

JANUARY 5, 2026 - WRITTEN BY STEVEN THOMAS

# SLOW OUT OF THE GATE

THIS YEAR'S START IS THE SLOWEST START TO A YEAR SINCE 2019, YET  
THE LOWER MORTGAGE RATE ENVIRONMENT AND IMPROVED  
AFFORDABILITY HAS THE ABILITY TO JUMPSTART DEMAND.



Trader Joe's Chocolate Croissants have become a popular breakfast choice for shoppers. Their description showcases how they sell so many: "Made with creamy butter and filled with rich, semisweet Belgian chocolate, Trader Joe's Chocolate Croissants bring high-end bakery quality to your home kitchen with minimal effort." They are initially frozen solid. After placing them on a cookie sheet and allowing them to proof overnight, many wonder how in the world the small, hard squares will turn into something edible. After an hour, they do not change at all and remain frozen. Something magical happens by morning. They triple in size! After popping them into the oven for 20 minutes and letting them cool for 10, the flaky croissant filled with chocolate goo is ready to eat. They are perfect!

Similarly, the Orange County housing market starts frozen at the beginning of every year. For those buyers and sellers stepping into today's housing market, many will wonder how in the world anything will sell. There is a holiday hangover, and most everyone is still distracted with New Year's resolutions. Yet, over the next several weeks, after shaking off the holiday fog and leaving most resolutions behind, the housing market will magically heat up, seemingly overnight. The Holiday Market continues to run through mid-January. Housing will thaw and rapidly heat up by the end of January, as demand accelerates much faster than the supply of available homes.

This year is exceptionally chilly with the coldest start since 2019, when the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) reached 152 days. Today's 85-day Expected Market Time reading is similar to 2017 (84 days), 2020 (82 days), and 2023 (84 days). The speed of the market is determined by supply and demand. Demand has not changed much over the past several years, ever since the Federal Reserve rapidly increased the Federal Funds Rate for 11 consecutive meetings between 2022 and 2023. Demand has been muted due to affordability constraints. The big annual difference in speed has come on the supply side.

### Orange County Annual Housing Start

	2026	2025	2024	2023	2022	2021	2020	2019	2018	2017
Active Listing Inventory	2,703	2,401	1,785	2,530	1,100	2,633	3,901	5,911	3,707	4,376
Demand	951	953	861	900	1,295	1,895	1,434	1,165	1,447	1,562
Expected Market Time	85 Days	76 Days	62 Days	84 Days	25 Days	42 Days	82 Days	152 Days	77 Days	84 Days
Mortgage Rates	6.19%	7.10%	6.74%	6.14%	3.22%	2.65%	3.72%	4.51%	3.95%	4.20%

When mortgage rates climbed from 3.25% in January 2022 to 7.37% by October of the same year, not only did demand plunge, but the number of homeowners willing to sell their homes plunged as well. Homeowners "hunkered down" in their homes, unwilling to move due to their current, underlying, locked-in, low fixed-rate mortgage. In 2023, there were 41% fewer FOR SALE signs than the 3-year average before the pandemic (2017 to 2019). As a result, the inventory bucked tradition and did not start to grow until late April. That year, the

inventory did not grow much, with far fewer sellers. That resulted in a very low inventory to start 2024, only 1,785 homes. In 2024, there were 31% fewer FOR SALE signs than the 3-year average. That meant that there were 3,719 additional sellers in 2024 compared to 2023. The inventory grew at a faster pace in 2024, as the extra homeowners were matched up against similar year-over-year demand. Consequently, in 2025, the inventory started at 2,401 homes, up 35% over 2024. In 2025, there were 26% fewer FOR SALE signs than the 3-year average. That meant that there were 2,089 additional sellers in 2025 compared to 2024, and 5,808 more than in 2023. The inventory in 2025 grew at an even faster rate as the additional signs were matched up against unyielding, low demand.

