

DECEMBER 8, 2025 - WRITTEN BY STEVEN THOMAS

HOT TO NOT: THE CONDO SHIFT

THE ATTACHED HOME MARKET, CONDOMINIUMS AND TOWNHOMES,
SUDDENLY SLOWED SUBSTANTIALLY COMPARED TO THE DETACHED
HOME MARKET.



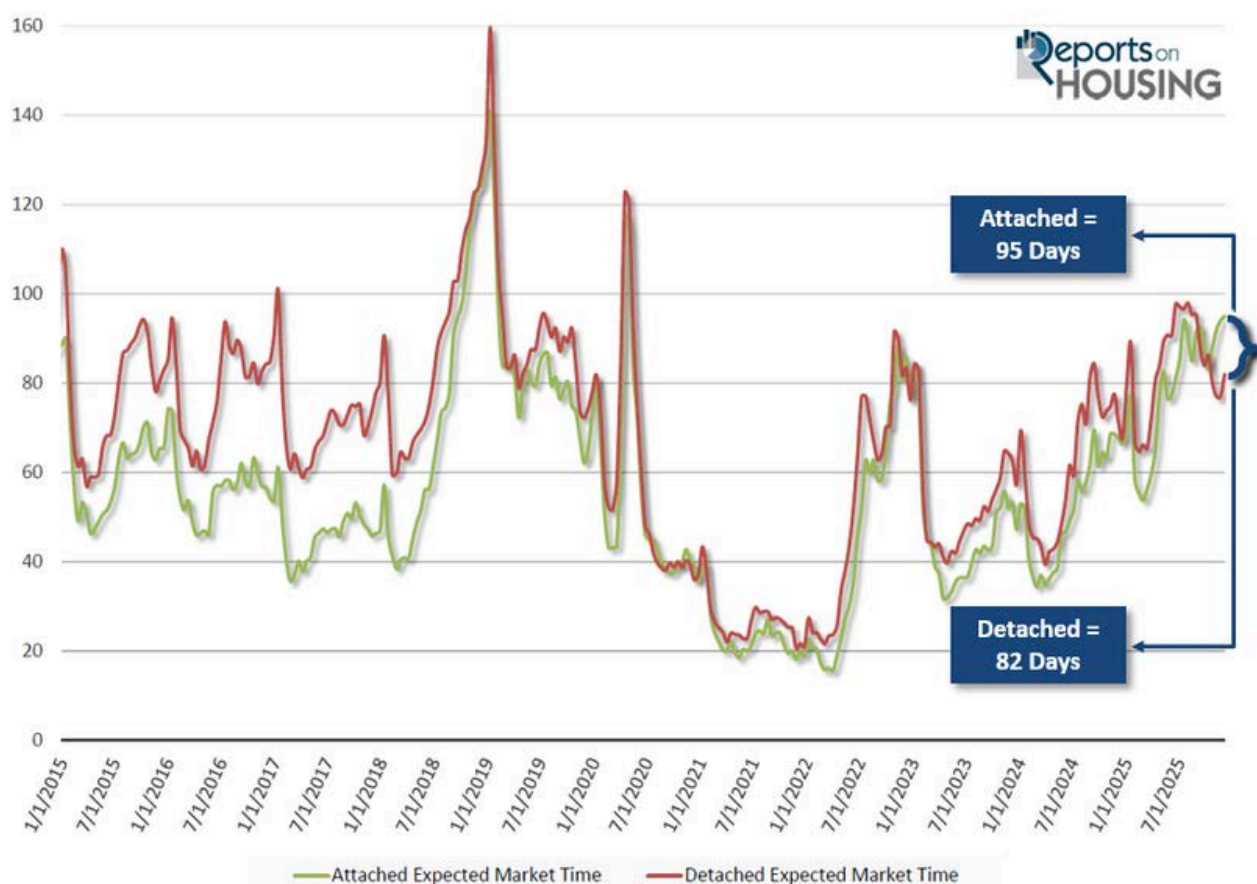
The typical meal at a fast-food restaurant used to cost \$5 or \$6. But over the past 10 years, prices have been rising faster than inflation. The cost of delivering a large hamburger and fries has skyrocketed due to much higher labor costs, persistent inflation, increased commodity prices, and relentless supply chain issues. The fast food meal has ballooned to \$10 to \$12 per meal. Fast food has suddenly become nearly as expensive as dining out. The allure of cost-effective fast-food dining out, compared to cooking at home, has lost its luster.

Condominiums were long known as the “stepping stone” to owning a home, a much cheaper alternative to a detached house. They offered a more affordable option, along with amenities such as pools, spas, barbecues, fitness centers, and community centers. It was a lifestyle choice for the young, a pathway to owning a home with a white picket fence. Yet, the cost of condominiums has soared, and their allure has lost its luster.

The cost savings advantage of owning a condominium has diminished over time. They still have a much lower sticker price compared to detached homes, but the other fees have skyrocketed. Higher maintenance, skyrocketing insurance premiums, and reserve fund issues have led to much higher Homeowner Association fees. These increased costs are absorbed in rising dues. The median monthly Homeowners Association fees for all attached sales in November were \$502, and the median sales price was \$810,000. For detached homes, the median Homeowners Association fees were \$0, and the median sales price was \$1,400,000.

