

FEBRUARY 2, 2026 - WRITTEN BY STEVEN THOMAS

EARLY TRENDS

IT IS BEST TO STEP BACK FROM THE NARRATIVES, OPINIONS, AND
NOISE SURROUNDING THE HOUSING MARKET AND FOCUS ON THE
UNDERLYING TRENDS.



2026

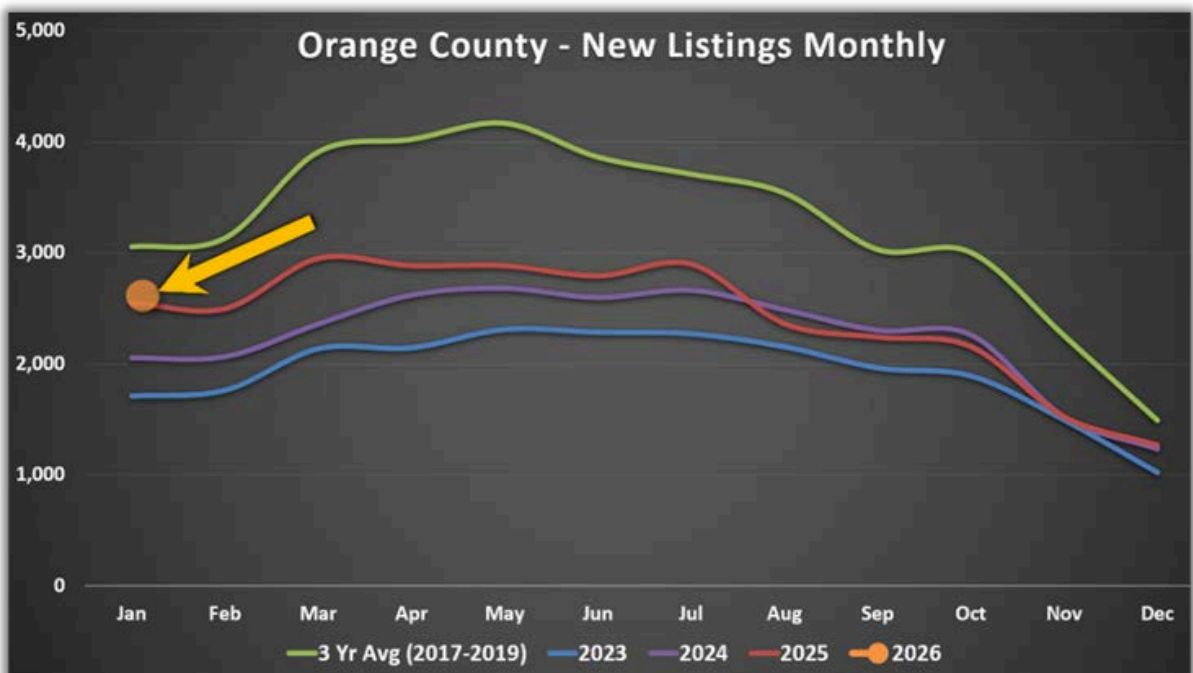
The word 'TRENDS' is written in bold, black, uppercase letters inside a light blue magnifying glass. A hand is holding the handle of the magnifying glass, which is positioned over the word 'TRENDS' in the year '2026'. The background is a light blue gradient.

Growing up, nearly everyone has encountered the playground spinner, or merry-go-round, the classic park apparatus that kids love to push to its limits. A friend, sibling, or parent runs around, building momentum, then whips it in an attempt to break a world record for speed or revolutions per minute. Once the ride comes to a complete stop, all its occupants disembark as the world spins around them. Disoriented, it is almost impossible to walk, until finally everything comes into clear focus.

The housing market starts each year as if everyone just got off a playground spinner, a bit disoriented after all of the distractions and festivities of the holiday season. Initially, it is hard to navigate, not knowing what to expect, until the end of January, when the direction of the housing market becomes clearer. The 2026 trends are already emerging, shedding light on future supply, demand, and market speed.

Here are the early Orange County housing trends:

- 1. New Listings – There are not as many homes coming on the market as initially expected.** Homeowners continue to “hunker down” in their homes, unwilling to move because of their underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023, leading to more homes placed on the market in January than the year before. In January 2023, a low was established with only 1,710 new sellers. The 3-year average before the pandemic (2017-2019) was 3,054, 79% higher than the January 2023 figure. In 2024, there were 2,054 new sellers, up 20% from the year before, yet still 33% below the 3-year average. In January 2025, it grew to 2,545 new FOR SALE signs, up 24% from 2024 and 49% from 2023. It was still 17% below the 3-year average. With more and more homeowners inclined to place their homes on the market each year, slowly returning to a “normal” number of market participants, it would be reasonable to expect this trend to continue. However, there were 2,588 new sellers this January, up only 1.7% from last year and down 15% from the 3-year average before COVID.