Many expect 2026 to be a similar story, with even more FOR SALE signs than last year, pitted against unchanging demand. They are partly correct; there will be more homeowners selling this year. But buyer demand will begin to thaw if mortgage rates remain between 6% and 6.5% over the Winter and Spring Markets, from mid-January through the start of June. The lower the rate, the larger the increase in year-over-year demand. From 2023 to 2025, mortgage rates have not fallen between 6% and 6.5% for a substantial period during the winter and spring. In 2023, from January 5<sup>th</sup> to February 9<sup>th</sup>, 36 days, rates were cooperating, but they quickly reversed course and breached 7% by March 2<sup>nd</sup>. And, the Federal Reserve was cranking up the Federal Funds rate in the background with four quarter-point increases in February, March, May, and July. In 2024 and 2025, mortgage rates remained above 6.5% throughout the Winter and Spring Markets.

Today, mortgage rates are at 6.19% according to Mortgage News Daily. They have remained below 6.5% for 124 days since September 3rd, the longest period since the Federal Reserve finished raising the Federal Funds Rate in July 2023. Most housing economists project that rates will remain between 6% and 6.5% for the year, meaning that the lower mortgage rate environment will match up with the Winter and Spring Markets, allowing demand to improve due to increased affordability. That is assuming that the job market will remain weak and inflation does not suddenly spike higher. In fact, there is a case to be made that the job market may break in the coming months. If that occurs, the Federal Reserve will change its tune and indicate more rate cuts to come. Subsequently, mortgage rates would fall between 5.75% and 6%, and demand will rise even higher year-over-year.

The Orange County housing market remains rate-sensitive. As mortgage rates migrate higher, demand slows, and the market speed slows. When rates fall, affordability improves, demand rises, and the housing market speeds up. A buyer looking at a \$5,000 per month payment (principal and interest only with 20% down) can afford a \$940,000 home at 7%. At 6.25%, it increases to \$1,015,000. At 5.5%, it increases to \$1,101,250. Lower rates are the key to unlocking an increase in demand.

**ATTENTION BUYERS: Do NOT be fooled by the sluggish housing market at the start of the year.** In January, the inventory will grow week over week, but buyer demand will grow at a faster pace. There will be increased competition among buyers, especially in the entry-level price range. The market will continue to pick up steam from now through mid-March. There are very few sellers who are desperate to sell, especially with the dawn of a new year and the anticipation of the Spring Market, the best time of the year to sell. Unlike post-holiday retail shopping, this is not the time of year to search for a “deal.”

**ATTENTION SELLERS: Even if demand increases, it still boils down to proper pricing.** Today's buyers are savvy and understand value. They scrutinize every photo and soak in all the details: bedrooms, bathrooms, square footage, condition, upgrades, location, lot size, amenities, year built, garages, storage, view, etc. **Yet, price is the most critical factor.** It is

the differentiator between a buyer choosing to see the home in person or waiting for the next home to hit the market. A realistic price will allow a seller to attract immediate interest. Overprice and waste valuable market time with far less activity before ultimately reducing. Sellers only get one shot at a first impression, so analyze every recent comparable pending and closed sale to properly arrive at an accurate price.