ORANGE COUNTY

ATTACHED VS. DETACHED EXPECTED MARKET TIME OVER TIME



Many condominium complexes have not maintained sufficient reserves (not enough money saved for future major repairs, such as roofs, plumbing, and roads), leading to special assessments and increased dues. In addition, California adopted balcony inspection requirements in response to the tragic 2015 Berkeley 5th-floor balcony collapse that killed six people and injured seven. It is an additional hurdle in the inspection process that can delay a closing and reduce a seller's net proceeds.

As a result of the higher costs, it is now taking longer to sell attached homes compared to detached houses. The inventory of attached homes is up 35% compared to last year, from 1,179 to 1,595, while demand (a snapshot of the number of new pending sales over the prior month) is down 4%, from 523 to 502 pending sales. On the other hand, the detached home inventory is up from 1,865 to 2,034, an increase of only 9%, while demand is down 5%, from 787 pending sales to 745. The Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) is 95 days for attached homes compared to 82 days for detached homes. It is taking 13 days longer, nearly two weeks, to sell condominiums versus detached houses.

The difference between the attached-home and detached-home markets in Orange County began to develop in October. For many other markets, it has been an issue for months, or even the last couple of years. In Los Angeles County, the attached market is 48 days slower than the detached market. It is 54 days slower in Riverside County, and 31 days in San Diego County. It takes a mind-blowing 79 days longer in Clark County (Las Vegas).

Attached Vs. Detached - Market Differences

	Expected Market Time Attached	Expected Market Time Detached	Difference
Bay Area	100 Days	69 Days	+31 Days
Las Vegas	224 Days	145 Days	+79 Days
Los Angeles	156 Days	108 Days	+48 Days
Orange	95 Days	82 Days	+13 Days
Phoenix	160 Days	112 Days	+48 Days
Riverside	170 Days	116 Days	+54 Days
San Bernardino	132 Days	127 Days	+5 Days
San Diego	119 Days	88 Days	+31 Days
Ventura	103 Days	83 Days	+20 Days



Lenders are cautious about lending on condominiums due to higher risk factors. They assess the entire complex's financial health, not just the buyer. They look at an association's financial health, from reserve levels to delinquent dues to pending litigation. They consider the number of owners who occupy their units compared to the number of investor-owned units. They examine insurance and liability concerns to ensure adequate coverage in the event of a disaster. As a result, some condominiums are harder to finance, requiring different loan products and larger down payments. They become harder to sell,

which adds to their market time.

When inventory is severely limited and there are very few options for buyers, the attached-home market becomes much more attractive. But with higher Homeowners Association fees, higher 30-year mortgage rates, and an elevated active listing inventory, attached homes are taking much longer to sell. The condominium slowdown has arrived.