The supply of available homes is determined by the number of homes placed on the market each month. Demand did not change much from 2023 through 2025, but the number of homes coming on the market increased year over year. With more FOR SALE signs in 2024 compared to 2023, the inventory methodically grew weekly. There were even more new sellers in 2025, so the inventory grew at an even swifter pace. Yet, if 2026 continues at a similar pace to last year, how much inventory grows depends on the direction of demand, which could accelerate in today's lower-rate environment. That would make it more challenging to expand the inventory beyond last year's levels.

2. Inventory – Unlike this time last year, when the inventory surged sharply year-over-year, the number of available homes in 2026 is increasing at a pace similar to last year. In 2023, the inventory uncharacteristically dropped from January through mid-April before slowly rising. In 2024, with more new sellers, the inventory grew slightly through March, then picked up steam and steadily climbed to a late peak in September at 3,695 homes, up 57% or 1,342 homes from September 2023. In 2025, with even more homeowners participating in the market, the inventory grew at a much swifter pace, peaking at 5,071 homes at the end of July, up 48% or 1,645 from July 2024. Currently, there are 3,179 homes on the market, up 13% from last year, or an extra 358 homes. Last year, it was up 45% year over year, or an additional 879 homes. The current trend is for inventory to grow at a similar rate to last year. Still, it could dip below the previous year's level if today's improved mortgage rate environment triggers additional demand, as is projected.

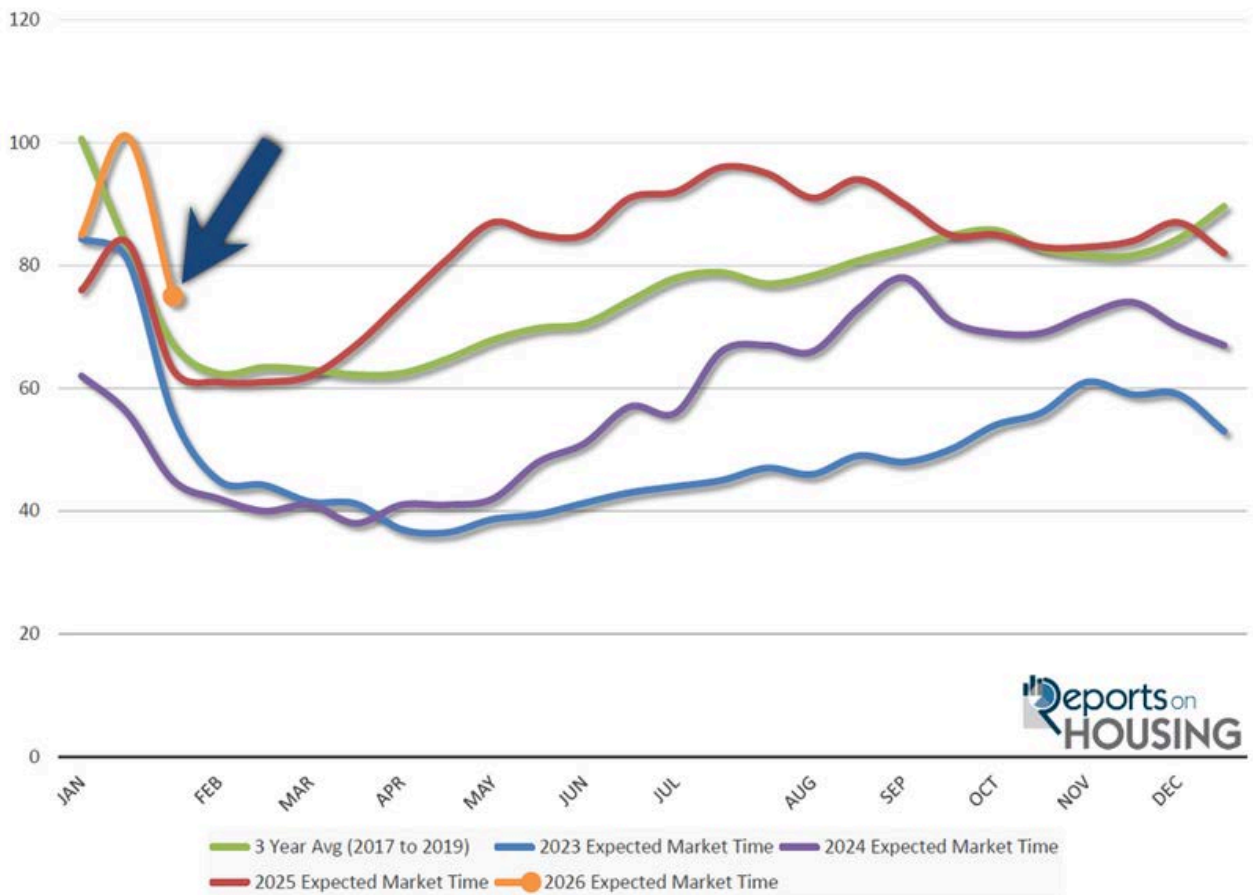
3. Demand – Buyer demand has been underperforming in Orange County, unlike all other markets in Southern California. Mortgage rates have been below 6.5% for five months now, since September 3rd. They have not stayed at these levels for very long over the past three years. In both 2024 and 2025, mortgage rates did not drop below 6.5% until the Fall Market. This year, however, the lower rate environment appears more long-lasting, significantly improving affordability. Last year, mortgage rates were over 7%. According to Mortgage News Daily, the 30-year rate is 6.17% today. A \$1 million loan at 7% is \$6,653 per month. At 6%, it drops to \$5,996, a \$653 monthly improvement or nearly \$8,000 annually. This improved mortgage rate environment aligns perfectly with the Winter and Spring Markets, which should ultimately result in increased buyer demand, as it has in so many other markets.

