Reports on HOUSING
Your Local Real Estate Snapshot

THE ORANGE COUNTY HOUSING REPORT

FEBRUARY 17, 2026 - WRITTEN BY STEVEN THOMAS

# SELLER'S BLUEPRINT

WITH THE SPRING MARKET RIGHT AROUND THE CORNER, HOMEOWNERS LOOKING TO SELL MUST RELY ON DATA, STATISTICS, AND MARKET TRENDS TO SET REALISTIC EXPECTATIONS AND ACHIEVE SUCCESS.

# RELYING ON DATA

IN JANUARY, 66% OF ALL ORANGE COUNTY CLOSED SALES SOLD BELOW THEIR ORIGINAL LIST PRICE, THE HIGHEST LEVEL SINCE JANUARY 2023.

Navigation apps have made it incredibly easy to reach a destination, even in unfamiliar areas. Google Maps, Waze, and Apple Maps are now used by just about everyone to get from one place to another. It wasn't until 2007, with the release of the iPhone and the introduction of mobile-friendly GPS services, that navigation apps gained widespread popularity. Before then, drivers relied on paper maps, and the Thomas Guide was by far the most widely used. This old-school, legendary resource was a spiral-bound collection of highly detailed street maps covering major metropolitan areas. Its unique page-and-grid system, paired with a comprehensive index, was remarkably accurate and allowed navigators to confidently arrive at their intended destination.

Just as good navigation depends on understanding the full map, the complete picture, not just the destination, successfully coming on the market requires considering all the details. Pricing and timing decisions should be guided by facts, data, current trends, not headlines, narratives, or assumptions from the past. Inventory levels, buyer demand, interest rates, and local market conditions all matter and will help sellers reach their intended destination: a closed sale.

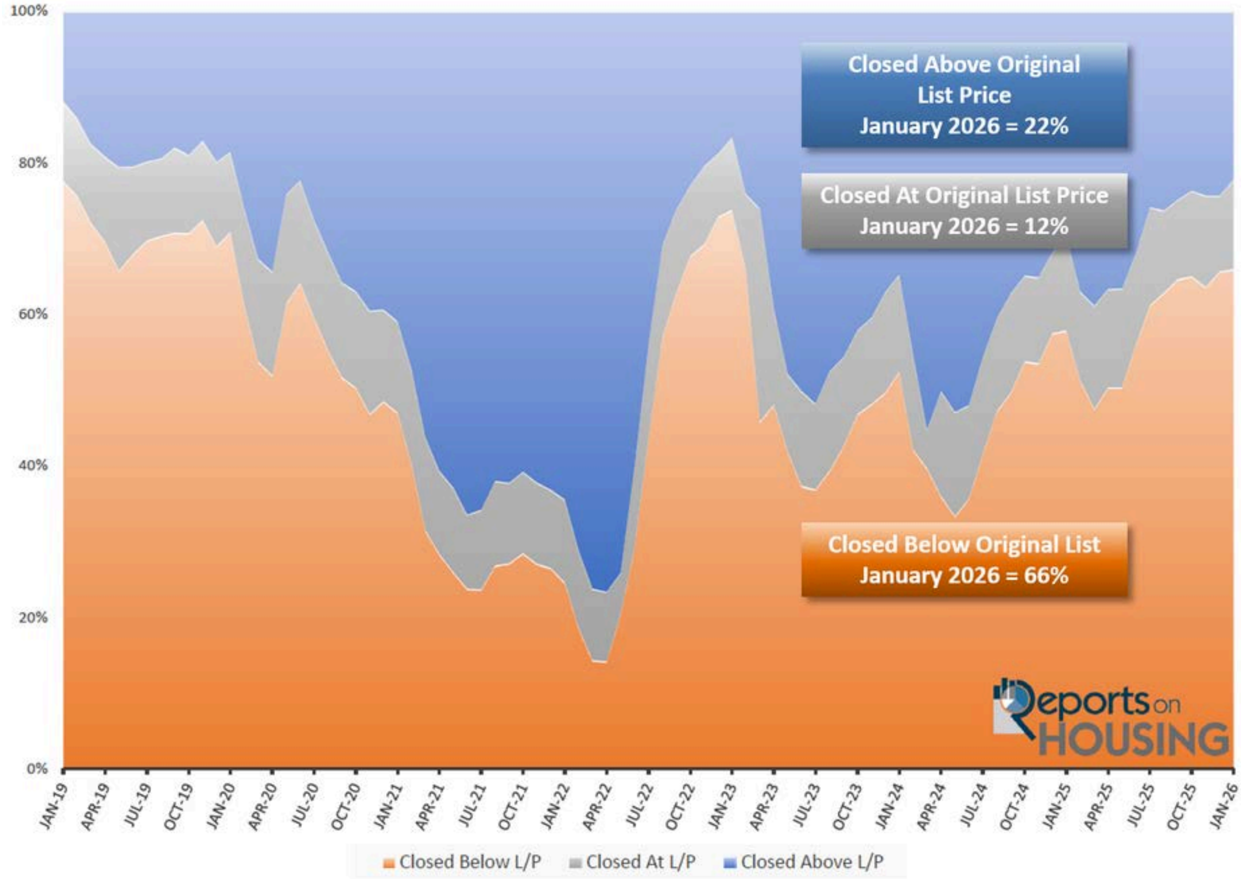
Precision pricing is one of the most important factors in successfully approaching the housing market. Far too many sellers initially price their homes without properly considering every single recent comparable closed and pending sale to arrive at the **Fair Market Value**, the most probable price the market is willing to pay for a home, considering a home's condition, upgrades, location, and amenities. Buyers are shrewd and carefully weigh all the factors in arriving at a price. Given today's higher prices, they are unwilling to overpay for a home.