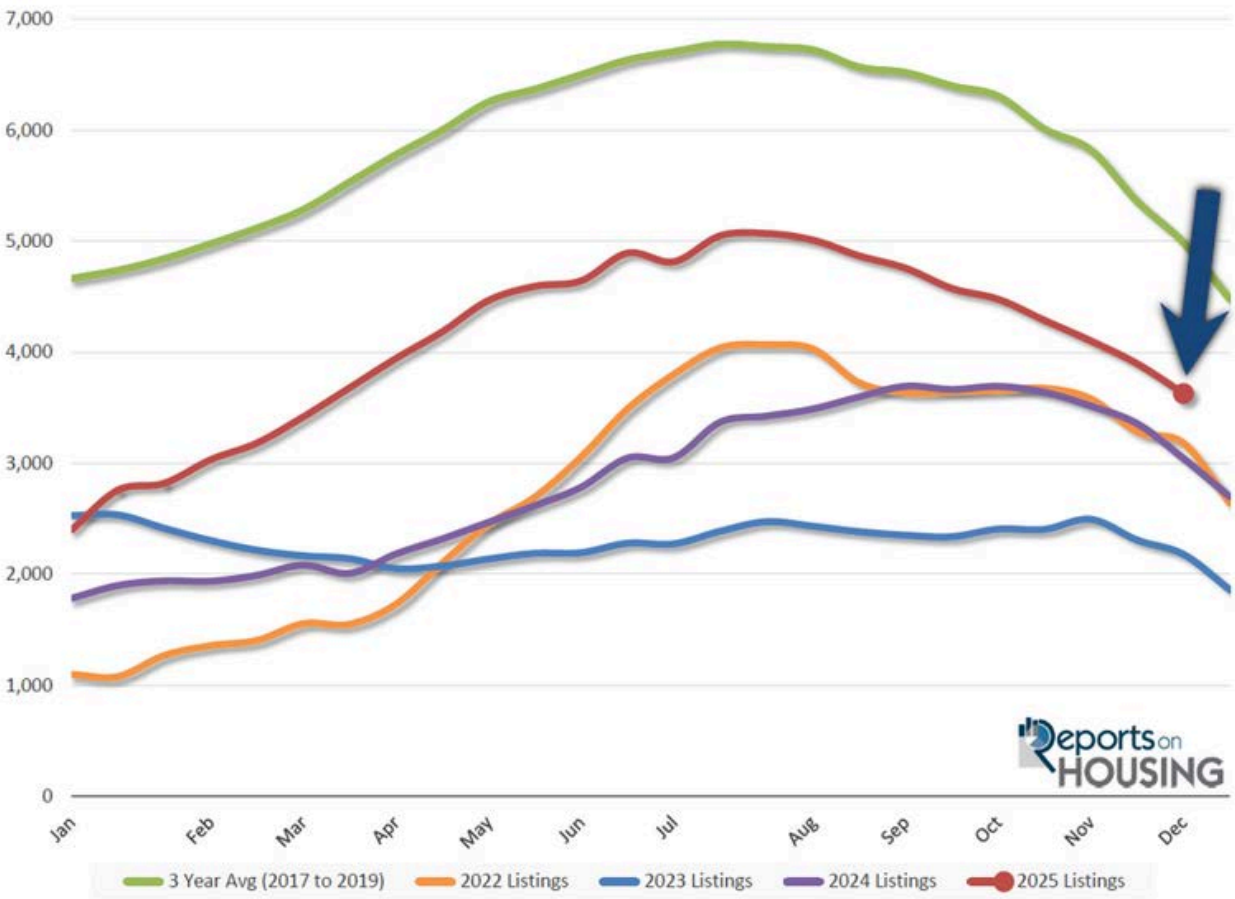
ACTIVE LISTINGS

THE INVENTORY EXPERIENCED ITS LARGEST DROP OF THE YEAR IN THE PAST COUPLE OF WEEKS.

The active listing inventory plunged by 268 homes over the past two weeks, a 7% decline, and now stands at 3,629, its largest drop of the year, and its lowest level since March. As is customary during the Holiday Market, the inventory is dropping at its fastest pace of the year. Since peaking in July at 5,071 homes, the inventory has declined by 28% or 1,440 homes. It is December, when the fewest homes are placed on the market, with many sellers delisting their homes, pulling them off the market due to a lack of success and the desire to enjoy the holiday season. Many sellers are delisting, knowing it is the slowest time of the year in terms of demand. The inventory will continue to plummet until the ringing in of a New Year. It will then grow from day to day, week to week, in January, picking up steam by the third week of a fresh year.

Last year, the inventory was at 3,044 homes, **16% fewer, or 585 less**. The 3-year average before COVID (2017-2019) was 4,988, an additional 1,359 homes, or 37% 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 November, 27,761 homes were placed on the market in Orange County, 9,909 fewer than the 3-year average before COVID (2017-2019), 26% less. In 2024, 25,630 homes entered the market, compared to 22,118 in 2023. More sellers are opting to sell in 2025. Yet, for the fourth month in a row, the number of homes coming on the market was fewer compared to the prior year. In November, 1,504 homes came on the market, 1.2% less than last year's 1,522.



