

JANUARY 19, 2026 - WRITTEN BY STEVEN THOMAS

# PREPARE FOR LAUNCH

IT IS OFFICIALLY THE START OF THE WINTER MARKET WHEN BUYER DEMAND SURGES HIGHER, INVENTORY RISES AT A SLOWER PACE, AND THE MARKET SPEEDS UP NOTICEABLY.



So many are anticipating the return of the summer Olympics to Los Angeles in 2028. The opening ceremonies, track and field, swimming, basketball, soccer, gymnastics, cycling, volleyball, and a variety of other sports are all converging on Southern California in 2½ years. Just about everyone has their favorite. For those who want to attend one of the events in person, the presale registration opened up on January 14<sup>th</sup> at 7 a.m. There were over 1.5 million ticket registrations in the first 24 hours, the most in Olympic history. There was so much interest that wait times exceeded an hour. Demand for tickets surged, and the LA28 Olympic Committee expects to sell 14 million tickets, breaking the record set at the Paris 2024 Games.

Now that housing has reached mid-January, it feels like tickets just went on sale for buyers to tour houses, write offers, and secure their next home. While the Orange County housing market is not going to set any sales records, housing demand will surge higher over the next several weeks. Housing is transitioning from the Holiday Market, which runs from mid-November through the first couple of weeks of the New Year, the slowest time of the year with very little buyer activity, to the Winter Market, running from mid-January through mid-March, when buyer demand explodes higher. The supply of available homes increases, but at a slower pace than demand, leading the market to accelerate noticeably.

Regardless of the year or economic conditions, the housing market always improves dramatically starting in mid-January. Buyer demand (a snapshot of the number of new pending sales over the prior month) rockets higher. It started the Winter Market last year with 988 pending sales, and by mid-March, demand had grown to 1,665, an increase of 677, or 69%. In 2023, it jumped by 67%, and in 2024, it grew by 52%. The 3-year average before COVID (2017-2019) was a 47% rise.

### Orange County Winter Market

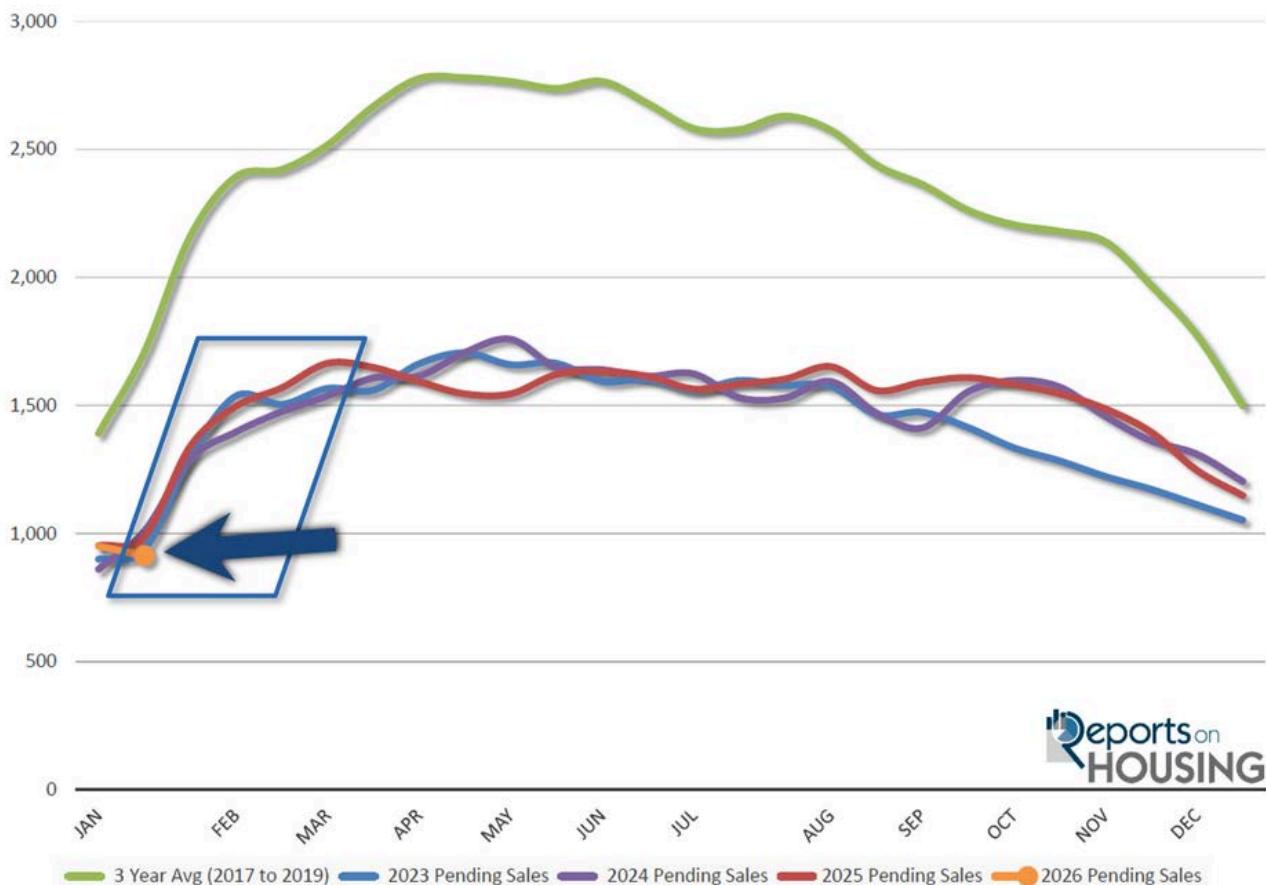
	Inventory Rise from mid-January to mid-March	Demand Rise from mid-January to mid-March	Expected Market Time Drop from mid-January to mid-March
2025	+24%	+69%	-22 Days
2024	+10%	+52%	-15 Days
2023	-15%	+67%	-40 Days
3-Year Average (2017 to 2019)	+12%	+47%	-23 Days

