Reports on HOUSING
Your Local Real Estate Snapshot

THE ORANGE COUNTY HOUSING REPORT

AUGUST 3, 2026 - WRITTEN BY STEVEN THOMAS

THE CONDO CONUNDRUM

THE ATTACHED HOME MARKET, CONDOMINIUMS AND TOWNHOMES, IS SUBSTANTIALLY SLOWER THAN THE DETACHED HOME MARKET, WHICH IS PUSHING PRICES LOWER.

CONDOS TAKE LONGER TO SELL

THE MARKET TIME FOR ATTACHED IS 114 DAYS, COMPARED TO 93 DAYS FOR DETACHED.

Budget-conscious families, individuals, and young adults often looked to the "$1 menu" at fast food restaurants for a quick, inexpensive meal. A family could eat out with many affordable options to choose from. It felt like they were catching a break without breaking the bank. Fast forward to today, and the $1 menu has been replaced with the "value menu." This value menu includes meal deals and items under $3. Families looking for an affordable meal option are no longer catching the break that they once enjoyed. A family of four can expect to pay around $25 today for a fast-food "deal," making it much harder to eat out on a strict budget.

Condominiums and townhomes used to be the affordable option for buyers hoping to break into the housing market. They offered a lower cost alternative to detached homes and served as a "stepping stone" to homeownership. In addition to a more attainable purchase price, many condominium associations included such as pools, spas, fitness centers, outdoor barbecues, and community clubhouses. Like the "$1 menu" being replaced with the much higher priced "value menu," the cost to purchase condominiums and townhomes has climbed dramatically. For many families, what was once an accessible path to homeownership is no longer the financial break it used to be.

According to Zillow's Home Value Index, the median detached home is $1,305,471 as of June. For attached homes, it is $760,391, a much more affordable option. Yet, the Orange County median monthly Homeowners Association (HOA) dues for all attached sales in June were $507. For detached homes, it was $0.