In January, 66% of all Orange County closed sales sold below their original asking price. That is the highest level since January 2023, at 74%, right after rates skyrocketed in 2022, rising from 3.25% in January to 7.37% in October. The inventory climbed, demand plunged due to affordability constraints, and only 17% of sellers closed above their asking price. In January of this year, 22% of closed sales sold above their original price, and 12% closed at their asking price. Even though the housing market finished the year sluggishly, 34% closed at or above the list price.

## ORANGE COUNTY
## CLOSED VS.ORIGINAL LIST PRICE BREAKDOWN

## ORANGE COUNTY

## CLSOED VS. ORIGINAL LIST PRICE BREAKDOWN (% OF CLOSINGS)



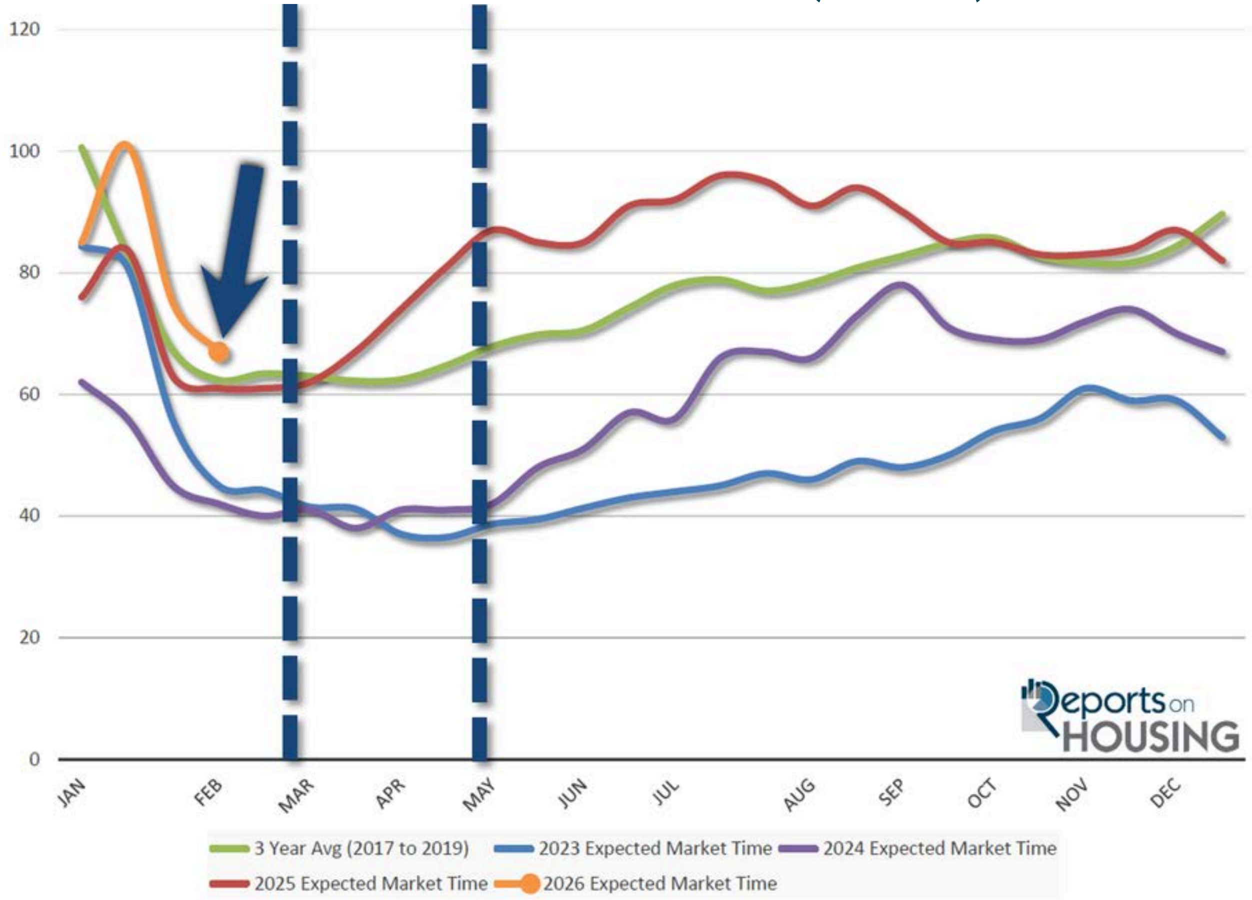

Digging deeper, precision pricing is essential for sellers to maximize their net proceeds in the shortest time possible. In January, the median time on the market for sellers who closed below the original asking price was 52 days, and the median **sales-to-original-asking-price** was 95%. For a home originally priced at $1 million, the final sales price was $950,000, a $50,000 discount. For sellers who sold at or above the asking price, the median time on market was only **8 days**.

33% of January closed sales reduced the asking price, and the median time on market was **93 days**. The **sales-to-last price ratio was 97.6%**, indicating a sale 2.4% below the last list price. **The median amount shaved off the final list price was $25,000**. That means after they reduced their asking price, they still walked away with $25,000 less. For the two-thirds of closed sales that did not have to reduce the asking price in January, they were exposed to the market for a median of **13 days**. The **sales-to-last price** ratio was 99.8%, only 0.2% below the asking price. **The median amount shaved off the price was only $2,000**.