4. Expected Market Time – The speed of the market is improving dramatically from week to week. As is the case every Winter Market, with the supply rising slowly while demand (a snapshot of the number of new pending sales over the prior month) surges, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) has been diving lower. It dropped from 101 days two weeks ago to 75 today, 26 days faster. That was the largest two-week January drop since 2019. The Expected Market Time was 63 days last year and 45 days two years ago.

ORANGE COUNTY
EXPECTED MARKET TIME Y-O-Y



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



Because of the increased competition, it feels more sluggish today than in the past couple of years. Yet it is improving rapidly. As projected, if demand were to improve with today's more affordable mortgage rates, the Expected Market Time could drop below last year's level, tilting negotiations towards sellers.

Now that the playground merry-go-round has come to a complete stop, the 2026 trends are beginning to emerge, indicating a strengthening market as housing makes its way through the Winter Market.

ACTIVE LISTINGS

THE INVENTORY INCREASED BY 4% IN THE PAST COUPLE OF WEEKS.

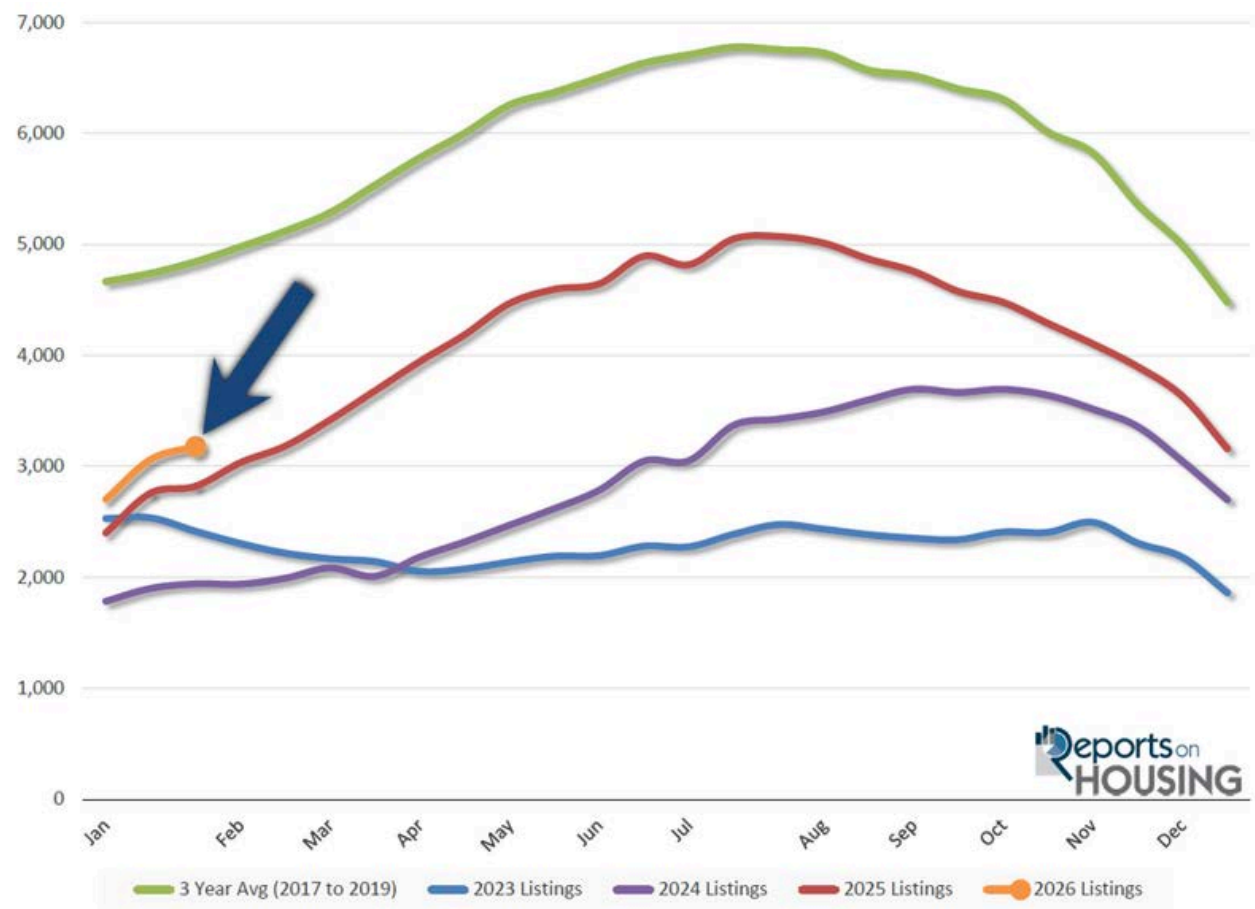
The active listing inventory increased by 117 homes over the past two weeks, up 4%, and now sits at 3,179, its highest end-of-January level since 2020, when it reached 4,005. The inventory had surged in the first couple of weeks of January as many sellers who delisted during the holidays reemerged and placed their homes back on the market. That surge has subsided. The inventory will grow methodically from here, but the pace is yet to be determined. The lower mortgage rate environment should spark an increase in buyer demand, preventing the inventory from growing at the same pace as last year. So far, the inventory has been mirroring 2025. The next few weeks will determine whether that continues or breaks out on its own unique trajectory.