The supply of available homes, on the other hand, rises much more slowly than demand. The inventory to start the Winter Market last year was 2,759, and by mid-March, it had grown to 3,419, an increase of 660 homes, up 24%. In 2023, it dropped by 15%; in 2024, it rose by 10%. The 3-year average before COVID was a 12% increase.

With demand soaring while inventory climbs more slowly, the market accelerates rapidly from week to week. Last year, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) was 84 days in mid-January and decreased to 62 days in mid-March, a noticeable 22-day drop. In 2023, it plunged by 40 days, and in 2024, it dropped by 15 days. The 3-year average decline before COVID was 23 days.

Demand will increase substantially from now through mid-March. Today's 914 demand reading is the lowest since tracking began in 2004. It is very close to the 2023 level of 939 pending sales. The pre-pandemic average was 1,710, a sizable 87% more than today. Nonetheless, there will be a lot more activity. An increasing number of buyers will begin searching for a home. The number of new prospective buyers will outpace the number of homes coming on the market, even at these muted levels.

### ORANGE COUNTY DEMAND YEAR-OVER-YEAR



Many wonder why the market improves so rapidly in January and February. It all boils down to supply and demand. The hordes of buyers who placed their home searching efforts on hold to enjoy the holidays reemerge and jump right back into the housing market in mid-January. With today's lower mortgage rate environment, between 6% and 6.5% since September 3<sup>rd</sup> of last year, affordability has dramatically improved compared to 2025, when it was stuck above 7% to start the year. Today's 6.07% rate is a whole percentage point better than last year's 7.07%. In fact, rates have not been at these levels for a duration since the Federal Reserve began increasing the Federal Funds rate in 2022.

Yet, the inventory does not increase as rapidly as demand. Many sellers wait until the Spring Market, when demand hits its annual peak, the busiest time of the year. It is also when more homes are listed for sale. January and February are slower months for new sellers. January is the third-lowest month of the year for new FOR SALE signs, only behind

November and December. February is not much different. The pace of homes coming on the market does not really accelerate until March, the start of spring.