How are sellers able to maximize the sales price in the shortest amount of time possible? It boils down to a home's "wow factor." Active buyers have their favorite real estate app and are looking for anything new on the market, morning, noon, and night. When a home first hits the market, they watch the virtual tour, scrutinize every photo, and finally consider the accuracy of the asking price. Buyers are very educated and have a keen sense of price after carefully analyzing dozens of potential properties. Homes that are turnkey, upgraded, recently updated, and properly priced have more appeal. The higher the "wow factor," the more buyers are interested in a home. They ultimately procure multiple offers and are more likely to sell above the asking price.

It is also crucial for sellers to understand that the housing market is seasonal. The market speeds up at the beginning of the year during the Winter Market, from mid-January through mid-March. The fastest time of the market in terms of the lowest Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) is typically between March and April. Even though the Spring Market is the busiest time of the year in terms of buyer demand, it is also when many new sellers hit the market. In fact, the Expected Market Time typically begins to rise slowly in April and continues to rise through both the Spring and Summer Markets. There is more seller competition the longer a seller waits to come on the market. Additionally, higher price ranges are slower than lower ranges, and there is typically a difference between attached and detached as well.

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




To achieve the highest possible price in the shortest amount of time, sellers must evaluate current data, market trends, seasonality, price the home strategically, and present it as move-in ready. Sellers who take the time to look at the complete picture are better positioned to navigate today's market with clarity and confidence.

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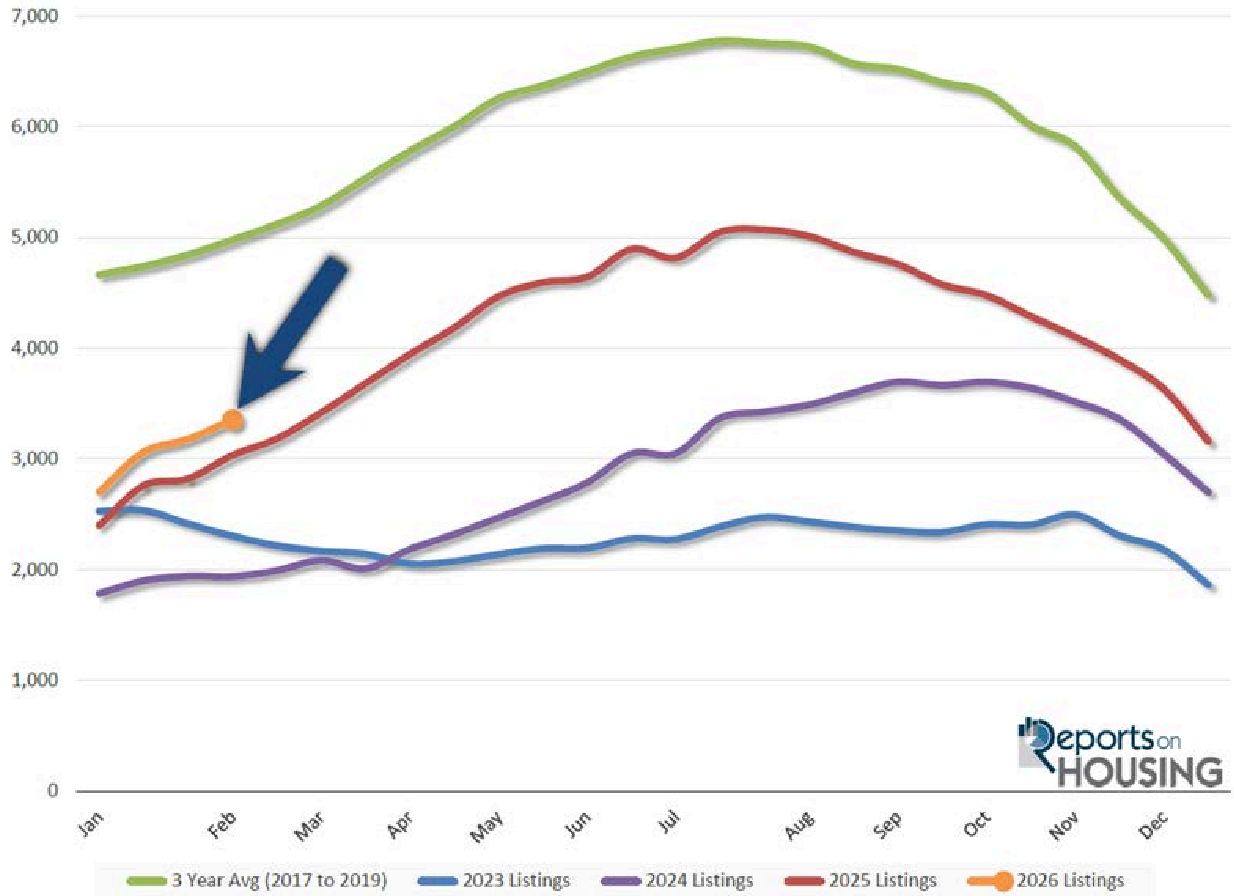
## ACTIVE LISTINGS

THE INVENTORY INCREASED BY 6% IN THE PAST COUPLE OF WEEKS.

The active listing inventory increased by 175 homes over the past two weeks, up 6%, and now sits at 3,354, its highest mid-February level since 2020, when it reached 4,030. The inventory is slightly above last year's level and has so far mirrored the week-to-week changes. Last year, the active listing inventory was rising rapidly, and year-over-year differences were quite large. This year is completely different, and the inventory is not much different from last year's. And, a similar number of homes have been coming on the market compared to last year. If demand were to continue to pick up steam and outperform 2025, the active inventory would not rise as quickly and would most likely dip under last year's level. Only time will tell.