Last year, the inventory was at 2,821 homes, **11% lower, or 358 fewer**. The 3-year average before COVID (2017 through 2019) was 4,695, an additional 1,866 homes, or 48% 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. 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.

ORANGE COUNTY
ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



DEMAND

DEMAND SURGED BY 38% IN THE PAST COUPLE OF WEEKS.

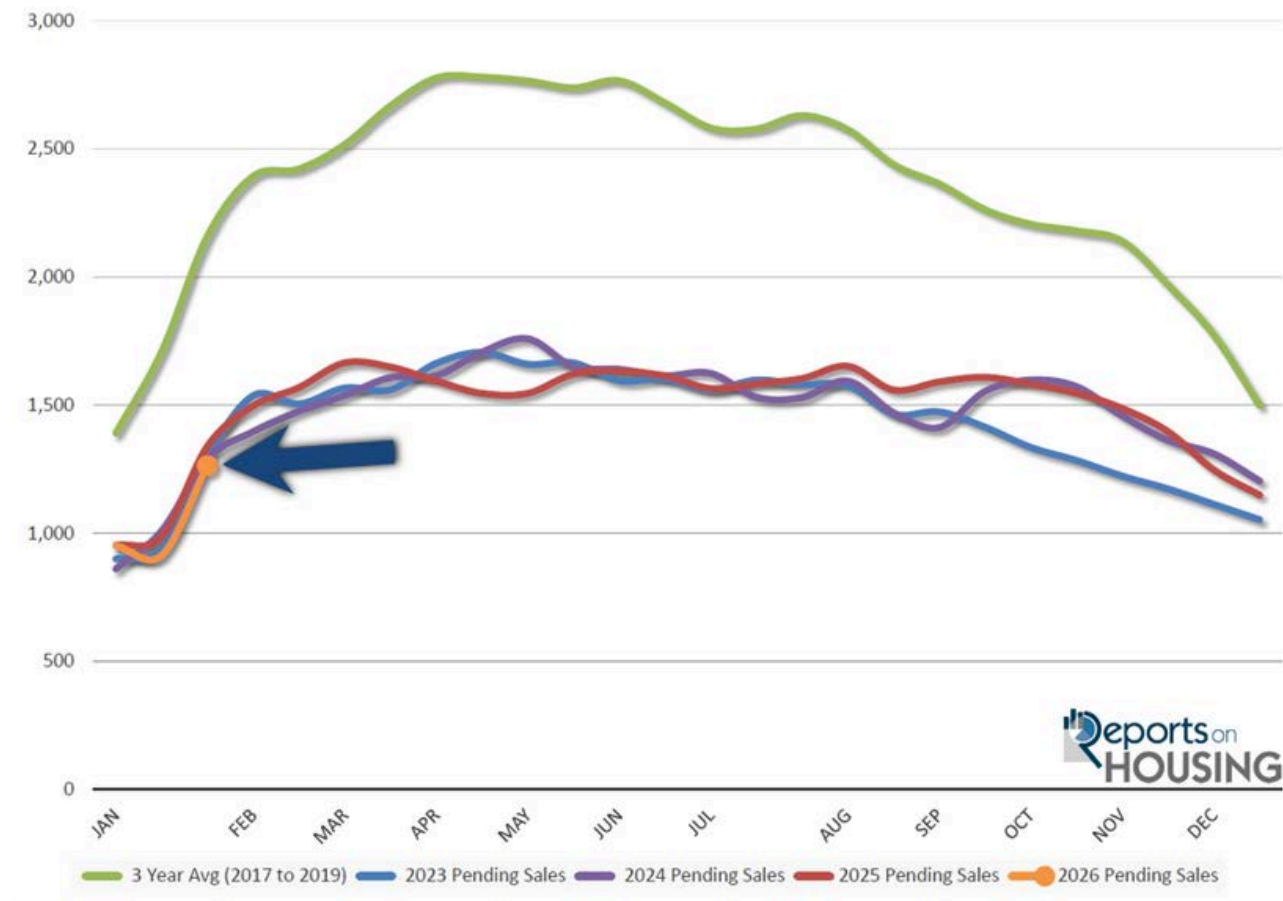
Demand, a snapshot of the number of new pending sales over the prior month, surged from 914 to 1,264 in the past couple of weeks, up 350 pending sales, or 38%, its lowest end-of-January reading since tracking began in 2004, yet very similar to 2024's 1,290 pending sales reading. This two-week period is typically the steepest rise of the year. Today's lower mortgage rates, nearly 1% lower than last year, are projected to boost demand in the coming weeks due to increased affordability. With more available choices and lower rates, it is a much more favorable environment for buyers than in the past several years.