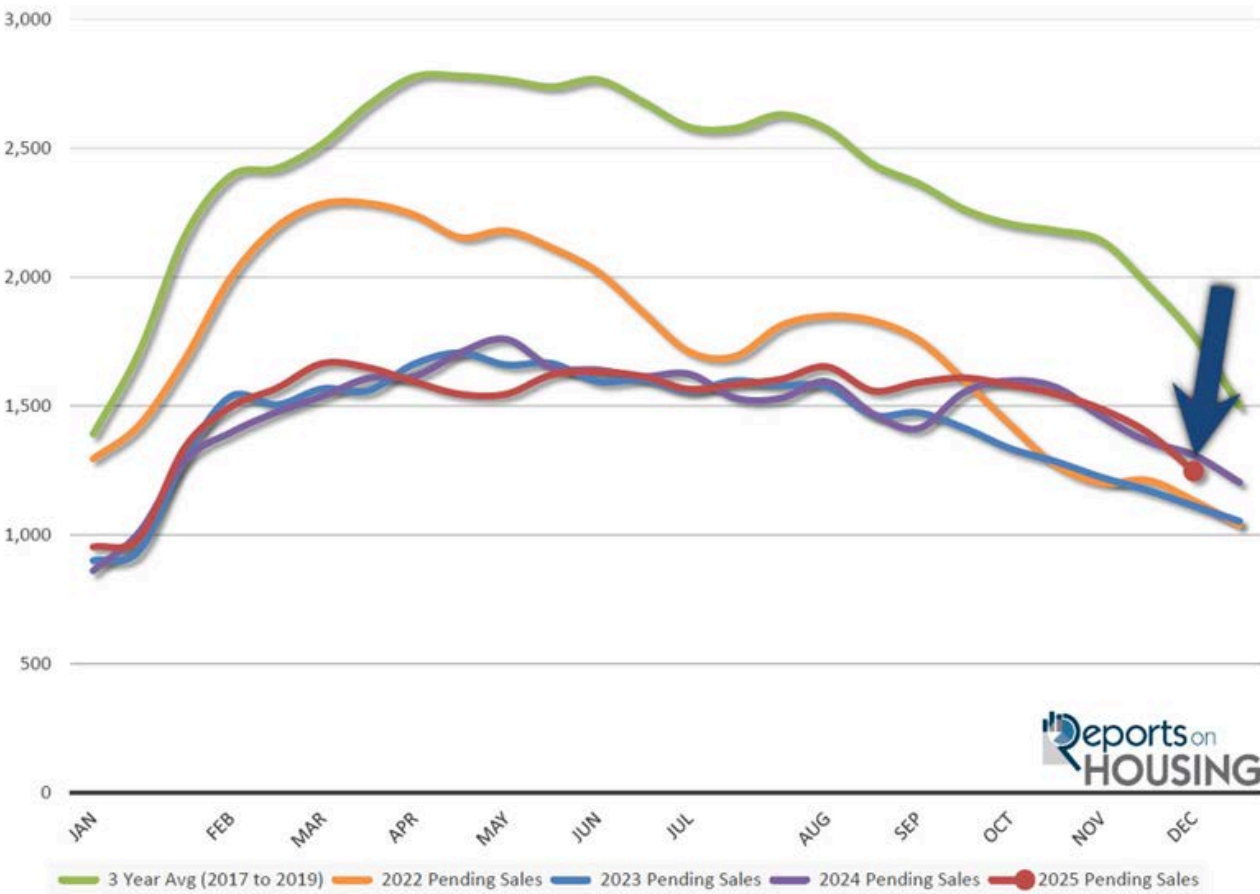
DEMAND

DEMAND EXPERIENCED ITS LARGEST DROP OF THE YEAR
IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, plunged from 1,396 to 1,247 in the past couple of weeks, representing a 149-pending-sale drop, or an 11% decrease, its most significant drop of the year and its lowest level since mid-January. Despite rates continuing to drift between 6% and 6.5% since September 3rd, their lowest level of the year, demand unexpectedly dropped considerably more than expected for this time of year. It was the largest drop since 2021, when it plunged by 12%. It is a bit perplexing because 30-year mortgage rates were a half-of-a-percent higher last year, meaning affordability is **better** today. It will be interesting to see if this trend continues as the year comes to a close. Nonetheless, expect demand to drop to its lowest level on New Year's Day. From there, it will accelerate rapidly, picking up steam week to week in January. Demand will outpace inventory growth in January and February.

Last year, demand was 1,310, **an additional 63 pending sales, or 5% more.** The 3-year average before COVID (2017-2019) was 1,774 pending sales, **42% higher than today, representing an additional 527 pending sales.**

ORANGE COUNTY DEMAND YEAR-OVER-YEAR



As the Federal Reserve has indicated, it is essential to watch all economic releases for signs

of slowing. That is the only path to lower mortgage rates at this time. These releases can cause mortgage rates to rise or fall, depending on how they compare with market expectations. This week, the Federal Reserve meets and will conduct a news conference on Wednesday, ultimately revealing its appetite to cut rates in the near future and into 2025, a crucial day for mortgage rates. Next week is one of the most jam-packed weeks of the year, with November's Jobs Report, retail sales, the Consumer Price Index, and the Personal Consumption Expenditures – Price Index (the Federal Reserve's preferred inflation indicator). It will be a fascinating two weeks for mortgage rates.