Last year, the inventory was at 3,033 homes, **10% lower, or 321 fewer**. The 3-year average before COVID (2017 through 2019) was 4,834, an additional 1,480 homes, or 44% 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. In January, 2,588 homes were placed on the market in Orange County, 466 fewer than the 3-year average before COVID (2017-2019), 15% less. In 2025, 2,545 homes entered the market, compared to 2,054 in 2024, and 1,710 in 2023. A similar number of homes are coming on the market this year compared to last.

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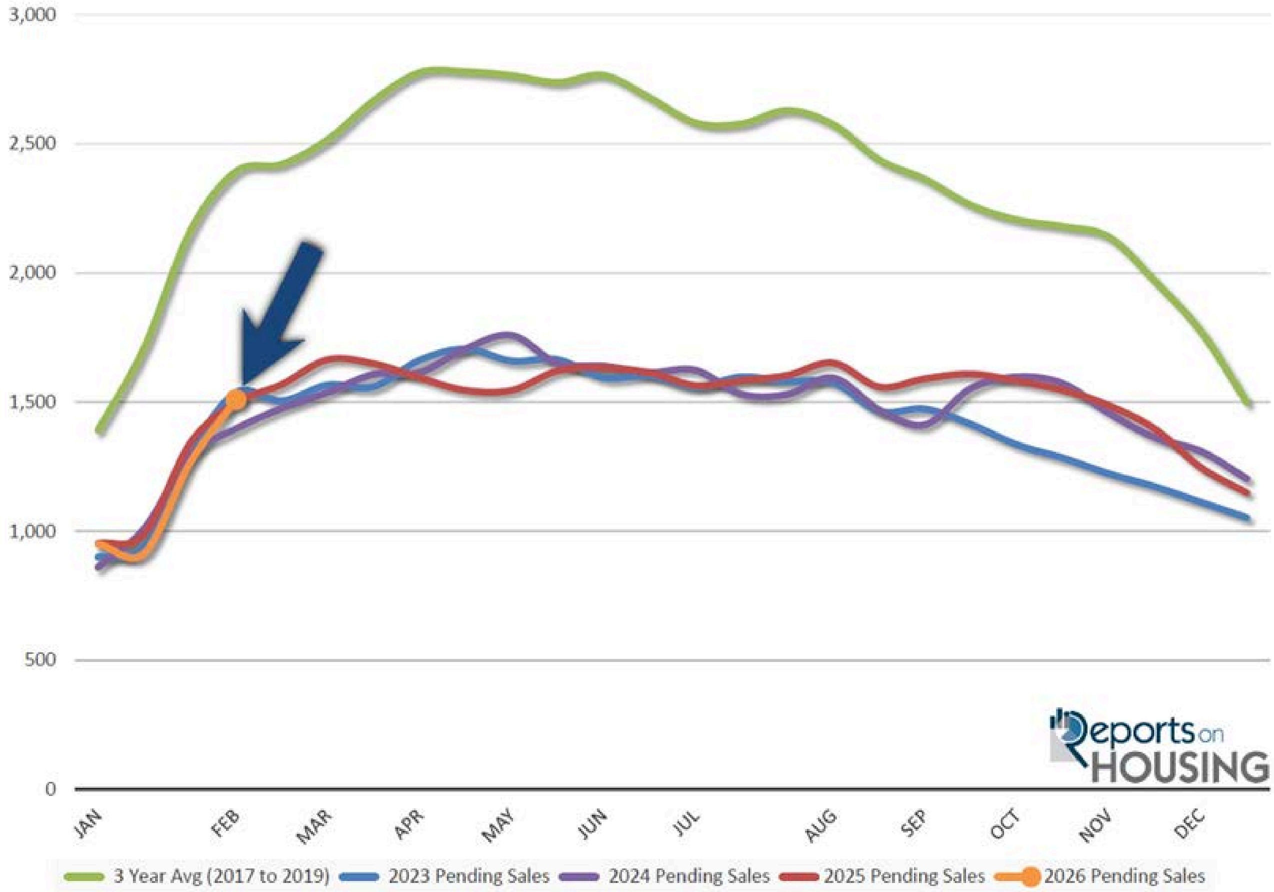
## DEMAND

DEMAND SURGED BY ANOTHER 19% IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, surged from 1,264 to 1,510 in the past couple of weeks, up 246 pending sales, or 19%, the highest mid-February reading since 2023’s 1,537 (only 27 more). The lower mortgage rate environment is slowly improving demand. It has yet to break from the 3-year low-demand stalemate, but rates just fell to 6.04% according to Mortgage News Daily, their second-lowest level since February 2023. Mortgage rates were at 7.02% a year ago. That 1% drop represents a 10% jump in buyers’ purchasing power. The improved affordability is projected to increase buyer demand as housing transitions to the Spring Market.

Last year, demand was 1,497, with **13 fewer pending sales, or 1% less**. It was 76 more just two weeks ago. The 3-year average before COVID (2017 to 2019) was 2,336 pending sales, **55% more than today, or an additional 826**.

## 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 Personal Consumption Expenditures – Price Index (PCE), the Fed's preferred inflation gauge, will be released on Friday. This week also 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.

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# EXPECTED MARKET TIME

IN THE PAST TWO WEEKS, THE MARKET TIME DROPPED BY ANOTHER 8 DAYS.

With the supply of available homes rising by 175 homes, **up 6%**, and demand surging by 246 pending sales, **up 19%**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) dropped from 75 to 67 days in the past couple of weeks, its fastest pace since March of last year.

Last year, it was 61 days, slightly faster than today. The 3-year average before COVID (2017 to 2019) was 63 days, similar to today.

The Expected Market Time for condominiums and townhomes plunged from 83 to 68 days in the past two weeks. It was at 55 days last year. For detached homes, the Expected Market Time dropped from 70 to 65 days. It was 65 days a year ago, identical to today. The detached-home market is similar to the attached-home market.