Last year, demand was 1,340, with **76 additional pending sales, or 6% more**. The 3-year average before COVID (2017 to 2019) was 2,083 pending sales, **65% more than today, or an additional 819**.

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. It is anticipated that the latest partial government shutdown, which began on Saturday, will end on Tuesday, February 3rd. Nonetheless, it will impact government data

and delay the release of this Friday's January Jobs Report. Until this is officially resolved, everyone will turn their attention to the private sector. On Wednesday, the ADP Employment Change will be released, which could impact mortgage rates.

ORANGE COUNTY
DEMAND YEAR-OVER-YEAR



EXPECTED MARKET TIME

THE MARKET IS HEATING UP WITH A 26-DAY DROP IN MARKET TIME.

With the supply of available homes rising by 117 homes, **up 4%**, and demand surging by 350 pending sales, **up 38%**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) plunged from 101 to 75 days in the past couple of weeks, its fastest pace since April of last year.

Last year, it was 63 days, faster than today. The 3-year average before COVID (2017 to 2019) was 70 days, similar to today.

The Expected Market Time for condominiums and townhomes decreased from 90 to 83 days in the past two weeks. It was at 58 days last year. For detached homes, the Expected Market Time plunged from 105 to 70 days. It was 67 days a year ago, similar to today. The detached-home market is much faster than the attached-home market.

ORANGE COUNTY LUXURY END BREAKDOWN



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 699 to 731 homes, up 32 or 5%. Luxury demand increased by 37 pending sales, up 35%, to 142. With demand skyrocketing while inventory rose only slightly, the Expected Market Time for luxury homes priced above \$2 million plunged from 200 to 154 days, its fastest reading since March of last year. Expect the luxury market to continue to improve over the coming weeks.

Year over year, the active luxury inventory is down by 98 homes, or 12%, and luxury demand is up by 2 pending sales, or 1%. Last year's Expected Market Time was 178 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 145 to 117 days. For homes priced between \$4 million and \$6 million, the Expected Market Time decreased from 249 to 170 days. For homes priced above \$6 million, the Expected Market Time decreased from 365 to 267 days. Luxury is at 154 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 	81 Days	22%	21%	52 Days
\$750k - \$1M 	56 Days	14%	19%	43 Days
\$1M - \$1.25M 	46 Days	10%	16%	49 Days
\$1.25M - \$1.5M 	54 Days	10%	14%	42 Days
\$1.5M - \$2M 	81 Days	14%	13%	60 Days
\$2M - \$2.5M 	88 Days	7%	6%	60 Days
\$2.5M - \$4M 	117 Days	11%	7%	132 Days
\$4M - \$6M 	170 Days	5%	2%	183 Days
\$6M+ 	267 Days	7%	2%	333 Days

ORANGE COUNTY HOUSING SUMMARY

FEBRUARY 2, 2026 - EARLY TRENDS

- **INVENTORY:** The active listing inventory in the past couple of weeks increased by 117 homes, up 4%, and now stands at 3,179. Last year, there were 2,821 homes on the market, 358 fewer homes, or 11% less. The 3-year average before COVID (2017 to 2019) was 4,695, which is 48% 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 350 in the past two weeks, up 38%, and now stands at 1,264. Last year, there were 1,340 pending sales, **6% more than today**. The 3-year average before COVID (2017 to 2019) was 2,083, which is 65% 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 101 to 75 days in the past couple of weeks. Nonetheless, it is the highest end-of-January level since 2019. Last year, it was 63 days, faster than today. The 3-year average before COVID (2017-2019) was 70 days, similar to today.
- **LUXURY:** In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million decreased from 145 to 117 days. For homes priced between \$4 million and \$6 million, the Expected Market Time decreased from 249 to 170 days. For homes priced above \$6 million, the Expected Market Time decreased from 365 to 267 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 0.1% of all listings and 0.5% of demand. Two foreclosures and two short sales are available today in Orange County, bringing the total of distressed homes on the active market to four, down two from two weeks ago. Last year, seven distressed homes were on the market, similar to today.
- **CLOSED SALES:** There were 1,641 closed residential resales in December, nearly identical to December 2024's 1,634 sales, and up 10% from November 2025. The sales-to-list price ratio in Orange County was 98.0%. Foreclosures accounted for 0.1% of all closed sales, and short sales accounted for 0.1%. That means that 99.8% of all sales were sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