EXPECTED MARKET TIME

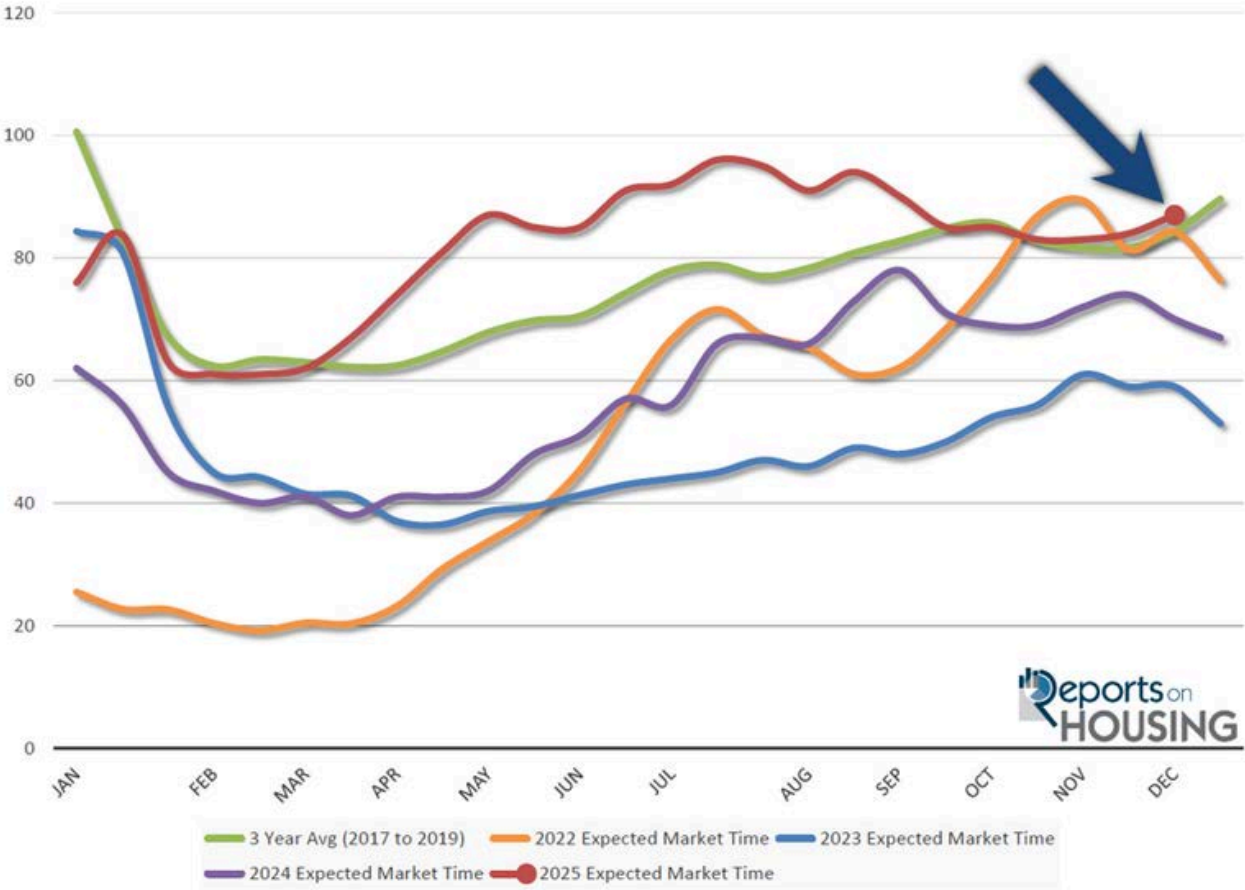
THE EXPECTED MARKET TIME HAS INCREASED OVER THE PAST COUPLE OF WEEKS.

With the supply of available homes falling by 268 homes, **down 7%**, and demand dropping by 149 pending sales, **down 11%**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) increased from 84 to 87 days in the past couple of weeks. It is the highest start to December since 2018.

Last year, it was 70 days, faster than today. The 3-year average before COVID was 87 days, identical to today.

The Expected Market Time for condominiums and townhomes increased from 94 to 95 days in the past two weeks. It was at 68 days last year. For detached homes, the Expected Market Time increased from 77 to 82 days. It was 71 days a year ago, faster than today. The detached-home market is substantially stronger than the attached-home market.










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



The luxury home inventory priced above \$2.5 million (the top 10% of the Orange County housing market) decreased from 875 to 844, a 31-home decline, or 4%. Luxury demand decreased by 36 pending sales, down 21%, to 132. The Expected Market Time for luxury homes priced above \$2.5 million slowed from 156 to 192 days, its slowest reading since the start of October. Luxury demand is dropping at a much faster pace than luxury inventory.

In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million increased from 126 to 180 days. For homes priced between \$4 million and \$6 million, the Expected Market Time remained unchanged at 143 days. For homes priced above \$6 million, the Expected Market Time increased from 273 to 287 days. Luxury is at 192 days overall. At this pace, a seller would be looking at becoming a pending sale around **June 2026**.

ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0 - \$750K 	84 Days	21%	21%	58 Days
\$750k - \$1M 	61 Days	15%	21%	49 Days
\$1M - \$1.25M 	66 Days	11%	15%	45 Days
\$1.25M - \$1.5M 	59 Days	10%	15%	56 Days
\$1.5M - \$2M 	88 Days	13%	13%	76 Days
\$2M - \$2.5M 	141 Days	7%	5%	-
\$2.5M - \$4M 	180 Days	11%	5%	-
\$4M - \$6M 	143 Days	5%	3%	179 Days
\$6M+ 	287 Days	7%	2%	380 Days