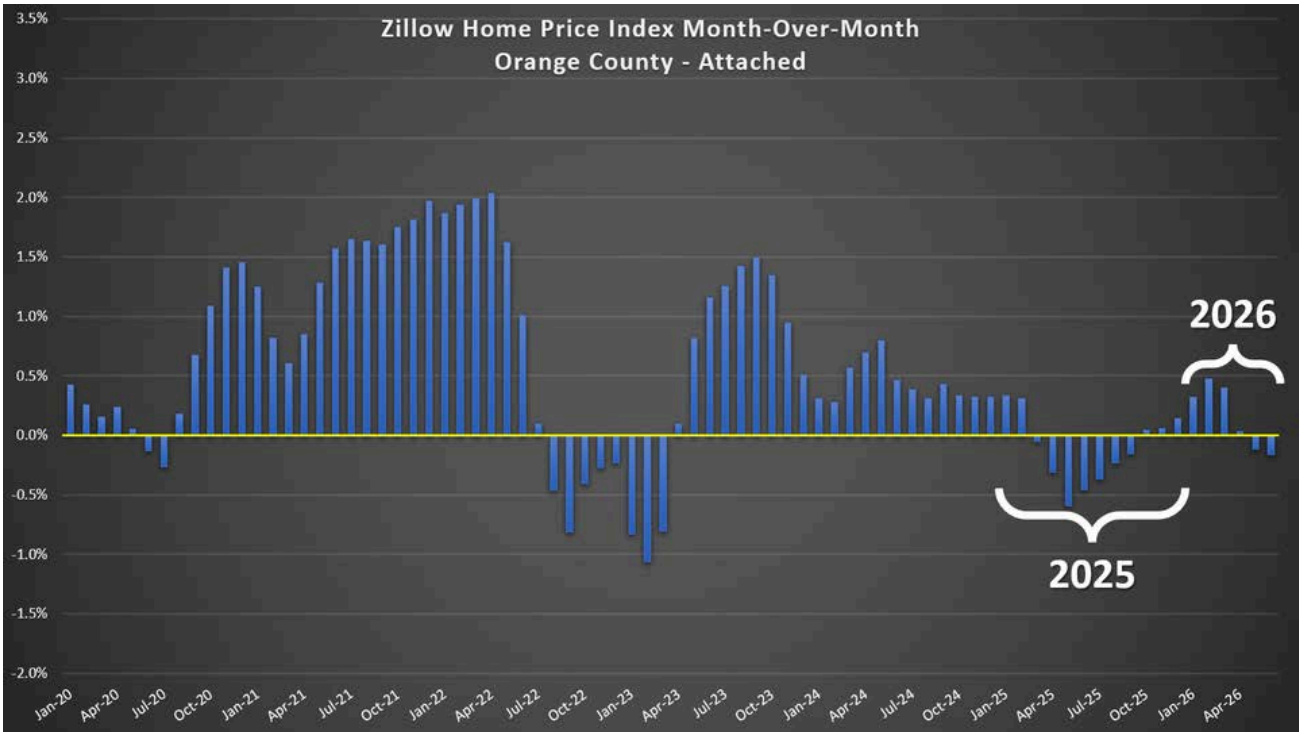
ORANGE COUNTY
ATTACHED VS. DETACHED EXPECTED MARKET TIME OVER TIME

Many condominium associations do not have sufficient reserves. These reserves are the association's savings for major future repairs, maintenance, and replacements. And, starting in January 2027, Freddie Mac and Fannie Mae, who handle 70% of all conventional loans, are increasing their reserve requirements from 10% to 15% of the association's annual budgeted assessment income. To make up the difference, associations will need to either increase monthly HOA dues or issue special assessments. In addition, higher maintenance costs, soaring insurance premiums, and stricter safety legislation have all impacted monthly dues.

As a result of higher costs, attached homes are taking much longer to sell compared to detached homes. The attached home inventory is up 17% compared to last year, from 1,912 to 2,231, while demand (a snapshot of the number of new pending sales over the prior month) is down 8%, from 636 to 587 pending sales. The Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) is 114 days for attached home, compared to 90 days a year ago.

The detached home inventory is down 11% compared to last year, from 3,159 to 2,815, while demand is down 6%, from 968 to 907. The Expected Market Time is 93 days, compared to 98 days a year ago. The 114 day attached home market is considerably slower than the 93 day detached home market. It is taking 21 days longer, three additional weeks, to sell condominiums versus detached houses. The gap has increased strikingly this year.

With longer market times, negotiations for attached properties are leaning towards buyers, resulting in declining values for the past couple of months, dropping from $762,489 to $760,391 (-0.3%). At the same time, detached homes values have risen from $1,303,939 to $1,305,471 (+0.1%). Year over year, attached homes are up 0.4%, a $3,371 increase. Detached homes are up 1.9% from last year, a $23,746 increase.



As the entry point for many first-time buyers, higher rates are now having a larger impact on attached buyer demand due to rate sensitivity. Mortgage rates are 6.82% today compared to 6% at the end of February. Rates had been below 6.5% from September 3rd of last year through the first few weeks of March, which boosted demand and increased affordability. With the threat of inflation due to the Iran conflict, mortgage rates popped above 6.5% in

March and reached, as of last week, to their highest level since July 2025. Last year, rates were at 6.57% and dropping.

Additionally, as of August 3rd, Fannie Mae and Freddie Mac have officially eliminated their streamlined "Limited Review" and "Streamlined Review" processes for established condominium projects. That means that lenders now have to adopt a new process by conducting a more comprehensive review of HOA budgets, reserve funds, building maintenance history, insurance coverage, and delinquency rates. This may result in longer closing timelines and stricter eligibility for condominium complexes.