FEBRUARY 2, 2026 - EARLY TRENDS

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
1/29/2026								
Aliso Viejo	33	22	45	58	58	37	23	\$875k
Anaheim	137	79	52	101	64	49	47	\$899k
Anaheim Hills	21	25	25	68	39	48	44	\$1.1m
Brea	26	21	37	84	34	56	21	\$1.1m
Buena Park	33	22	45	40	45	34	42	\$925k
Corona Del Mar	58	15	116	143	114	89	108	\$4.4m
Costa Mesa	64	25	77	102	66	73	45	\$1.7m
Coto De Caza	31	8	116	233	83	72	36	\$2.6m
Cypress	27	21	39	58	39	48	28	\$1.2m
Dana Point	92	22	125	113	136	139	96	\$2.6m
Dove Canyon	4	5	24	30	18	24	60	\$1.9m
Foothill Ranch	8	4	60	53	135	30	42	\$1.5m
Fountain Valley	24	15	48	90	40	66	69	\$1.6m
Fullerton	88	49	54	78	63	47	41	\$985k
Garden Grove	67	31	65	74	61	45	32	\$965k
Huntington Beach	198	86	69	116	69	71	48	\$1.4m
Irvine	468	126	111	143	120	85	31	\$1.7m
La Habra	55	21	79	130	197	44	31	\$798k
La Palma	5	7	21	24	50	40	13	\$1.5m
Ladera Ranch	32	21	46	40	113	38	44	\$1.3m
Laguna Beach	141	17	249	272	234	205	141	\$5.0m
Laguna Hills	34	9	113	97	66	56	21	\$1.3m
Laguna Niguel	91	39	70	54	59	72	41	\$1.5m
Laguna Woods	151	34	133	123	89	47	38	\$450k
Lake Forest	107	36	89	81	89	45	53	\$1.4m
Los Alamitos	9	3	90	120	50	41	30	\$889k
Mission Viejo	108	61	53	72	68	37	28	\$1.2m
Newport Beach	181	41	132	205	180	130	113	\$4.5m
Newport Coast	42	12	105	154	990	246	210	\$13.0m
North Tustin	20	10	60	56	150	69	160	\$2.3m
Orange	91	51	54	78	63	41	27	\$1.3m
Placentia	29	25	35	252	101	41	31	\$1.0m
Portola Hills	18	7	77	81	300	30	0	\$1.6m
Rancho Mission Viejo	71	32	67	86	124	69	36	\$1.1m
Rancho Santa Marg.	52	31	50	61	55	49	16	\$915k
Rossmoor	4	4	30	90	150	60	36	\$1.8m
San Clemente	88	36	73	98	89	61	47	\$2.1m
San Juan	33	22	45	60	53	53	68	\$2.2m
Santa Ana	172	41	126	128	95	80	46	\$745k
Seal Beach	67	29	69	109	71	45	39	\$425k
Stanton	20	8	75	132	108	30	30	\$619k
Talega	16	6	80	150	195	75	33	\$2.3m
Tustin	61	27	68	86	114	29	23	\$1.2m
Villa Park	7	4	53	53	75	68	150	\$3.3m
Westminster	27	18	45	60	72	53	17	\$1.1m
Yorba Linda	83	45	55	86	74	63	61	\$1.7m
All of O.C.	3,179	1,264	75	101	85	63	45	\$1.4m

ORANGE COUNTY PRICE RANGE REPORT

FEBRUARY 2, 2026 - EARLY TRENDS

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
1/29/2026								
All of O.C.	1,481	533	83	90	89	58	41	\$799k
O.C. \$0-\$500k	273	89	92	83	110	53	43	\$400k
O.C. \$500k-\$750k	403	158	77	84	71	49	32	\$639k
O.C. \$750k-\$1m	310	130	72	76	75	53	31	\$860k
O.C. \$1m-\$2m	368	117	94	106	93	66	54	\$1.3m
O.C. \$2m+	127	39	98	171	253	120	123	\$3.1m