ORANGE COUNTY HOUSING SUMMARY

DECEMBER 8, 2025 - HOT TO NOT: THE CONDO SHIFT

- **INVENTORY:** The active listing inventory in the past couple of weeks plunged by 268 homes, down 7%, and now stands at 3,629, its largest drop of the year and its lowest level since March. Last year, there were 3,044 homes on the market, 585 fewer homes, or 16% less. The 3-year average before COVID (2017-2019) was 4,988, which is 37% higher. From January through November, 26% fewer homes came on the market compared to the 3-year average before COVID (2017-2019), 9,909 less. Yet 2,131 more sellers came on the market this year than last year, and 5,643 more than in 2023.
- **DEMAND:** Buyer demand, the number of pending sales over the prior month, sank by 149 in the past two weeks, down 11%, and now stands at 1,247, its largest drop of the year. Last year, there were 1,310 pending sales, **5% more than today**. The 3-year average before COVID (2017-2019) was 1,774, which is 42% higher.
- **MARKET TIME:** With demand falling faster than supply, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased from 84 to 87 days in the past couple of weeks. It is the highest start to December since 2018. Last year, it was 70 days, faster than today. The 3-year average before COVID (2017-2019) was 87 days, the same as today.
- **LUXURY:** In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million increased from 126 to 180 days. For homes priced between \$4 million and \$6 million, the Expected Market Time remained unchanged at 143 days. For homes priced above \$6 million, the Expected Market Time increased from 273 to 287 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 0.1% of all listings and 0.3% of demand. Three foreclosures and one short sale are available today in Orange County, bringing the total of distressed homes on the active market to four, unchanged from two weeks ago. Last year, six distressed homes were on the market, similar to today.
- **CLOSED SALES:** There were 1,928 closed residential resales in October, 5% higher than October 2024's 1,842 sales, and up 7% from September 2025. The sales-to-list price ratio in Orange County was 98.2%. Foreclosures accounted for 0.2% of all closed sales, and short sales accounted for 0.1%. That means that 99.7% of all sales were sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

DECEMBER 8, 2025 - HOT TO NOT: THE CONDO SHIFT

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
12/4/2025								
Aliso Viejo	44	21	63	57	53	30	42	\$849k
Anaheim	177	68	78	82	72	56	45	\$900k
Anaheim Hills	33	21	47	78	62	51	68	\$1.3m
Brea	28	17	49	54	45	36	37	\$1.2m
Buena Park	43	25	52	65	48	50	29	\$900k
Corona Del Mar	72	18	120	180	195	185	194	\$5.5m
Costa Mesa	57	35	49	58	58	53	71	\$1.6m
Coto De Caza	42	11	115	115	109	240	78	\$2.5m
Cypress	39	21	56	51	81	58	30	\$989k
Dana Point	96	27	107	133	106	101	203	\$2.8m
Dove Canyon	11	0	Infinite	Infinite	75	30	50	\$1.8m
Foothill Ranch	9	5	54	25	50	24	12	\$1.5m
Fountain Valley	27	13	62	50	37	75	34	\$1.4m
Fullerton	103	49	63	56	58	49	38	\$989k
Garden Grove	75	37	61	65	59	56	44	\$1.1m
Huntington Beach	236	87	81	74	62	66	63	\$1.4m
Irvine	525	116	136	127	142	88	43	\$1.7m
La Habra	51	30	51	48	53	52	46	\$800k
La Palma	7	3	70	70	60	30	90	\$1.3m
Ladera Ranch	35	11	95	73	79	42	40	\$1.4m
Laguna Beach	150	23	196	140	179	227	270	\$4.0m
Laguna Hills	37	21	53	96	104	58	72	\$1.2m
Laguna Niguel	107	35	92	83	91	108	62	\$1.5m
Laguna Woods	136	53	77	79	80	59	41	\$455k
Lake Forest	135	53	76	74	94	72	60	\$1.5m
Los Alamitos	7	6	35	130	120	60	53	\$1.8m
Mission Viejo	120	53	68	64	70	50	28	\$1.2m
Newport Beach	206	32	193	141	133	153	132	\$4.7m
Newport Coast	41	10	123	82	136	330	192	\$13.5m
North Tustin	27	8	101	68	103	94	225	\$2.0m
Orange	100	60	50	50	59	61	37	\$1.2m
Placentia	40	25	48	61	98	49	53	\$988k
Portola Hills	22	0	Infinite	330	220	Infinite	120	\$1.8m
Rancho Mission Viejo	62	11	169	152	86	61	62	\$1.1m
Rancho Santa Marg.	80	17	141	139	69	60	58	\$999k
Rossmoor	7	2	105	120	60	Infinite	90	\$2.0m
San Clemente	104	28	111	121	95	62	76	\$2.1m
San Juan	42	23	55	44	60	123	95	\$2.1m
Santa Ana	186	53	105	94	76	62	52	\$800k
Seal Beach	63	23	82	64	52	69	70	\$445k
Stanton	24	7	103	77	94	30	75	\$660k
Talega	13	5	78	102	68	40	45	\$2.1m
Tustin	70	23	91	67	78	42	58	\$1.3m
Villa Park	16	3	160	240	96	66	165	\$3.1m
Westminster	28	20	42	49	38	39	28	\$1.2m
Yorba Linda	108	31	105	93	88	67	36	\$1.4m
All of O.C.	3,629	1,247	87	84	83	70	59	\$1.4m

ORANGE COUNTY PRICE RANGE REPORT

DECEMBER 8, 2025 - HOT TO NOT: THE CONDO SHIFT

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
12/4/2025								
All of O.C.	1,595	502	95	94	92	68	53	\$800k
O.C. \$0-\$500k	267	89	90	94	92	58	44	\$400k
O.C. \$500k-\$750k	445	161	83	86	83	58	44	\$640k
O.C. \$750k-\$1m	351	117	90	83	77	66	54	\$870k
O.C. \$1m-\$2m	387	109	107	98	98	78	65	\$1.3m
O.C. \$2m+	145	26	167	220	234	163	114	\$3.0m