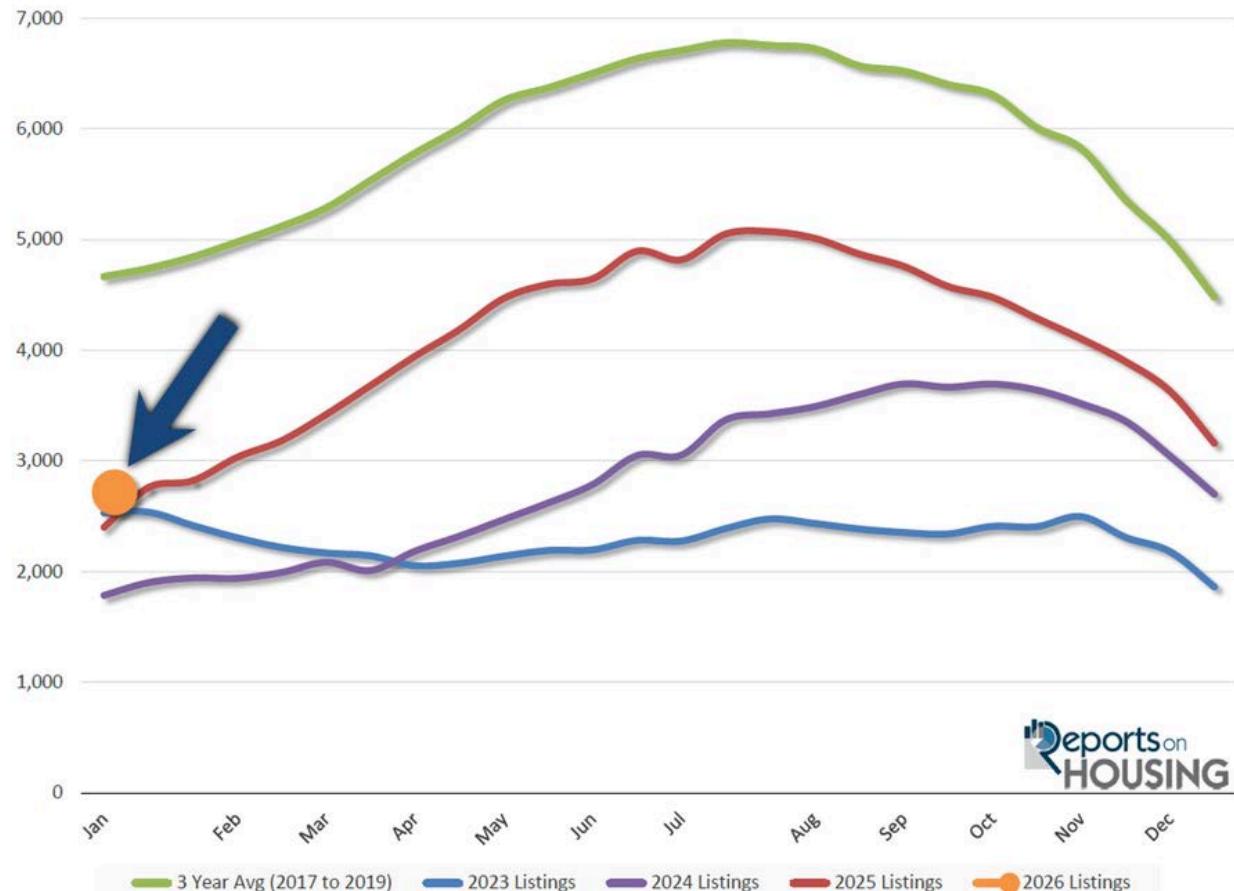
# ACTIVE LISTINGS

THE INVENTORY PLUNGED BY 14% TO RING IN A NEW YEAR.

The active listing inventory decreased by 456 homes in the past two weeks, down 14%, and now sits at 2,703, its lowest level since the beginning of January 2025. Within the last month, the inventory has shed 926 homes, down 26%, a cyclical phenomenon as the year closes out. The inventory plunges during the Holiday Market through the end of December due to the fewest homes coming on the market in December and plenty of unsuccessful sellers who throw in the towel to enjoy the holidays. Nonetheless, it was 13% higher than last year's 2,401 home start, and the highest beginning to a year since 2020 (3,901). Expect the inventory to grow methodically from week to week throughout the Winter and Spring Markets, and then eventually peak during the Summer Market between July and August.

Last year, the inventory was at 2,703 homes, **11% lower, or 302 fewer**. The 3-year average before COVID (2017 through 2019) was 4,665, an additional 1,962 homes, or 73% more.