# LUXURY END

## THE LUXURY MARKET IMPROVED SLIGHTLY 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 731 to 768 homes, up 37 or 5%. Luxury demand increased by 11 pending sales, up 8%, to 153. With demand slightly outpacing supply, the Expected Market Time for luxury homes priced above $2 million decreased from 154 to 151 days, its fastest reading since March of last year. This might be the fastest reading for the year for luxury.

Year over year, the active luxury inventory is down by 117 homes, or 13%, and luxury demand is down by 17 pending sales, or 10%. Last year's Expected Market Time was 156 days, similar to today.

In the past two weeks, the Expected Market Time for homes priced between $2.5 million and $4 million increased from 117 to 123 days. For homes priced between $4 million and $6 million, the Expected Market Time decreased from 170 to 145 days. For homes priced above $6 million, the Expected Market Time decreased from 267 to 245 days. Luxury is at 151 days overall. At this pace, a seller would be looking at becoming a pending sale around **July 2026**.

### ORANGE COUNTY MARKET BREAKDOWN

| PRICE RANGES & MARKET SPEED | MARKET TIME | % OF CURRENT INVENTORY | % OF CURRENT DEMAND | LAST YEAR |
|---|---|---|---|---|
| $0 - $750K | 62 Days | 21% | 23% | 51 Days |
| $750k - $1M | 55 Days | 15% | 18% | 41 Days |
| $1M - $1.25M | 44 Days | 10% | 16% | 46 Days |
| $1.25M - $1.5M | 44 Days | 10% | 14% | 38 Days |
| $1.5M - $2M | 69 Days | 14% | 13% | 62 Days |
| $2M - $2.5M | 85 Days | 7% | 6% | 65 Days |
| $2.5M - $4M | 123 Days | 11% | 6% | 131 Days |
| $4M - $6M | 145 Days | 5% | 2% | 166 Days |
| $6M+ | 245 Days | 7% | 2% | 208 Days |

# ORANGE COUNTY HOUSING SUMMARY

## FEBRUARY 17, 2026 - SELLER'S BLUEPRINT

- **INVENTORY**: The active listing inventory in the past couple of weeks increased by 175 homes, up 6%, and now stands at 3,354. Last year, there were 3,033 homes on the market, 321 fewer homes, or 10% less. The 3-year average before COVID (2017 to 2019) was 4,834, which is 44% higher. In January, 15% fewer homes came on the market than the 3-year average before COVID (2017 to 2019), 466 fewer. Only 43 more sellers came on the market this January compared to January of last year, 534 more than in 2024, and 878 more than in 2023.

- **DEMAND**: Buyer demand, the number of pending sales over the prior month, surged by 246 in the past two weeks, up 19%, and now stands at 1,510. Last year, there were 1,497 pending sales, **1% less than today**. The 3-year average before COVID (2017 to 2019) was 2,336, which is 55% higher.

- **MARKET TIME**: With demand surging compared to the smaller rise in supply, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, plunged from 75 to 67 days in the past couple of weeks. Nonetheless, it is the highest mid-February's 90 days. Last year, it was 61 days, slightly faster than today. The 3-year average before COVID (2017-2019) was 63 days, similar to today.

- **LUXURY**: In the past two weeks, the Expected Market Time for homes priced between $2.5 million and $4 million increased from 117 to 123 days. For homes priced between $4 million and $6 million, the Expected Market Time decreased from 170 to 145 days. For homes priced above $6 million, the Expected Market Time decreased from 267 to 245 days.

- **DISTRESSED HOMES**: Short sales and foreclosures combined, comprised only 0.1% of all listings and 0.2% of demand. Two foreclosures and one short sale are available today in Orange County, bringing the total of distressed homes on the active market to three, down one from two weeks ago. Last year, six distressed homes were on the market, similar to today.

- **CLOSED SALES**: There were 1,214 closed residential resales in January, down 4% compared to January 2025's 1,268 sales, and down 26% from December 2025. The sales-to-list price ratio in Orange County was 96.8%. 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