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
12/4/2025								
All of O.C.	2,034	745	82	77	77	71	63	\$2.0m
O.C. \$0-\$750k	37	16	69	300	71	61	46	\$595k
O.C. \$750k-\$1m	177	144	37	85	37	36	33	\$915k
O.C. \$1m-\$1.25m	237	129	55	38	44	41	30	\$1.2m
O.C. \$1.25m-\$1.5m	248	150	50	47	61	53	37	\$1.4m
O.C. \$1.5m-\$2m	373	144	78	60	82	65	58	\$1.8m
O.C. \$2m-\$2.5m	216	49	132	82	87	-	-	\$2.3m
O.C. \$2.5m-\$4m	352	57	185	90	140	-	-	\$3.1m
O.C. \$4m-6m	154	30	154	125	135	176	215	\$5.0m
O.C. \$6m+	240	26	277	131	272	434	373	\$11.0m

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
12/4/2025								
All of O.C.	3,629	1,247	87	84	83	70	59	\$1.4m
O.C. \$0-\$500k	278	89	94	96	95	61	45	\$407k
O.C. \$500k-\$750k	471	177	80	86	81	56	44	\$640k
O.C. \$750k-\$1m	528	261	61	59	55	49	42	\$890k
O.C. \$1m-\$1.25m	412	186	66	59	56	45	36	\$1.1m
O.C. \$1.25m-\$1.5m	361	185	59	68	70	56	39	\$1.4m
O.C. \$1.5m-\$2m	472	161	88	87	88	76	65	\$1.7m
O.C. \$2m-\$2.5m	263	56	141	104	99	-	-	\$2.3m
O.C. \$2.5m-\$4m	415	69	180	126	143	-	-	\$3.1m
O.C. \$4m-6m	171	36	143	143	147	179	213	\$5.0m
O.C. \$6m+	258	27	287	273	282	380	372	\$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