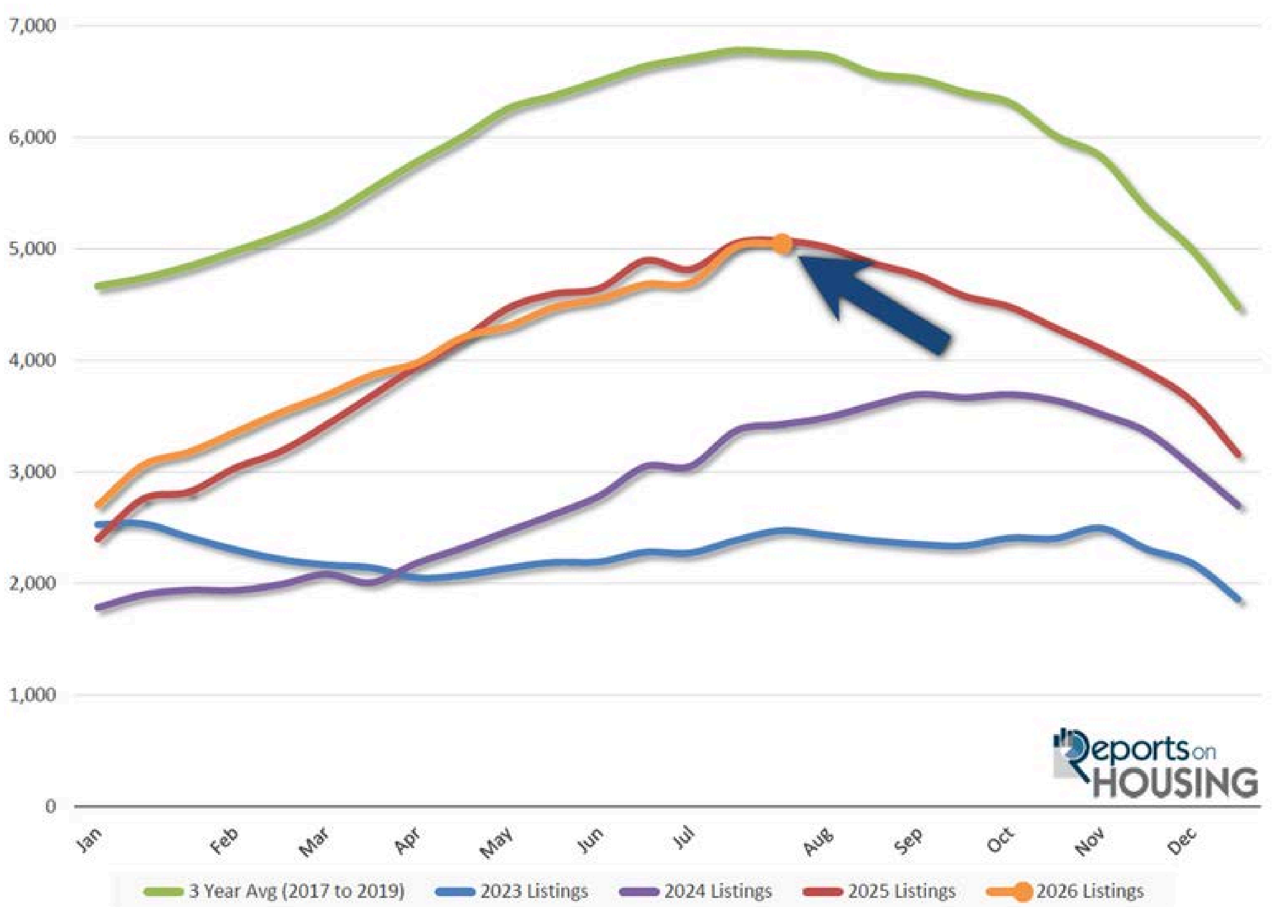
The "condo conundrum" is that the housing market's traditional entry point, a stepping stone to home ownership, is becoming increasingly more difficult to afford and finance. They remain considerably less expensive than detached homes, but rising HOA dues, underfunded reserves, special assessments, insurance costs, stricter lending requirements, and elevated mortgage rates are eroding that affordability advantage. Buyers are responding with greater caution, causing attached homes to take longer to sell and their values to underperform detached homes.

ACTIVE LISTINGS

THE INVENTORY INCREASED BY 26 IN THE PAST COUPLE OF WEEKS.

The active listing inventory increased by 26 homes over the past two weeks, up 1%, to 5,046, its highest level since last July. It looks as if the inventory is closely following the trajectory of last year. If that is the case, this end of July reading could be the 2026 peak. From here it depends on a combination of the number of homeowners coming to market, any changes in demand, and the number of sellers who pull their homes off the market due

ORANGE COUNTY
ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



to lack of success. It is advisable to carefully watch the inventory readings from here. If a peak is reached sooner, rather than later, the Orange County housing market will stop slowing weekly.

Last year, the inventory was at 5,071 homes, **nearly unchanged from today, with 25 additional homes**. The 3-year average before COVID (2017 through 2019) was 6,753, an additional 1,707 homes, or 34% 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 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.