### Orange County Homes Coming on the Market

3-Year Average (2023 to 2025)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Homes Placed on Market	2,103	2,108	2,481	2,575	2,625	2,558	2,610	2,333	2,164	2,104	1,510	1,147
% of Annual Homes Placed on Market	8.0%	8.0%	9.4%	9.8%	10.0%	9.7%	9.9%	8.9%	8.2%	8.0%	5.7%	4.4%
Month Rank	#10	#8	#5	#3	#1	#4	#2	#6	#7	#9	#11	#12

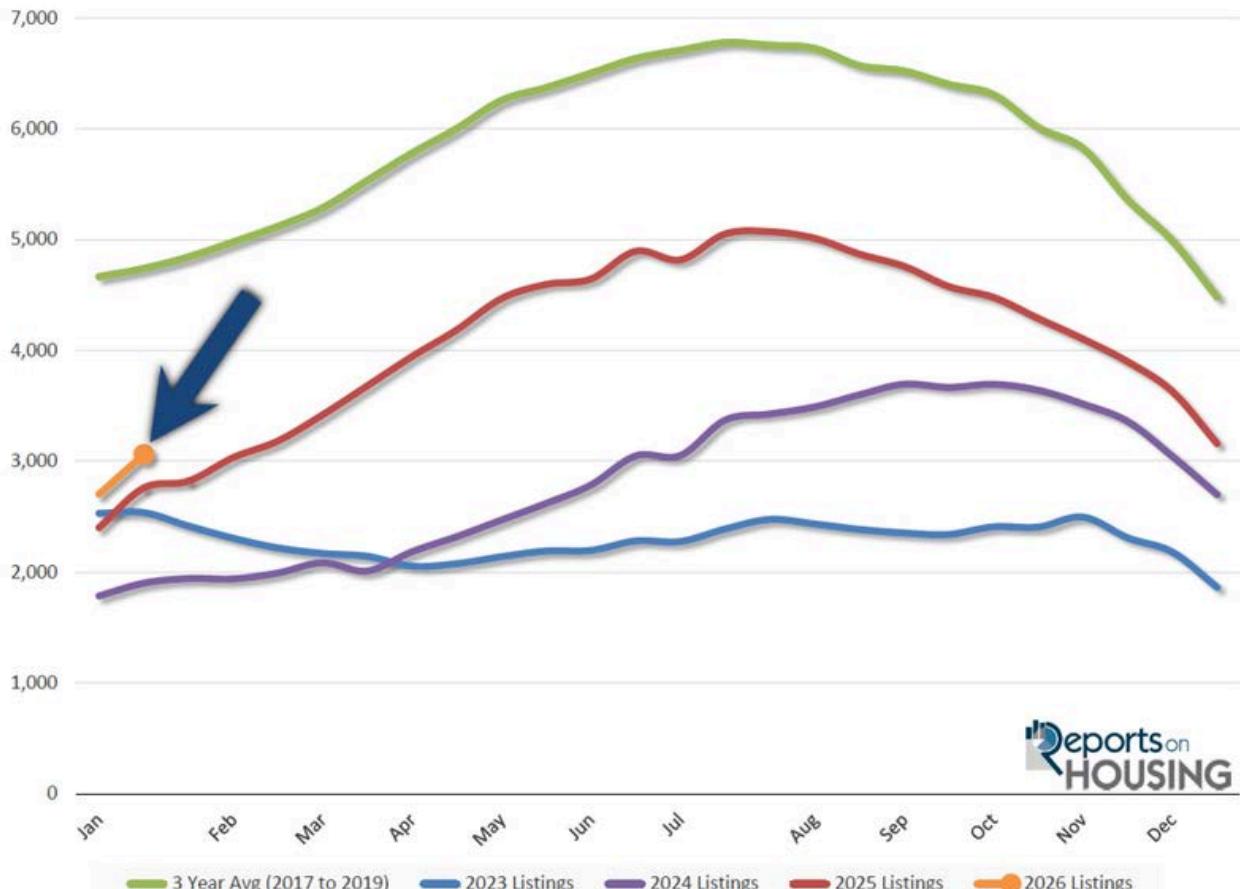
Reports on  
**HOUSING**  
Your Local Real Estate Snapshot

The Winter Market has officially arrived. Buyers are finally back, and they are matched up with a limited number of available homes to start the year. Prepare for launch!