## FEBRUARY 17, 2026 - SELLER'S BLUEPRINT

| ORANGE COUNTY CITIES 2/12/2026 | 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 | 31 | 29 | 32 | 45 | 58 | 21 | 11 | $849k |
| Anaheim | 152 | 93 | 49 | 52 | 101 | 56 | 36 | $873k |
| Anaheim Hills | 27 | 27 | 30 | 25 | 68 | 24 | 44 | $1.3m |
| Brea | 30 | 19 | 47 | 37 | 84 | 24 | 16 | $1.1m |
| Buena Park | 33 | 27 | 37 | 45 | 40 | 30 | 27 | $899k |
| Corona Del Mar | 67 | 9 | 223 | 116 | 143 | 140 | 90 | $4.3m |
| Costa Mesa | 79 | 31 | 76 | 77 | 102 | 66 | 38 | $1.5m |
| Coto De Caza | 41 | 12 | 103 | 116 | 233 | 95 | 21 | $2.4m |
| Cypress | 33 | 24 | 41 | 39 | 58 | 35 | 19 | $950k |
| Dana Point | 91 | 29 | 94 | 125 | 113 | 98 | 103 | $2.6m |
| Dove Canyon | 4 | 3 | 40 | 24 | 30 | 150 | 8 | $1.8m |
| Foothill Ranch | 8 | 6 | 40 | 60 | 53 | 22 | 13 | $1.3m |
| Fountain Valley | 36 | 13 | 83 | 48 | 90 | 44 | 21 | $1.5m |
| Fullerton | 90 | 56 | 48 | 54 | 78 | 45 | 38 | $960k |
| Garden Grove | 75 | 29 | 78 | 65 | 74 | 58 | 38 | $995k |
| Huntington Beach | 204 | 97 | 63 | 69 | 116 | 68 | 47 | $1.5m |
| Irvine | 470 | 168 | 84 | 111 | 143 | 80 | 36 | $1.8m |
| La Habra | 60 | 18 | 100 | 79 | 130 | 46 | 31 | $850k |
| La Palma | 5 | 8 | 19 | 21 | 24 | 45 | 18 | $1.3m |
| Ladera Ranch | 31 | 21 | 44 | 46 | 40 | 36 | 26 | $1.2m |
| Laguna Beach | 134 | 20 | 201 | 249 | 272 | 259 | 110 | $5.1m |
| Laguna Hills | 37 | 13 | 85 | 113 | 97 | 42 | 34 | $1.3m |
| Laguna Niguel | 106 | 47 | 68 | 70 | 54 | 76 | 47 | $1.6m |
| Laguna Woods | 143 | 57 | 75 | 133 | 123 | 38 | 35 | $430k |
| Lake Forest | 127 | 47 | 81 | 89 | 81 | 54 | 36 | $1.3m |
| Los Alamitos | 5 | 6 | 25 | 90 | 120 | 50 | 40 | $1.5m |
| Mission Viejo | 107 | 77 | 42 | 53 | 72 | 45 | 35 | $1.1m |
| Newport Beach | 190 | 46 | 124 | 132 | 205 | 94 | 106 | $4.5m |
| Newport Coast | 48 | 7 | 206 | 105 | 154 | 74 | 198 | $12.5m |
| North Tustin | 17 | 14 | 36 | 60 | 56 | 68 | 80 | $3.3m |
| Orange | 97 | 58 | 50 | 54 | 78 | 38 | 25 | $1.2m |
| Placentia | 44 | 22 | 60 | 35 | 252 | 73 | 42 | $1.2m |
| Portola Hills | 17 | 6 | 85 | 77 | 81 | 24 | 70 | $1.1m |
| Rancho Mission Viejo | 72 | 36 | 60 | 67 | 86 | 59 | 19 | $1.2m |
| Rancho Santa Marg. | 56 | 28 | 60 | 50 | 61 | 37 | 40 | $882k |
| Rossmoor | 5 | 3 | 50 | 30 | 90 | 50 | 15 | $2.2m |
| San Clemente | 89 | 41 | 65 | 73 | 98 | 75 | 44 | $2.2m |
| San Juan | 37 | 23 | 48 | 45 | 60 | 54 | 51 | $2.3m |
| Santa Ana | 179 | 63 | 85 | 126 | 128 | 71 | 45 | $716k |
| Seal Beach | 66 | 44 | 45 | 69 | 109 | 45 | 43 | $404k |
| Stanton | 19 | 11 | 52 | 75 | 132 | 28 | 30 | $639k |
| Talega | 15 | 8 | 56 | 80 | 150 | 57 | 23 | $2.5m |
| Tustin | 54 | 31 | 52 | 68 | 86 | 73 | 25 | $1.4m |
| Villa Park | 8 | 2 | 120 | 53 | 53 | 150 | 100 | $3.0m |
| Westminster | 35 | 23 | 46 | 45 | 60 | 96 | 17 | $1.1m |
| Yorba Linda | 89 | 64 | 42 | 55 | 86 | 43 | 38 | $1.6m |
| All of O.C. | 3,354 | 1,510 | 67 | 75 | 101 | 61 | 42 | $1.4m |

# ORANGE COUNTY PRICE RANGE REPORT

FEBRUARY 17, 2026 - SELLER'S BLUEPRINT

| ORANGE COUNTY ATTACHED HOMES 2/12/2026 | 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. | 1,516 | 665 | 68 | 83 | 90 | 55 | 37 | $799k |
| O.C. $0-$500k | 278 | 115 | 73 | 92 | 83 | 58 | 36 | $399k |
| O.C. $500k-$750k | 403 | 205 | 59 | 77 | 84 | 44 | 29 | $645k |
| O.C. $750k-$1m | 341 | 155 | 66 | 72 | 76 | 44 | 26 | $860k |
| O.C. $1m-$2m | 362 | 163 | 67 | 94 | 106 | 73 | 54 | $1.3m |
| O.C. $2m+ | 132 | 28 | 141 | 98 | 171 | 103 | 99 | $3.0m |

| ORANGE COUNTY DETACHED HOMES 2/12/2026 | 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. | 1,838 | 844 | 65 | 70 | 105 | 65 | 45 | $2.0m |
| O.C. $0-$750k | 32 | 23 | 42 | 60 | 198 | 65 | 42 | $562k |
| O.C. $750k-$1m | 158 | 117 | 41 | 37 | 130 | 37 | 23 | $935k |
| O.C. $1m-$1.25m | 182 | 148 | 37 | 32 | 76 | 38 | 27 | $1.2m |
| O.C. $1.25m-$1.5m | 224 | 172 | 39 | 43 | 59 | 36 | 30 | $1.4m |
| O.C. $1.5m-$2m | 360 | 172 | 63 | 73 | 81 | 52 | 39 | $1.8m |
| O.C. $2m-$2.5m | 202 | 76 | 80 | 88 | 95 | 65 | - | $2.3m |
| O.C. $2.5m-$4m | 320 | 79 | 122 | 131 | 114 | 143 | - | $3.1m |
| O.C. $4m-6m | 137 | 28 | 147 | 183 | 145 | 162 | 130 | $4.8m |
| O.C. $6m+ | 223 | 29 | 231 | 247 | 264 | 197 | 240 | $11.0m |