DECEMBER 8, 2025 - HOT TO NOT: THE CONDO SHIFT

ORANGE COUNTY CITIES	UNITS SOLD OCT 2025	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 OCT 2024
Aliso Viejo	37	\$835,000	\$850,000	99.5%	\$495,000	\$2,400,000	1,328	\$629	18	29
Anaheim	114	\$861,000	\$858,000	99.7%	\$395,000	\$1,800,000	1,382	\$623	27	99
Anaheim Hills	36	\$1,318,500	\$1,311,900	98.9%	\$650,000	\$3,030,000	2,245	\$587	26	30
Brea	24	\$1,002,500	\$1,023,950	100.5%	\$549,000	\$1,845,000	1,647	\$609	18	22
Buena Park	24	\$931,000	\$957,000	99.2%	\$587,000	\$1,340,000	1,478	\$630	13	38
Corona Del Mar	13	\$4,200,000	\$4,200,000	94.4%	\$2,300,000	\$12,933,500	2,357	\$1,782	36	15
Costa Mesa	44	\$1,612,500	\$1,650,000	100.5%	\$650,000	\$3,240,000	1,831	\$881	29	62
Coto De Caza	14	\$2,100,000	\$2,247,000	96.0%	\$800,000	\$6,150,000	3,529	\$595	79	8
Cypress	33	\$935,000	\$899,000	99.3%	\$475,000	\$2,500,000	1,435	\$652	26	23
Dana Point	38	\$2,575,000	\$2,600,000	96.0%	\$685,000	\$15,000,000	2,356	\$1,093	25	28
Dove Canyon	3	\$1,740,000	\$1,775,000	99.4%	\$1,600,000	\$1,975,000	3,336	\$522	76	4
Foothill Ranch	19	\$1,100,000	\$1,188,000	98.8%	\$435,000	\$2,430,000	1,734	\$634	66	7
Fountain Valley	31	\$1,374,999	\$1,349,900	102.0%	\$360,000	\$2,450,000	1,714	\$802	13	31
Fullerton	82	\$977,500	\$975,000	98.8%	\$183,000	\$3,300,000	1,655	\$591	22	66
Garden Grove	53	\$1,010,000	\$988,000	101.0%	\$200,000	\$2,210,000	1,503	\$672	10	71
Huntington Beach	133	\$1,329,000	\$1,299,900	99.7%	\$220,000	\$5,425,000	1,717	\$774	29	149
Irvine	195	\$1,490,000	\$1,500,000	96.9%	\$505,000	\$12,000,000	1,987	\$750	52	171
La Habra	28	\$917,000	\$904,450	99.6%	\$450,000	\$1,399,000	1,570	\$584	33	27
La Palma	2	\$1,400,000	\$1,398,944	100.1%	\$1,350,000	\$1,450,000	2,277	\$615	6	3
Ladera Ranch	17	\$1,150,000	\$1,179,000	99.2%	\$773,000	\$3,415,000	1,900	\$605	20	17
Laguna Beach	29	\$3,062,500	\$3,295,000	94.4%	\$1,300,000	\$6,200,000	1,859	\$1,647	81	23
Laguna Hills	29	\$1,099,000	\$1,098,000	98.1%	\$440,000	\$4,360,000	1,496	\$735	34	27
Laguna Niguel	54	\$1,295,875	\$1,372,500	98.1%	\$450,000	\$3,650,000	1,617	\$801	25	50
Laguna Woods	51	\$405,000	\$399,000	98.1%	\$25,000	\$2,000,000	1,040	\$389	35	51
Lake Forest	67	\$1,160,000	\$1,199,900	98.5%	\$427,000	\$2,860,000	1,734	\$669	39	43
Los Alamitos	13	\$1,415,000	\$1,415,000	96.7%	\$830,000	\$2,025,000	1,978	\$715	29	8
Mission Viejo	68	\$1,259,950	\$1,254,950	98.8%	\$375,000	\$2,250,000	1,636	\$770	33	70
Newport Beach	56	\$3,700,000	\$3,797,500	96.7%	\$850,000	\$11,500,000	2,394	\$1,546	21	53
Newport Coast	11	\$4,914,500	\$5,295,000	97.7%	\$1,230,000	\$38,000,000	2,959	\$1,661	60	11
North Tustin	14	\$2,250,000	\$2,336,500	98.1%	\$1,275,000	\$4,950,000	2,855	\$788	7	12
Orange	99	\$1,040,000	\$1,074,500	98.6%	\$249,900	\$3,800,000	1,619	\$642	34	91
Placentia	36	\$1,151,500	\$1,154,958	99.9%	\$430,000	\$1,850,000	1,886	\$611	22	38
Portola Hills	7	\$1,548,000	\$1,548,000	96.7%	\$700,000	\$2,860,000	2,692	\$575	18	6
Rancho Mission Viejo	27	\$975,000	\$965,000	97.9%	\$605,000	\$3,225,000	1,732	\$563	58	27
Rancho Santa Margarita	42	\$1,074,000	\$1,099,950	98.4%	\$385,000	\$2,400,000	1,703	\$631	40	28
Rossmoor	5	\$1,550,000	\$1,600,000	97.0%	\$777,000	\$1,700,000	1,619	\$957	28	4
San Clemente	49	\$1,650,000	\$1,500,000	99.1%	\$405,000	\$5,450,000	2,031	\$812	23	55
San Juan Capistrano	26	\$1,115,000	\$1,090,000	96.4%	\$254,100	\$5,000,000	1,614	\$691	45	28
Santa Ana	79	\$799,990	\$799,900	100.0%	\$325,000	\$4,200,000	1,266	\$632	24	82
Seal Beach	53	\$488,500	\$488,500	98.0%	\$218,500	\$2,710,000	1,140	\$429	24	50
Stanton	9	\$830,000	\$850,000	100.3%	\$745,000	\$1,140,000	1,524	\$545	27	14
Talega	7	\$1,325,000	\$1,375,000	99.2%	\$855,000	\$1,735,000	2,104	\$630	7	14
Tustin	44	\$1,217,500	\$1,199,444	99.7%	\$520,000	\$2,425,000	1,609	\$757	27	44
Villa Park	6	\$2,267,500	\$2,349,894	101.8%	\$1,400,000	\$3,300,000	3,325	\$682	34	7
Westminster	41	\$1,105,000	\$1,100,000	101.6%	\$580,000	\$1,650,000	1,880	\$588	13	32
Yorba Linda	68	\$1,319,500	\$1,299,450	99.6%	\$555,000	\$4,550,000	2,066	\$639	19	59
All of O.C.	1,928	\$1,185,000	\$1,195,000	98.2%	\$25,000	\$38,000,000	1,695	\$699	30	1,842
\$0-\$500k	149	\$425,000	\$425,000	98.5%	\$25,000	\$500,000	870	\$489	32	121
\$500k-\$750k	241	\$640,000	\$649,000	98.8%	\$502,500	\$750,000	1,089	\$588	33	263
\$750k-\$1m	354	\$879,500	\$885,000	99.6%	\$751,241	\$1,000,000	1,368	\$643	25	397
\$1m-\$1.25m	302	\$1,125,000	\$1,137,000	99.3%	\$1,005,000	\$1,250,000	1,662	\$677	26	293
\$1.25m-\$1.5m	314	\$1,360,000	\$1,375,000	99.5%	\$1,250,100	\$1,500,000	1,998	\$681	28	248
\$1.5m-\$2m	272	\$1,710,000	\$1,725,000	99.0%	\$1,504,174	\$2,000,000	2,447	\$699	31	222
\$2m-\$2.5m	91	\$2,250,000	\$2,300,000	97.9%	\$2,005,000	\$2,500,000	2,548	\$883	41	171
\$2.5m-\$4m	125	\$2,970,000	\$3,150,000	97.1%	\$2,505,000	\$3,950,000	2,953	\$1,006	39	53
\$4m-\$6m	51	\$4,625,000	\$4,900,000	95.9%	\$4,050,000	\$5,850,000	4,117	\$1,123	48	46
\$6m+	29	\$8,000,000	\$8,495,000	95.4%	\$6,150,000	\$38,000,000	4,305	\$1,858	52	28