,054	1,535	99	101	102	91	66	$1.3m

ORANGE COUNTY PRICE RANGE REPORT

Reports on HOUSING
Your Local Real Estate Snapshot

AUGUST 17, 2026 - AI PRICING INACCURACIES

ORANGE COUNTY ATTACHED HOMES 8/13/2026	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.	2,270	578	118	114	112	85	58	$799k
O.C. $0-$500k	400	123	98	126	112	55	52	$404k
O.C. $500k-$750k	642	181	106	86	92	78	46	$632k
O.C. $750k-$1m	530	146	109	110	99	89	49	$875k
O.C. $1m-$2m	556	99	168	149	144	109	71	$1.3m
O.C. $2m+	142	29	147	176	253	152	166	$3.2m

ORANGE COUNTY DETACHED HOMES 8/13/2026	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.	2,784	957	87	93	96	95	71	$1.8m
O.C. $0-$750k	37	24	46	62	50	45	71	$588k
O.C. $750k-$1m	229	130	53	51	55	48	33	$924k
O.C. $1m-$1.25m	336	162	62	61	60	54	36	$1.1m
O.C. $1.25m-$1.5m	413	186	67	68	68	67	50	$1.4m
O.C. $1.5m-$2m	570	193	89	90	101	97	73	$1.8m
O.C. $2m-$2.5m	280	86	98	125	120	154	-	$2.3m
O.C. $2.5m-$4m	424	115	111	143	143	186	-	$3.1m
O.C. $4m-6m	213	37	173	212	188	222	190	$5.0m
O.C. $6m+	282	24	353	272	334	315	535	$10.8m

ORANGE COUNTY ALL HOMES 8/13/2026	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.	5,054	1,535	99	101	102	91	66	$1.3m
O.C. $0-$500k	413	124	100	126	112	55	54	$408k
O.C. $500k-$750k	666	204	98	83	88	73	46	$635k
O.C. $750k-$1m	759	276	83	82	80	67	40	$889k
O.C. $1m-$1.25m	612	215	85	83	78	65	42	$1.1m
O.C. $1.25m-$1.5m	580	212	82	79	81	78	55	$1.4m
O.C. $1.5m-$2m	683	213	96	99	110	99	76	$1.8m
O.C. $2m-$2.5m	322	94	103	132	129	155	-	$2.3m
O.C. $2.5m-$4m	482	130	111	148	151	180	-	$3.1m
O.C. $4m-6m	241	43	168	188	191	202	194	$5.0m
O.C. $6m+	296	24	370	276	341	321	527	$10.4m

*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.

Reports on HOUSING
Your Local Real Estate Snapshot

ORANGE COUNTY SOLD REPORT

AUGUST 17, 2026 - AI PRICING INACCURACIES

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