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

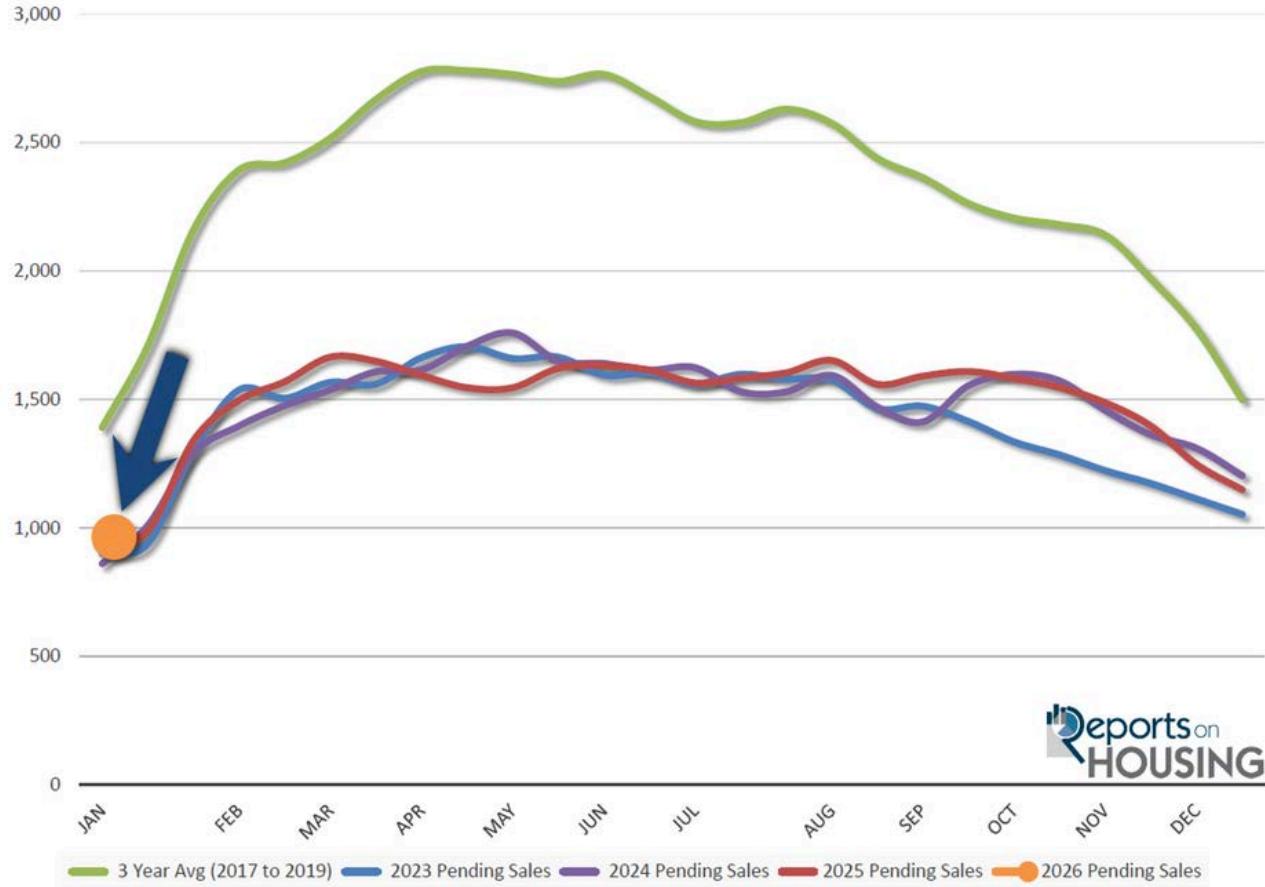


Homeowners continue to "hunker down" in their homes, unwilling to move because of their current, underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through December, 28,949 homes were placed on the market in

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, a snapshot of the number of new pending sales over the prior month, plunged from 1,149 to 951 in the past couple of weeks, down 198 pending sales, or 17%. Since tracking began in 2004, only 2023 and 2024 were slightly lower. During the Holiday Market, from the week before Thanksgiving through the first couple of weeks of January, demand falls. Demand typically plunges at the end of December, and the last two weeks were the largest two-week drop. Today's reading will be the lowest of the year. Since the market is very interest rate-sensitive, it will be interesting to watch how buyers respond to today's more favorable mortgage rate environment. It has been below 6.5% since September 3<sup>rd</sup>, 124 consecutive days, the longest period since August 2022, when the Federal Reserve was in the process of increasing the Federal Funds Rate. There is strong potential for demand to rise substantially higher than last year, but rates need to remain between 6% and 6.5% or drop further during the Spring and Summer Markets. Expect demand to rise substantially through mid-February, then increase slowly until peaking in April or May.

## 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 is jobs week, which includes the number of job openings, wages, and the number of jobs created or lost, one of the month's most important economic data points. Next week, the Consumer Price Index (CPI) and the Producer Price Index (PPI) will be released, two key indicators of inflation. It will be a pivotal two weeks for mortgage rates.