The active listing inventory increased by 359 homes in the past two weeks, up 13%, and now sits at 3,062, its highest mid-January level since 2020 when it reached 4,023.

### ORANGE COUNTY ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



The two-week rise was higher than usual. The 3-year average rise before COVID (2017-2019) was 3% or 133 homes. The sharper increase also occurred last year and is most

likely due to the large number of homes that delisted during the holiday, only to come back on over the past couple of weeks. Similar to last year, expect the rise over the next two weeks to be only slight as demand surges, making it much harder to build inventory for the remainder of January. The inventory should rise faster in February and continue growing until peaking sometime during the summer.

Last year, the inventory was at 2,759 homes, **10% lower, or 303 fewer**. The 3-year average before COVID (2017 through 2019) was 4,665, an additional 1,962 homes, or 73% 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 December, 28,949 homes were placed on the market in Orange County, 10,215 fewer than the 3-year average before COVID (2017-2019), 26% less. In 2024, 26,860 homes entered the market, compared to 23,141 in 2023. More sellers opted to sell in 2025. Yet, fewer homes were placed on the market year over year from August through December. In December, 1,187 homes came on the market, 3.5% less than last year’s 1,230.



## DEMAND

DEMAND DECREASED BY 4% IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, decreased from 951 to 914 in the past couple of weeks, down 37 pending sales, or 4%. The two-week drop was highly unusual. Last year it rose by 4%, and in 2024 it jumped by 17%. That is all about to change as buyers finally reemerge from their holiday slumber. Expect demand to surge over the next several weeks, far outpacing the rise in inventory. It will continuously rise until peaking between April and May. It will be interesting to see the year-over-year demand difference as momentum builds and mortgage rates remain substantially lower than they were at this time last year.

Last year, demand was 988, with **74 additional pending sales, or 8% more**. The 3-year average before COVID (2017 to 2019) was 1,634 pending sales, **79% more than today, or an additional 720**.

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 marks the release of the S&P Global Manufacturing and Services Purchasing Managers Index (PMI), which tracks the strength of the U.S. manufacturing and services sectors. Next week, the Federal Reserve meets and will conduct a press conference to announce its decision on the Federal Funds rate. Finally, the Personal Consumption Expenditures – Price Index (PCE), the Fed’s preferred inflation gauge, will be released on Friday, January 30<sup>th</sup>.



## EXPECTED MARKET TIME

THE MARKET HAS COOLED SUBSTANTIALLY OVER THE PAST COUPLE OF WEEKS.