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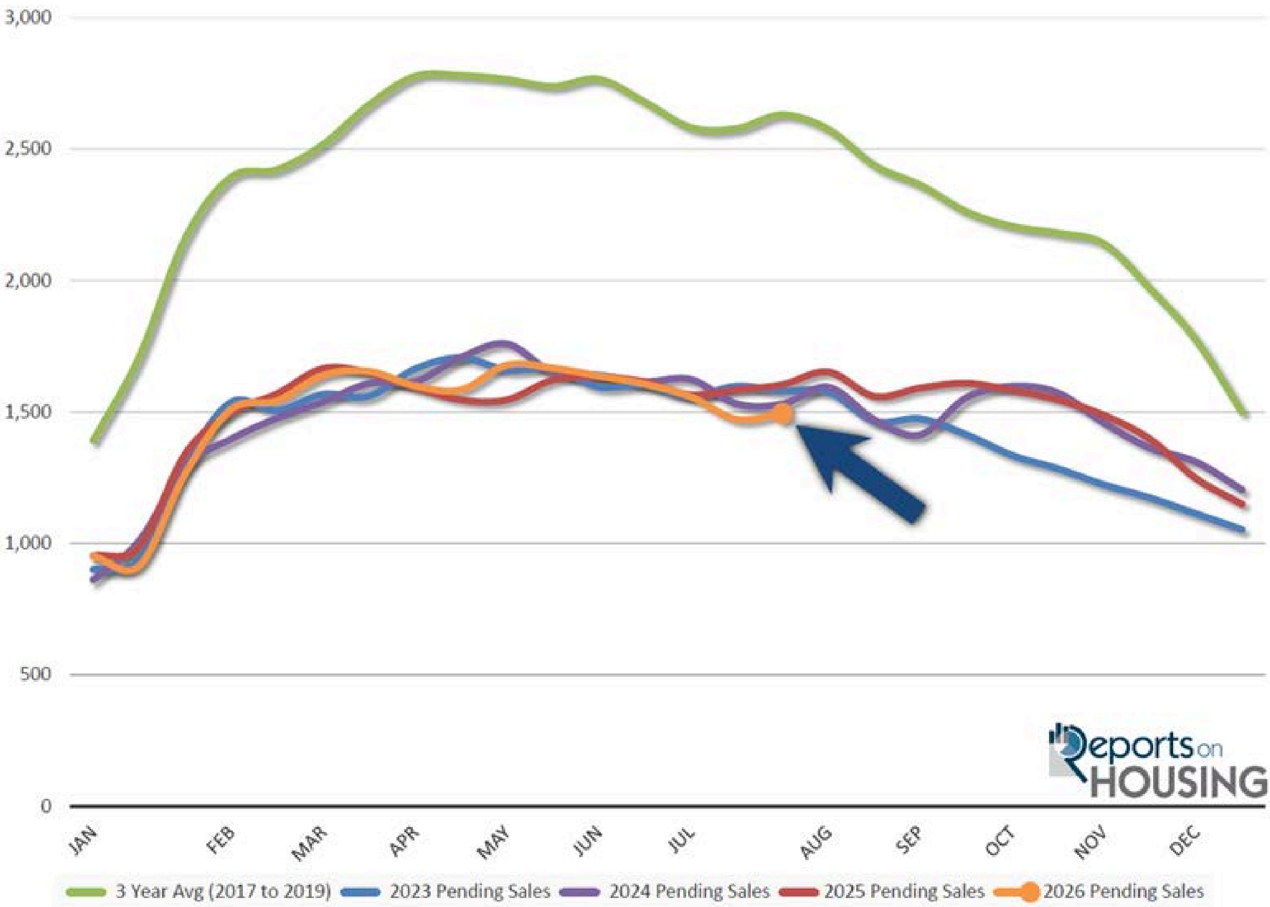
DEMAND

DEMAND INCREASED BY 1% IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, increased from 1,472 to 1,494 in the past couple of weeks, up 22 pending sales, or 1%, its first rise since the start of May. Nonetheless, it is the lowest end of July reading since tracking began in 2004. Demand could slightly increase over the next couple of weeks, as buyers take advantage of the last hurrah of summer before the kids go back to school, and housing transitions to the Autumn Market when demand slowly declines.

ORANGE COUNTY
DEMAND YEAR-OVER-YEAR



Last year, demand was 1,604, with **110 additional pending sales (+7%)**. The 3-year average before COVID (2017 to 2019) was 2,630 pending sales, **76% more than today, or an additional 1,136**.

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) will be released, a key indicator of inflation, along with retail sales.