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
1/29/2026								
All of O.C.	1,698	731	70	105	83	67	48	\$2.0m
O.C. \$0-\$750k	32	16	60	198	200	67	36	\$600k
O.C. \$750k-\$1m	131	107	37	130	75	33	20	\$940k
O.C. \$1m-\$1.25m	153	144	32	76	45	42	28	\$1.2m
O.C. \$1.25m-\$1.5m	207	143	43	59	52	40	36	\$1.4m
O.C. \$1.5m-\$2m	344	141	73	81	58	54	42	\$1.8m
O.C. \$2m-\$2.5m	191	65	88	95	76	59	-	\$2.3m
O.C. \$2.5m-\$4m	292	67	131	114	119	138	-	\$3.1m
O.C. \$4m-6m	134	22	183	145	124	175	136	\$4.9m
O.C. \$6m+	214	26	247	264	178	330	345	\$11.2m

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
1/29/2026								
All of O.C.	3,179	1,264	75	101	85	63	45	\$1.4m
O.C. \$0-\$500k	279	91	92	100	114	57	45	\$400k
O.C. \$500k-\$750k	429	172	75	100	71	50	32	\$639k
O.C. \$750k-\$1m	441	237	56	76	60	43	25	\$890k
O.C. \$1m-\$1.25m	312	203	46	66	59	49	32	\$1.2m
O.C. \$1.25m-\$1.5m	318	178	54	88	68	42	39	\$1.4m
O.C. \$1.5m-\$2m	442	164	81	96	81	60	45	\$1.8m
O.C. \$2m-\$2.5m	227	77	88	121	136	89	-	\$2.3m
O.C. \$2.5m-\$4m	347	89	117	145	132	149	-	\$3.1m
O.C. \$4m-6m	153	27	170	249	170	132	-	\$4.8m
O.C. \$6m+	231	26	267	365	283	183	133	\$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