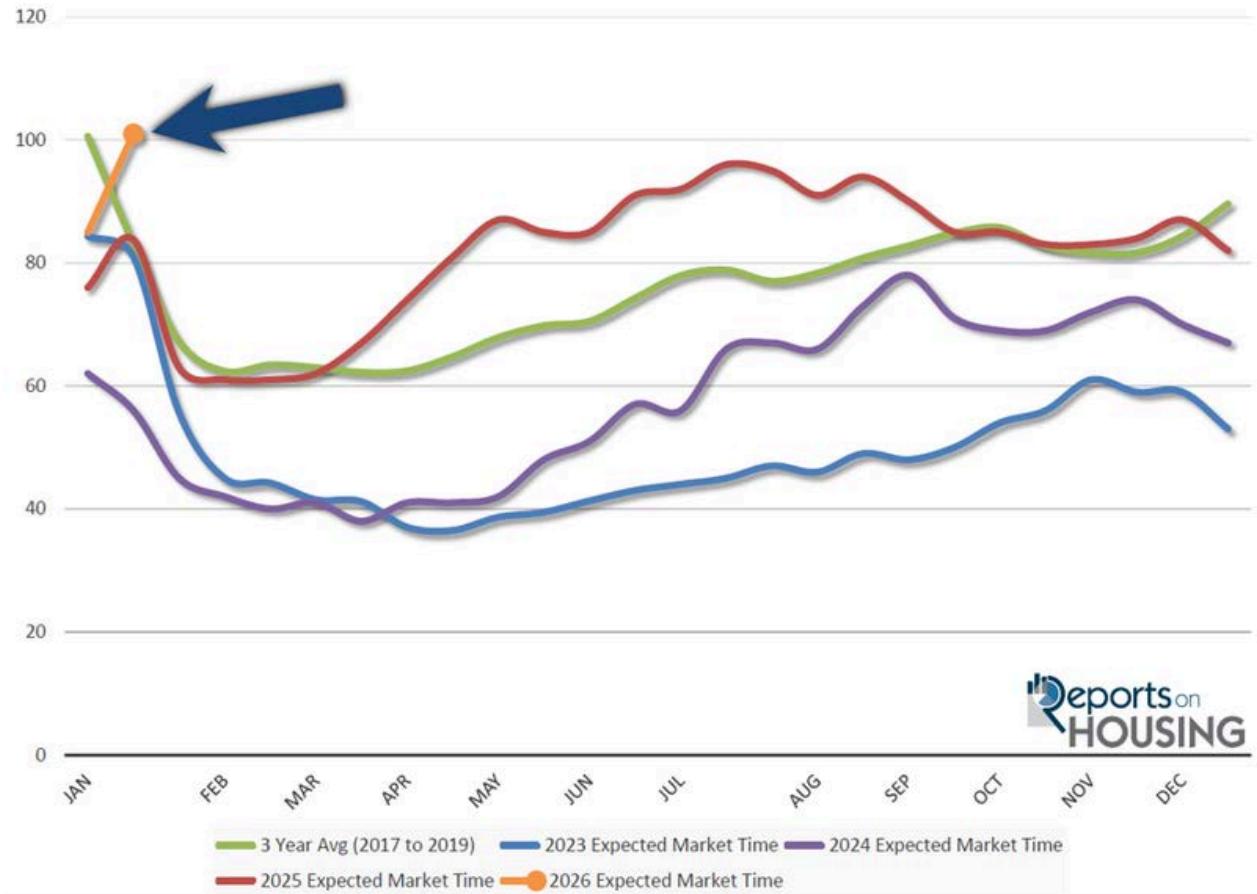
With the supply of available homes rising by 359 homes, **up 13%**, and demand dropping by 37 pending sales, **down 4%**, the Expected Market Time (the number of days it takes to sell

all Orange County listings at the current buying pace) jumped from 85 to 101 days in the past couple of weeks. It is the highest mid-January level since 2019.

Last year, it was 84 days, faster than today. The 3-year average before COVID (2017 to 2019) was 88 days, much quicker than today.

The Expected Market Time for condominiums and townhomes increased from 89 to 90 days in the past two weeks. It was at 77 days last year. For detached homes, the Expected Market Time increased from 83 to 105 days. It was 89 days a year ago, faster than today. In a reversal, the detached-home market is slower than the attached-home market.

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



## 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 632 to 699 homes, up 67 or 151. Luxury demand decreased by eight pending sales, down 7%, and now sits at 105, its lowest level since the start of January 2025. With inventory rising and demand falling, the Expected Market Time for luxury homes priced above \$2 million increased from 168 to 200 days, the highest since September. Expect substantial improvement each week for the next six weeks.

Year over year, the active luxury inventory is down by 38 homes or 5%, and luxury demand is up by eight pending sales or 8%. Last year's Expected Market Time was 228 days, slower than today.

In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million increased from 132 to 145 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 170 to 249 days. For homes priced above \$6 million, the Expected Market Time increased from 283 to 365 days. Luxury is at 200 days overall. At this pace, a seller would be looking at becoming a pending sale around **August 2026**.

## ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0 - \$750K 	100 Days	22%	22%	68 Days
\$750k - \$1M 	76 Days	15%	20%	58 Days
\$1M - \$1.25M 	66 Days	10%	16%	69 Days
\$1.25M - \$1.5M 	88 Days	10%	12%	63 Days
\$1.5M - \$2M 	96 Days	13%	13%	80 Days
\$2M - \$2.5M 	121 Days	7%	5%	89 Days
\$2.5M - \$4M 	145 Days	11%	8%	149 Days
\$4M - \$6M 	249 Days	5%	2%	272 Days
\$6M+ 	365 Days	7%	2%	595 Days

- **INVENTORY:** The active listing inventory in the past couple of weeks increased by 359 homes, up 13%, and now stands at 3,062. Last year, there were 2,759 homes on the market, 303 fewer homes, or 10% less. The 3-year average before COVID (2017 to 2019) was 4,640, which is 52% higher. From January through December, 26% fewer homes came on the market compared to the 3-year average before COVID, 10,215 less. Yet 2,089 more sellers came on the market this year than last year, and 5,808 more than in 2023.
- **DEMAND:** Buyer demand, the number of pending sales over the prior month, decreased by 37 in the past two weeks, down 4%, and now stands at 914. Last year, there were 988 pending sales, **8% more than today**. The 3-year average before COVID (2017 to 2019) was 1,634, which is 79% higher.
- **MARKET TIME:** With the supply rising and demand falling, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased from 85 to 101 days in the past couple of weeks. It is the highest mid-January level since 2019. Last year, it was 84 days, faster than today. The 3-year average before COVID (2017-2019) was 88 days, quicker than today.
- **LUXURY:** In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million increased from 132 to 145 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 170 to 249 days. For homes priced above \$6 million, the Expected Market Time increased from 283 to 365 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 0.2% of all listings and 0.7% of demand. Three foreclosures and three short sales are available today in Orange County, bringing the total of distressed homes on the active market to six, up one from two weeks ago. Last year, six distressed homes were on the market, similar to today.
- **CLOSED SALES:** There were 1,641 closed residential resales in November, 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

JANUARY 19, 2026 - PREPARE FOR LAUNCH

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
1/15/2026								
Aliso Viejo	33	17	58	58	39	65	36	\$849k
Anaheim	165	49	101	64	83	77	46	\$880k
Anaheim Hills	25	11	68	39	49	50	28	\$975k
Brea	28	10	84	34	47	43	94	\$980k
Buena Park	29	22	40	45	48	29	47	\$925k
Corona Del Mar	57	12	143	114	114	108	86	\$5.3m
Costa Mesa	61	18	102	66	66	53	46	\$1.6m
Coto De Caza	31	4	233	83	102	116	38	\$2.3m
Cypress	27	14	58	39	70	56	83	\$985k
Dana Point	83	22	113	136	127	125	121	\$2.9m
Dove Canyon	5	5	30	18	53	45	15	\$2.0m
Foothill Ranch	7	4	53	135	270	54	36	\$1.4m
Fountain Valley	24	8	90	40	45	87	49	\$1.5m
Fullerton	81	31	78	63	53	46	35	\$975k
Garden Grove	62	25	74	61	47	93	44	\$1.0m
Huntington Beach	198	51	116	69	68	119	78	\$1.4m
Irvine	453	95	143	120	129	122	40	\$1.7m
La Habra	52	12	130	197	96	41	41	\$821k
La Palma	4	5	24	50	120	30	25	\$1.2m
Ladera Ranch	24	18	40	113	123	81	33	\$1.3m
Laguna Beach	127	14	272	234	235	328	214	\$5.0m
Laguna Hills	29	9	97	66	53	68	28	\$1.3m
Laguna Niguel	75	42	54	59	64	115	70	\$1.6m
Laguna Woods	131	32	123	89	76	55	48	\$475k
Lake Forest	97	36	81	89	80	63	65	\$1.5m
Los Alamitos	8	2	120	50	70	130	24	\$1.4m
Mission Viejo	103	43	72	68	57	57	46	\$1.1m
Newport Beach	164	24	205	180	195	189	128	\$4.7m
Newport Coast	41	8	154	990	370	380	310	\$12.5m
North Tustin	15	8	56	150	132	73	160	\$2.2m
Orange	94	36	78	63	45	111	36	\$1.2m
Placentia	42	5	252	101	54	64	33	\$1.1m
Portola Hills	19	7	81	300	330	53	60	\$2.4m
Rancho Mission Viejo	63	22	86	124	76	123	26	\$1.2m
Rancho Santa Marg.	49	24	61	55	75	125	14	\$910k
Rossmoor	6	2	90	150	Infinite	90	50	\$1.6m
San Clemente	82	25	98	89	69	78	104	\$2.0m
San Juan	32	16	60	53	58	88	55	\$1.8m
Santa Ana	167	39	128	95	103	78	71	\$805k
Seal Beach	69	19	109	71	68	64	52	\$399k
Stanton	22	5	132	108	79	25	45	\$644k
Talega	20	4	150	195	84	95	55	\$2.0m
Tustin	66	23	86	114	108	30	35	\$1.2m
Villa Park	7	4	53	75	83	43	72	\$2.8m
Westminster	24	12	60	72	53	50	28	\$959k
Yorba Linda	86	30	86	74	103	70	43	\$1.7m
All of O.C.	3,062	914	101	85	82	84	56	\$1.3m