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EXPECTED MARKET TIME

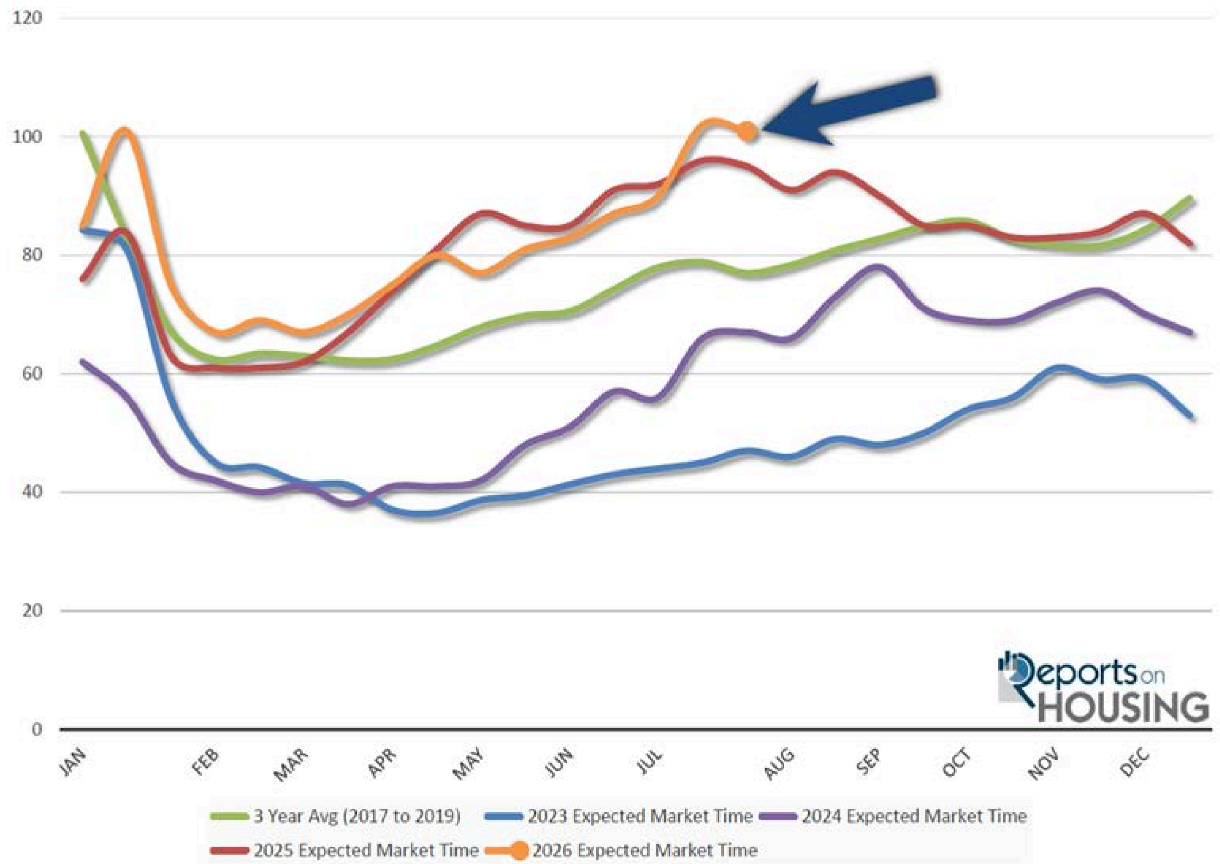
THE EXPECTED MARKET TIME DID NOT CHANGE MUCH OVER THE PAST COUPLE OF WEEKS.

With the supply of available homes rising by 26 homes, **up 1%**, and demand rising by 22 pending sales, **up 1%**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) decreased from 102 to 101 days in the past couple of weeks.

Last year, it was 95 days, slightly faster than today. The 3-year average before COVID (2017 to 2019) was 78 days, considerably faster than today.

The Expected Market Time for condominiums and townhomes increased from 112 to 114 days in the past two weeks. It was 90 days last year. For detached homes, the Expected Market Time decreased from 96 to 93 days. It was 98 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)



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) increased from 1,053 to 1,055, a rise of two (+0%). Luxury demand increased from 164 to 175, up 11 (+7%). With supply flat and demand rising, the Expected Market Time for luxury homes priced above $2.5 million decreased from 193 to 181 days. Expect the luxury market to remain sluggish for the remainder of the year.

Year over year, the active luxury inventory is down by 146 homes (-12%), and luxury demand is up by 4 pending sales (+2%). 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 151 to 148 days. For homes priced between $4 million and $6 million, the Expected Market Time decreased from 191 to 188 days. For homes priced above $6 million, the Expected Market Time decreased from 341 to 276 days. Luxury is at 181 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	96 Days	21%	22%	76 Days
$750k - $1M	82 Days	15%	18%	64 Days
$1M - $1.25M	83 Days	12%	15%	77 Days
$1.25M - $1.5M	79 Days	11%	14%	85 Days
$1.5M - $2M	99 Days	13%	14%	95 Days
$2M - $2.5M	132 Days	7%	5%	128 Days
$2.5M - $4M	148 Days	10%	7%	168 Days
$4M - $6M	188 Days	5%	3%	240 Days
$6M+	276 Days	6%	2%	318 Days

ORANGE COUNTY HOUSING SUMMARY

AUGUST 3, 2026 - THE CONDO CONUNDRUM

- **INVENTORY:** The active listing inventory in the past couple of weeks increased by 26 homes, up 1%, and now stands at 5,046. Last year, there were 5,071 homes on the market, 25 additional homes, nearly the same as today. The 3-year average before COVID (2017 to 2019) was 6,753, which is 34% 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 22 in the past two weeks, up 1%, and now stands at 1,494, its first rise since the start of May. Last year, there were 1,604 pending sales, **up 7%**. The 3-year average before COVID (2017 to 2019) was 2,630, which is 76% higher than today.