| ORANGE COUNTY ALL HOMES 2/12/2026 | 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. | 3,354 | 1,510 | 67 | 75 | 101 | 61 | 42 | $1.4m |
| O.C. $0-$500k | 285 | 117 | 73 | 92 | 100 | 61 | 38 | $399k |
| O.C. $500k-$750k | 428 | 226 | 57 | 75 | 100 | 46 | 30 | $645k |
| O.C. $750k-$1m | 499 | 272 | 55 | 56 | 76 | 41 | 25 | $888k |
| O.C. $1m-$1.25m | 337 | 232 | 44 | 46 | 66 | 46 | 31 | $1.2m |
| O.C. $1.25m-$1.5m | 331 | 224 | 44 | 54 | 88 | 38 | 35 | $1.4m |
| O.C. $1.5m-$2m | 460 | 199 | 69 | 81 | 96 | 62 | 44 | $1.8m |
| O.C. $2m-$2.5m | 246 | 87 | 85 | 88 | 121 | 89 | - | $2.3m |
| O.C. $2.5m-$4m | 376 | 92 | 123 | 117 | 145 | 149 | - | $3.1m |
| O.C. $4m-6m | 155 | 32 | 145 | 170 | 249 | 131 | - | $4.8m |
| O.C. $6m+ | 237 | 29 | 245 | 267 | 365 | 166 | 136 | $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.