# ORANGE COUNTY PRICE RANGE REPORT

JANUARY 19, 2026 - PREPARE FOR LAUNCH

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
<b>1/15/2026</b>								
All of O.C.	864	288	90	89	90	77	52	\$790k
O.C. \$0-\$500k	182	66	83	110	100	63	45	\$399k
O.C. \$500k-\$750k	220	79	84	71	68	68	41	\$639k
O.C. \$750k-\$1m	184	73	76	75	94	68	38	\$857k
O.C. \$1m-\$2m	198	56	106	93	99	100	86	\$1.3m
O.C. \$2m+	80	14	171	253	157	138	145	\$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
<b>1/15/2026</b>								
All of O.C.	2,198	626	105	83	77	89	60	\$1.6m
O.C. \$0-\$750k	79	12	198	200	60	85	39	\$424k
O.C. \$750k-\$1m	182	42	130	75	34	47	28	\$650k
O.C. \$1m-\$1.25m	271	107	76	45	43	61	35	\$910k
O.C. \$1.25m-\$1.5m	225	115	59	52	50	55	47	\$1.2m
O.C. \$1.5m-\$2m	263	97	81	58	74	72	56	\$1.4m
O.C. \$2m-\$2.5m	350	110	95	76	125	85	-	\$1.8m
O.C. \$2.5m-\$4m	182	48	114	119	147	163	-	\$2.3m
O.C. \$4m-6m	304	63	145	124	176	268	168	\$3.1m
O.C. \$6m+	132	15	264	178	291	565	403	\$4.7m

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
<b>1/15/2026</b>								
All of O.C.	3,062	914	101	85	82	84	56	\$1.3m
O.C. \$0-\$500k	261	78	100	114	103	67	46	\$400k
O.C. \$500k-\$750k	402	121	100	71	65	68	40	\$645k
O.C. \$750k-\$1m	455	180	76	60	61	58	32	\$899k
O.C. \$1m-\$1.25m	314	143	66	59	55	69	41	\$1.2m
O.C. \$1.25m-\$1.5m	324	111	88	68	62	63	53	\$1.4m
O.C. \$1.5m-\$2m	398	124	96	81	82	80	66	\$1.8m
O.C. \$2m-\$2.5m	209	52	121	136	128	89	-	\$2.3m
O.C. \$2.5m-\$4m	339	70	145	132	150	149	-	\$3.1m
O.C. \$4m-6m	141	17	249	170	159	272	-	\$4.7m
O.C. \$6m+	219	18	365	283	298	595	165	\$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

JANUARY 19, 2026 - PREPARE FOR LAUNCH

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
Alico 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