- **MARKET TIME:** With the inventory and demand rising at a similar pace, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, decreased from 102 to 101 days in the past couple of weeks. Last year, it was 95 days, slightly faster than today. The 3-year average before COVID (2017-2019) was 78 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 151 to 148 days. For homes priced between $4 million and $6 million, the Expected Market Time decreased from 191 to 188 days. For homes priced above $6 million, the Expected Market Time decreased from 341 to 276 days.

- **DISTRESSED HOMES:** Short sales and foreclosures combined comprised only 0.2% of all listings and 0.6% of demand. Six foreclosures and four short sales are available today in Orange County, bringing the total of distressed homes on the active market to 10, up two from two weeks ago. Last year, 11 distressed homes were on the market, similar to today.

- **CLOSED SALES:** There were 1,994 closed residential resales in June, up 9% compared to June 2025's 1,828 sales, and up 10% from May 2026. The sales-to-list price ratio in Orange County was 99.9%. Foreclosures accounted for 0.1% of all closed sales, and short sales accounted for 0.3%. That means that 99.7% of all sales were sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

AUGUST 3, 2026 - THE CONDO CONUNDRUM

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ORANGE COUNTY CITIES 7/30/2026	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	82	32	77	152	81	89	40	$887k
Anaheim	269	82	98	93	92	89	49	$930k
Anaheim Hills	39	16	73	45	51	56	39	$1.5m
Brea	48	24	60	60	44	67	35	$1.2m
Buena Park	69	26	80	78	97	49	45	$929k
Corona Del Mar	74	11	202	188	124	182	307	$5.4m
Costa Mesa	122	32	114	111	72	77	65	$1.5m
Coto De Caza	66	5	396	145	138	158	69	$2.3m
Cypress	52	26	60	97	43	55	23	$994k
Dana Point	103	22	140	91	95	123	96	$2.8m
Dove Canyon	6	3	60	105	36	126	60	$1.8m
Foothill Ranch	15	5	90	270	73	203	98	$980k
Fountain Valley	49	20	74	80	45	53	47	$1.6m
Fullerton	149	57	78	85	60	83	54	$925k
Garden Grove	101	37	82	89	51	66	36	$1.0m
Huntington Beach	288	110	79	95	80	81	71	$1.6m
Irvine	769	146	158	153	155	165	94	$1.7m
La Habra	75	26	87	66	50	54	25	$819k
La Palma	15	8	56	43	90	60	20	$1.2m
Ladera Ranch	48	13	111	115	68	177	38	$1.4m
Laguna Beach	180	23	235	227	177	281	244	$4.7m
Laguna Hills	52	19	82	77	71	87	50	$1.1m
Laguna Niguel	168	39	129	96	85	99	77	$1.5m
Laguna Woods	196	58	101	92	98	61	45	$420k
Lake Forest	221	42	158	121	113	103	42	$1.3m
Los Alamitos	15	5	90	108	65	63	33	$1.6m
Mission Viejo	151	81	56	60	73	70	47	$1.2m
Newport Beach	266	49	163	195	185	148	134	$4.8m
Newport Coast	47	7	201	210	288	150	245	$9.0m
North Tustin	18	12	45	44	42	99	133	$2.8m
Orange	143	60	72	75	74	95	57	$1.2m
Placentia	57	25	68	160	70	89	64	$886k
Portola Hills	29	6	145	218	405	95	135	$1.6m
Rancho Mission Viejo	101	13	233	162	92	63	56	$1.1m
Rancho Santa Marg.	79	30	79	56	61	86	54	$850k
Rossmoor	9	4	68	90	45	30	60	$2.0m
San Clemente	118	54	66	83	70	101	96	$2.2m
San Juan	75	22	102	127	103	105	89	$2.1m
Santa Ana	233	62	113	109	112	78	70	$850k
Seal Beach	90	51	53	70	72	54	55	$444k
Stanton	24	13	55	90	72	63	48	$658k
Talega	28	14	60	97	98	168	55	$2.1m
Tustin	108	31	105	92	83	80	45	$1.1m
Villa Park	10	2	150	68	48	81	102	$3.3m
Westminster	48	21	69	83	102	44	49	$1.2m
Yorba Linda	152	53	86	87	81	78	62	$1.7m
All of O.C.	5,046	1,494	101	102	90	95	67	$1.3m

ORANGE COUNTY PRICE RANGE REPORT

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AUGUST 3, 2026 - THE CONDO CONUNDRUM

ORANGE COUNTY ATTACHED HOMES 7/30/2026	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.	2,231	587	114	112	103	90	56	$799k
O.C. $0-$500k	406	97	126	112	95	63	56	$410k
O.C. $500k-$750k	604	211	86	92	86	89	39	$630k
O.C. $750k-$1m	530	144	110	99	96	79	45	$875k
O.C. $1m-$2m	550	111	149	144	129	118	75	$1.3m
O.C. $2m+	141	24	176	253	224	159	212	$3.0m