FEBRUARY 2, 2026 - EARLY TRENDS

ORANGE COUNTY CITIES	UNITS SOLD DEC 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 DEC 2024
Aliso Viejo	31	\$900,000	\$875,000	98.4%	\$395,000	\$2,450,000	1,335	\$674	40	37
Anaheim	87	\$911,000	\$910,000	100.1%	\$428,400	\$1,405,000	1,392	\$654	34	96
Anaheim Hills	24	\$1,325,000	\$1,323,900	97.6%	\$720,000	\$2,999,000	2,323	\$570	18	32
Brea	21	\$1,053,000	\$998,000	101.6%	\$475,000	\$1,880,000	1,844	\$571	33	30
Buena Park	28	\$880,000	\$889,500	99.8%	\$620,000	\$1,100,000	1,315	\$669	36	32
Corona Del Mar	18	\$5,000,000	\$5,125,000	97.1%	\$1,289,786	\$16,500,000	2,597	\$1,925	91	15
Costa Mesa	41	\$1,600,000	\$1,599,000	100.7%	\$750,000	\$4,300,000	1,650	\$970	9	38
Coto De Caza	7	\$1,595,000	\$1,595,000	100.6%	\$1,050,000	\$2,888,000	2,208	\$722	13	8
Cypress	26	\$1,010,000	\$974,000	101.2%	\$560,000	\$2,300,000	1,464	\$690	22	19
Dana Point	31	\$1,395,000	\$1,425,000	97.0%	\$605,000	\$7,600,000	1,623	\$860	62	45
Dove Canyon	4	\$1,607,500	\$1,649,500	98.7%	\$1,285,000	\$1,750,000	2,662	\$604	125	3
Foothill Ranch	9	\$1,192,000	\$1,175,000	98.8%	\$625,000	\$1,500,000	1,919	\$621	41	6
Fountain Valley	20	\$1,606,000	\$1,624,000	100.1%	\$510,000	\$1,800,000	2,198	\$731	13	20
Fullerton	63	\$940,000	\$950,000	99.6%	\$530,000	\$2,330,000	1,756	\$535	23	66
Garden Grove	58	\$950,000	\$954,900	100.5%	\$428,000	\$1,460,000	1,335	\$712	15	57
Huntington Beach	114	\$1,277,500	\$1,289,000	98.9%	\$198,000	\$4,280,000	1,558	\$820	26	123
Irvine	153	\$1,580,699	\$1,600,000	97.5%	\$555,000	\$7,730,000	2,100	\$753	63	151
La Habra	37	\$855,000	\$850,000	99.7%	\$350,000	\$1,990,000	1,573	\$544	18	7
La Palma	2	\$975,000	\$1,000,000	97.5%	\$675,000	\$1,275,000	1,669	\$584	26	1
Ladera Ranch	17	\$1,440,000	\$1,500,000	96.9%	\$725,000	\$4,100,000	2,416	\$596	48	16
Laguna Beach	29	\$2,525,000	\$2,500,000	90.6%	\$1,125,000	\$15,050,000	1,978	\$1,277	110	22
Laguna Hills	22	\$890,000	\$897,500	99.6%	\$569,000	\$3,300,000	1,384	\$643	23	44
Laguna Niguel	50	\$1,275,000	\$1,277,500	98.1%	\$471,500	\$5,850,000	1,773	\$719	51	47
Laguna Woods	58	\$431,888	\$433,000	98.8%	\$13,500	\$2,125,000	1,040	\$415	44	55
Lake Forest	69	\$1,200,000	\$1,200,000	97.9%	\$355,000	\$3,350,000	1,941	\$618	37	33
Los Alamitos	3	\$1,200,000	\$1,099,000	99.1%	\$815,000	\$1,725,000	1,400	\$857	38	3
Mission Viejo	64	\$1,141,500	\$1,184,450	98.6%	\$586,000	\$2,395,000	1,640	\$696	35	81
Newport Beach	49	\$3,100,000	\$2,975,000	96.5%	\$1,295,000	\$6,415,000	2,045	\$1,516	33	43
Newport Coast	13	\$7,100,000	\$6,995,000	95.5%	\$1,445,000	\$18,405,000	2,795	\$2,540	10	8
North Tustin	11	\$1,855,000	\$1,899,000	97.5%	\$1,225,000	\$3,645,000	2,848	\$651	77	12
Orange	70	\$1,028,750	\$1,012,500	99.3%	\$470,000	\$1,900,000	1,607	\$640	21	54
Placentia	35	\$1,160,000	\$1,150,000	99.7%	\$415,000	\$1,950,000	1,859	\$624	26	22
Portola Hills	3	\$1,330,000	\$1,330,000	98.2%	\$1,120,000	\$1,680,000	2,402	\$554	19	0
Rancho Mission Viejo	26	\$1,224,500	\$1,249,000	99.1%	\$615,000	\$1,880,000	2,078	\$589	59	26
Rancho Santa Margarita	26	\$1,162,500	\$1,162,000	99.4%	\$473,500	\$2,200,000	1,683	\$691	42	24
Rossmoor	4	\$2,442,000	\$2,324,000	100.3%	\$1,790,000	\$4,300,000	2,944	\$829	73	2
San Clemente	50	\$1,717,450	\$1,737,450	97.2%	\$420,000	\$4,200,000	2,025	\$848	28	53
San Juan Capistrano	30	\$1,387,500	\$1,393,950	95.6%	\$400,000	\$3,900,000	1,817	\$764	52	20
Santa Ana	78	\$822,500	\$846,945	99.3%	\$260,000	\$2,200,000	1,319	\$624	25	72
Seal Beach	39	\$405,000	\$424,900	99.1%	\$230,000	\$3,400,000	1,000	\$405	22	18
Stanton	11	\$765,000	\$735,000	99.7%	\$530,000	\$1,400,000	1,355	\$565	20	10
Talega	10	\$1,900,000	\$1,900,000	97.7%	\$775,000	\$3,670,000	2,905	\$654	113	16
Tustin	35	\$1,200,000	\$1,199,000	100.1%	\$389,000	\$2,600,000	1,542	\$778	17	31
Villa Park	6	\$2,332,500	\$2,399,944	97.0%	\$1,650,000	\$3,700,000	4,098	\$569	14	5
Westminster	25	\$1,065,000	\$1,050,000	101.6%	\$699,000	\$1,800,000	1,698	\$627	12	27
Yorba Linda	37	\$1,325,000	\$1,275,000	99.6%	\$545,000	\$7,450,000	2,061	\$643	24	16
All of O.C.	1,641	\$1,155,000	\$1,175,000	98.0%	\$13,500	\$18,405,000	1,665	\$694	31	1,634
\$0-\$500k	111	\$399,900	\$399,000	99.1%	\$13,500	\$500,000	868	\$461	45	123
\$500k-\$750k	207	\$635,000	\$638,000	99.3%	\$501,500	\$750,000	1,054	\$602	35	221
\$750k-\$1m	336	\$887,500	\$894,500	99.7%	\$753,800	\$1,000,000	1,373	\$647	24	338
\$1m-\$1.25m	277	\$1,144,000	\$1,149,900	99.3%	\$1,005,000	\$1,250,000	1,660	\$689	28	268
\$1.25m-\$1.5m	223	\$1,355,000	\$1,375,000	99.5%	\$1,251,000	\$1,500,000	2,016	\$672	26	216
\$1.5m-\$2m	234	\$1,725,000	\$1,750,000	98.7%	\$1,510,000	\$2,000,000	2,438	\$708	29	223
\$2m-\$2.5m	89	\$2,250,000	\$2,300,000	97.5%	\$2,015,000	\$2,500,000	2,569	\$876	43	84
\$2.5m-\$4m	92	\$3,017,000	\$3,197,500	96.6%	\$2,525,000	\$3,995,000	3,005	\$1,004	66	104
\$4m-\$6m	50	\$4,660,600	\$4,875,000	95.8%	\$4,016,000	\$5,950,000	3,287	\$1,418	53	35
\$6m+	22	\$7,862,500	\$7,995,000	94.0%	\$6,407,500	\$18,405,000	4,042	\$1,945	57	22