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# ORANGE COUNTY SOLD REPORT

## FEBRUARY 17, 2026 - SELLER'S BLUEPRINT

| ORANGE COUNTY CITIES | UNITS SOLD JAN 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 JAN 2025 |
|---|---|---|---|---|---|---|---|---|---|---|
| Aliso Viejo | 18 | $937,425 | $907,500 | 98.1% | $535,000 | $2,200,000 | 1,364 | $687 | 24 | 15 |
| Anaheim | 68 | $878,500 | $882,995 | 100.0% | $55,000 | $1,560,000 | 1,410 | $623 | 17 | 68 |
| Anaheim Hills | 14 | $1,115,000 | $1,129,000 | 98.3% | $645,000 | $5,600,000 | 1,764 | $632 | 40 | 24 |
| Brea | 11 | $1,150,000 | $1,125,000 | 100.1% | $725,000 | $1,700,000 | 1,860 | $618 | 13 | 22 |
| Buena Park | 20 | $920,000 | $899,000 | 100.7% | $560,000 | $1,400,000 | 1,548 | $594 | 8 | 28 |
| Corona Del Mar | 13 | $3,500,000 | $3,575,000 | 96.5% | $1,600,000 | $17,965,000 | 2,053 | $1,705 | 91 | 19 |
| Costa Mesa | 35 | $1,460,000 | $1,495,000 | 98.0% | $780,000 | $3,035,000 | 1,787 | $817 | 28 | 36 |
| Coto De Caza | 12 | $2,099,000 | $2,164,000 | 95.3% | $970,000 | $5,500,000 | 3,990 | $526 | 78 | 9 |
| Cypress | 15 | $935,000 | $929,999 | 100.3% | $570,000 | $1,415,000 | 1,535 | $609 | 15 | 17 |
| Dana Point | 17 | $2,350,000 | $2,350,000 | 97.9% | $595,000 | $15,250,000 | 2,250 | $1,044 | 66 | 31 |
| Dove Canyon | 3 | $1,728,108 | $1,798,000 | 98.1% | $1,421,222 | $2,075,000 | 3,137 | $551 | 50 | 1 |
| Foothill Ranch | 2 | $967,500 | $1,010,500 | 95.8% | $870,000 | $1,065,000 | 1,412 | $685 | 181 | 4 |
| Fountain Valley | 17 | $1,475,000 | $1,430,000 | 100.0% | $625,000 | $2,100,000 | 2,009 | $734 | 11 | 11 |
| Fullerton | 43 | $1,100,000 | $999,000 | 100.0% | $412,000 | $3,020,000 | 1,810 | $608 | 21 | 43 |
| Garden Grove | 32 | $851,000 | $842,500 | 100.0% | $399,990 | $1,550,000 | 1,340 | $635 | 19 | 36 |
| Huntington Beach | 101 | $1,200,000 | $1,175,000 | 100.0% | $345,000 | $5,000,000 | 1,580 | $759 | 21 | 89 |
| Irvine | 124 | $1,402,500 | $1,437,000 | 97.7% | $425,000 | $17,550,000 | 1,921 | $730 | 36 | 117 |
| La Habra | 8 | $699,950 | $707,449 | 100.0% | $385,000 | $939,000 | 1,166 | $600 | 17 | 2 |
| La Palma | 5 | $1,206,000 | $1,245,000 | 96.6% | $1,190,000 | $1,260,000 | 2,197 | $549 | 25 | 5 |
| Ladera Ranch | 14 | $1,220,000 | $1,232,500 | 99.0% | $745,000 | $4,800,000 | 1,880 | $649 | 31 | 18 |
| Laguna Beach | 20 | $2,952,075 | $2,925,000 | 96.5% | $835,000 | $8,500,000 | 1,864 | $1,584 | 29 | 21 |
| Laguna Hills | 14 | $1,961,000 | $1,989,000 | 97.4% | $610,000 | $8,500,000 | 3,022 | $649 | 33 | 35 |
| Laguna Niguel | 42 | $1,272,500 | $1,297,500 | 98.4% | $465,000 | $4,782,500 | 1,752 | $726 | 17 | 34 |
| Laguna Woods | 48 | $448,750 | $447,500 | 98.9% | $170,000 | $2,450,000 | 1,077 | $417 | 43 | 58 |
| Lake Forest | 43 | $1,120,000 | $1,149,000 | 98.8% | $410,000 | $2,976,552 | 1,610 | $696 | 48 | 38 |
| Los Alamitos | 4 | $1,067,500 | $1,174,000 | 97.6% | $875,000 | $1,475,000 | 1,765 | $605 | 19 | 1 |
| Mission Viejo | 53 | $1,225,000 | $1,199,000 | 98.3% | $500,000 | $2,512,500 | 1,752 | $699 | 37 | 69 |
| Newport Beach | 40 | $4,787,500 | $4,922,500 | 96.1% | $1,500,000 | $19,000,000 | 2,652 | $1,805 | 58 | 32 |
| Newport Coast | 11 | $9,350,000 | $10,280,000 | 94.0% | $1,930,000 | $31,500,000 | 3,937 | $2,375 | 15 | 9 |
| North Tustin | 7 | $1,955,000 | $1,995,000 | 98.7% | $1,035,000 | $3,425,000 | 3,393 | $576 | 42 | 9 |
| Orange | 45 | $1,200,000 | $1,199,000 | 99.1% | $400,000 | $3,975,000 | 1,829 | $656 | 20 | 35 |
| Placentia | 15 | $1,088,000 | $1,080,000 | 100.0% | $540,000 | $1,611,301 | 1,810 | $601 | 18 | 18 |
| Portola Hills | 7 | $1,656,000 | $1,695,000 | 97.5% | $615,000 | $2,300,000 | 2,554 | $648 | 48 | 2 |
| Rancho Mission Viejo | 17 | $1,150,000 | $1,185,000 | 96.0% | $850,000 | $2,875,000 | 1,921 | $599 | 33 | 9 |
| Rancho Santa Margarita | 22 | $1,112,500 | $1,124,000 | 98.5% | $470,000 | $2,200,000 | 1,657 | $671 | 50 | 17 |
| Rossmoor | 1 | $1,467,500 | $1,599,000 | 91.8% | $1,467,500 | $1,467,500 | 2,003 | $733 | 14 | 1 |
| San Clemente | 29 | $1,640,000 | $1,649,999 | 98.1% | $435,500 | $4,900,000 | 2,166 | $757 | 46 | 53 |
| San Juan Capistrano | 21 | $1,325,000 | $1,375,000 | 98.7% | $498,000 | $6,140,000 | 2,138 | $620 | 30 | 17 |
| Santa Ana | 56 | $850,913 | $850,913 | 100.0% | $292,000 | $2,000,000 | 1,345 | $633 | 26 | 62 |
| Seal Beach | 34 | $488,500 | $492,000 | 97.9% | $224,000 | $4,600,000 | 1,055 | $463 | 31 | 15 |
| Stanton | 8 | $644,000 | $629,500 | 100.0% | $499,000 | $960,000 | 1,254 | $514 | 13 | 7 |
| Talega | 2 | $1,672,000 | $1,647,000 | 101.7% | $1,549,000 | $1,795,000 | 2,491 | $671 | 49 | 10 |
| Tustin | 18 | $1,125,000 | $1,154,000 | 99.5% | $572,000 | $1,950,000 | 1,499 | $751 | 35 | 31 |
| Villa Park | 4 | $3,069,444 | $3,099,444 | 96.7% | $2,725,000 | $3,350,000 | 4,065 | $755 | 42 | 6 |
| Westminster | 17 | $1,175,000 | $1,100,000 | 100.0% | $800,000 | $3,500,000 | 1,776 | $662 | 5 | 21 |
| Yorba Linda | 46 | $1,182,500 | $1,199,500 | 98.3% | $499,000 | $3,300,000 | 1,904 | $621 | 37 | 5 |
| All of O.C. | 1,214 | $1,175,000 | $1,189,500 | 98.7% | $55,000 | $31,500,000 | 1,697 | $693 | 30 | 1,268 |
| $0-$500k | 87 | $402,000 | $410,000 | 98.2% | $55,000 | $500,000 | 931 | $432 | 41 | 105 |
| $500k-$750k | 169 | $633,000 | $649,000 | 99.2% | $508,500 | $750,000 | 1,052 | $602 | 39 | 175 |
| $750k-$1m | 211 | $880,000 | $888,000 | 99.9% | $751,000 | $1,000,000 | 1,411 | $624 | 26 | 242 |
| $1m-$1.25m | 217 | $1,140,000 | $1,149,000 | 99.6% | $1,005,000 | $1,250,000 | 1,648 | $692 | 23 | 168 |
| $1.25m-$1.5m | 163 | $1,375,000 | $1,399,000 | 99.1% | $1,254,000 | $1,500,000 | 2,000 | $688 | 28 | 177 |
| $1.5m-$2m | 155 | $1,700,000 | $1,725,000 | 98.3% | $1,505,000 | $2,000,000 | 2,414 | $704 | 27 | 166 |
| $2m-$2.5m | 52 | $2,225,000 | $2,300,000 | 98.3% | $2,025,000 | $2,500,000 | 2,700 | $824 | 43 | 80 |
| $2.5m-$4m | 84 | $3,002,075 | $3,174,500 | 96.5% | $2,512,500 | $3,975,000 | 3,301 | $910 | 48 | 91 |
| $4m-$6m | 44 | $4,791,250 | $4,997,000 | 95.9% | $4,050,000 | $6,000,000 | 3,841 | $1,247 | 26 | 38 |
| $6m+ | 32 | $9,100,000 | $9,995,000 | 95.0% | $6,075,000 | $31,500,000 | 4,341 | $2,096 | 69 | 26 |