ORANGE COUNTY DETACHED HOMES 7/30/2026	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.	2,815	907	93	96	82	98	75	$1.9m
O.C. $0-$750k	37	18	62	50	58	59	44	$625k
O.C. $750k-$1m	227	133	51	55	45	49	39	$925k
O.C. $1m-$1.25m	341	167	61	60	48	64	43	$1.1m
O.C. $1.25m-$1.5m	386	170	68	68	58	74	54	$1.4m
O.C. $1.5m-$2m	567	190	90	101	89	93	71	$1.8m
O.C. $2m-$2.5m	301	72	125	120	99	129	-	$2.3m
O.C. $2.5m-$4m	447	94	143	143	119	169	-	$3.1m
O.C. $4m-6m	219	31	212	188	187	254	159	$5.0m
O.C. $6m+	290	32	272	334	288	312	628	$10.8m

ORANGE COUNTY ALL HOMES 7/30/2026	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.	5,046	1,494	101	102	90	95	67	$1.3m
O.C. $0-$500k	416	99	126	112	94	63	57	$410k
O.C. $500k-$750k	631	227	83	88	84	85	39	$635k
O.C. $750k-$1m	757	277	82	80	72	64	42	$895k
O.C. $1m-$1.25m	606	220	83	78	65	77	49	$1.1m
O.C. $1.25m-$1.5m	551	209	79	81	75	85	57	$1.4m
O.C. $1.5m-$2m	687	209	99	110	92	95	76	$1.7m
O.C. $2m-$2.5m	343	78	132	129	103	128	-	$2.3m
O.C. $2.5m-$4m	507	103	148	151	124	168	-	$3.1m
O.C. $4m-6m	244	39	188	191	209	240	170	$5.0m
O.C. $6m+	304	33	276	341	295	318	656	$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.

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ORANGE COUNTY SOLD REPORT

AUGUST 3, 2026 - THE CONDO CONUNDRUM

ORANGE COUNTY CITIES	UNITS SOLD JUNE 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 JUNE 2025
Aliso Viejo	34	$907,000	$909,000	99.4%	$580,000	$2,950,000	1,419	$639	16	40
Anaheim	111	$935,000	$919,000	100.1%	$370,000	$1,860,000	1,508	$620	13	92
Anaheim Hills	32	$1,362,500	$1,344,000	99.3%	$645,000	$2,575,000	2,122	$642	14	28
Brea	31	$1,190,000	$1,150,000	100.0%	$615,000	$3,420,000	1,999	$595	11	30
Buena Park	42	$881,000	$899,000	100.0%	$580,000	$1,500,000	1,503	$586	15	19
Corona Del Mar	26	$3,800,000	$3,892,500	97.9%	$1,375,000	$13,500,000	2,376	$1,599	52	15
Costa Mesa	58	$1,500,000	$1,500,000	98.5%	$639,000	$3,748,000	1,638	$916	21	60
Coto De Caza	13	$1,950,000	$1,849,000	98.3%	$1,080,000	$23,000,000	3,769	$517	15	19
Cypress	38	$1,050,000	$999,999	100.0%	$575,000	$2,175,000	1,634	$643	17	21
Dana Point	33	$2,100,000	$2,200,000	100.0%	$608,000	$17,500,000	2,067	$1,016	8	49
Dove Canyon	1	$1,850,000	$1,865,000	99.2%	$1,850,000	$1,850,000	3,063	$604	58	4
Foothill Ranch	9	$940,000	$950,000	100.0%	$777,500	$1,849,000	1,423	$661	10	11
Fountain Valley	28	$1,395,000	$1,325,000	100.3%	$465,000	$1,922,000	1,747	$799	8	30
Fullerton	64	$1,085,000	$1,075,000	100.0%	$365,000	$2,950,000	1,781	$609	10	74
Garden Grove	50	$1,064,000	$1,050,000	100.0%	$350,000	$1,575,000	1,400	$760	14	54
Huntington Beach	139	$1,375,000	$1,395,000	100.0%	$445,000	$5,400,000	1,657	$830	18	124
Irvine	191	$1,625,000	$1,660,000	98.1%	$465,000	$6,000,000	2,033	$799	25	161
La Habra	25	$787,840	$788,000	100.0%	$550,000	$2,320,000	1,390	$567	20	29
La Palma	7	$1,150,000	$1,150,000	100.7%	$938,000	$1,460,000	2,222	$518	11	8
Ladera Ranch	28	$1,755,000	$1,799,500	99.5%	$723,000	$3,500,000	2,571	$683	15	28
Laguna Beach	28	$3,395,000	$3,477,000	97.2%	$1,220,000	$10,800,000	2,236	$1,518	32	29
Laguna Hills	19	$1,450,000	$1,500,000	100.2%	$205,000	$4,800,000	2,305	$629	7	17
Laguna Niguel	78	$1,585,000	$1,587,450	99.7%	$575,000	$12,000,000	1,952	$812	15	68
Laguna Woods	54	$468,500	$481,500	98.1%	$95,000	$1,348,000	1,080	$434	36	57
Lake Forest	81	$1,301,500	$1,299,000	100.0%	$355,000	$3,260,000	1,946	$669	14	47
Los Alamitos	6	$1,562,500	$1,549,950	100.8%	$1,360,000	$3,200,000	2,094	$746	5	6
Mission Viejo	92	$1,292,500	$1,299,444	99.1%	$355,000	$2,750,000	1,771	$730	21	86
Newport Beach	66	$3,700,000	$3,795,000	96.9%	$810,000	$27,500,000	2,540	$1,457	28	70
Newport Coast	7	$12,900,000	$13,988,800	95.1%	$6,000,000	$38,000,000	7,800	$1,654	63	9
North Tustin	14	$1,927,500	$1,897,500	99.4%	$1,400,000	$6,500,000	2,763	$698	13	15
Orange	74	$1,205,000	$1,166,500	100.4%	$499,800	$2,075,000	1,700	$709	12	78
Placentia	34	$1,180,000	$1,189,500	100.0%	$540,000	$1,965,000	2,026	$582	12	26
Portola Hills	6	$827,500	$802,000	99.7%	$520,000	$3,231,882	1,341	$617	23	6
Rancho Mission Viejo	45	$1,308,000	$1,325,000	100.0%	$595,000	$2,400,000	1,990	$657	33	22
Rancho Santa Margarita	26	$860,000	$859,500	100.0%	$365,000	$1,580,000	1,380	$623	15	36
Rossmoor	4	$1,715,000	$1,724,000	98.7%	$1,575,000	$2,350,000	2,199	$780	28	7
San Clemente	62	$1,800,000	$1,824,500	99.2%	$460,000	$5,375,000	2,110	$853	11	59
San Juan Capistrano	35	$1,765,000	$1,775,000	98.6%	$515,000	$13,850,000	2,682	$658	9	26
Santa Ana	81	$850,000	$815,000	100.0%	$310,000	$3,700,000	1,275	$667	20	79
Seal Beach	44	$385,000	$388,500	100.0%	$205,000	$4,600,000	1,021	$377	12	45
Stanton	15	$621,000	$599,000	100.0%	$390,000	$1,025,000	1,027	$605	14	13
Talega	10	$1,935,000	$1,947,000	99.7%	$1,065,000	$3,600,000	3,008	$643	43	10
Tustin	49	$1,195,000	$1,199,900	100.0%	$426,000	$2,739,900	1,590	$752	10	42
Villa Park	3	$2,993,850	$2,999,888	94.7%	$2,450,000	$3,500,000	3,916	$765	43	4
Westminster	28	$1,147,288	$1,125,000	100.8%	$780,000	$1,500,000	1,663	$690	13	20
Yorba Linda	66	$1,324,500	$1,299,750	100.0%	$437,000	$3,779,000	1,862	$712	12	48
All of O.C.	1,994	$1,256,412	$1,250,000	99.9%	$95,000	$38,000,000	1,753	$717	15	1,828
$0-$500k	115	$399,000	$399,900	99.6%	$95,000	$500,000	920	$434	28	135
$500k-$750k	232	$640,000	$649,450	100.0%	$503,000	$750,000	1,052	$608	21	212
$750k-$1m	346	$889,500	$886,500	100.0%	$751,000	$1,000,000	1,407	$632	15	324
$1m-$1.25m	300	$1,141,000	$1,148,000	100.0%	$1,004,000	$1,250,000	1,621	$704	12	274
$1.25m-$1.5m	309	$1,360,000	$1,369,000	100.0%	$1,251,000	$1,500,000	2,021	$673	12	272
$1.5m-$2m	333	$1,705,000	$1,738,999	99.4%	$1,500,888	$2,000,000	2,390	$713	18	274
$2m-$2.5m	120	$2,250,000	$2,284,000	98.9%	$2,020,000	$2,500,000	2,762	$815	13	125
$2.5m-$4m	153	$3,100,000	$3,100,000	98.3%	$2,502,000	$4,000,000	3,144	$986	21	123
$4m-$6m	40	$4,606,175	$4,724,500	95.8%	$4,025,000	$6,000,000	3,676	$1,253	23	45
$6m+	46	$7,870,000	$8,274,000	97.7%	$6,100,000	$38,000,000	4,015	$1,960	16	44