Last year, demand was 953, with **two additional pending sales, nearly identical to today**. The 3-year average before COVID (2017 to 2019) was 1,349 pending sales, **42% more than today, or an additional 398**.

## EXPECTED MARKET TIME

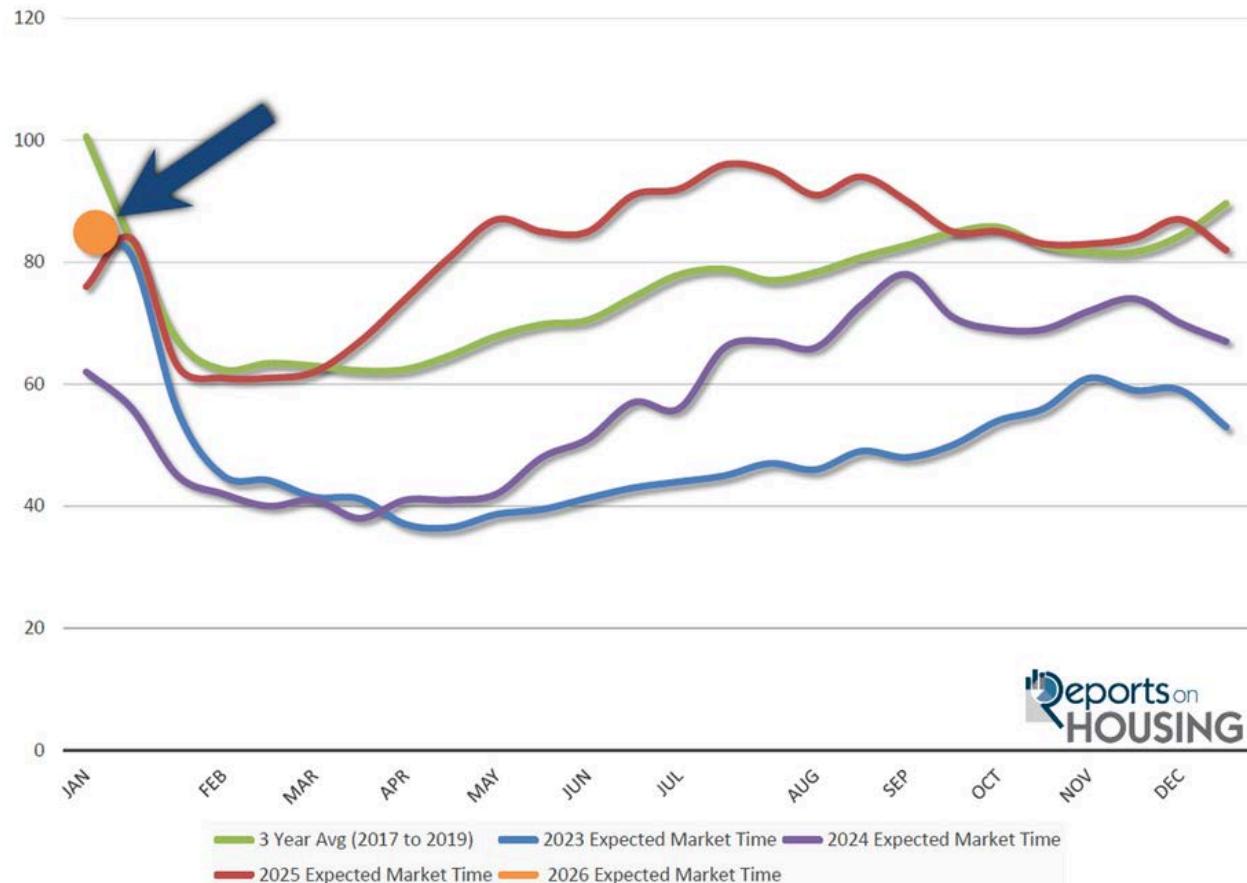
THE MARKET CONTINUED TO COOL OVER THE PAST  
COUPLE OF WEEKS.

With the supply of available homes falling by 456 homes, **down 14%**, and demand dropping by 198 pending sales, **down 17%**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) increased from 82 to 85 days in the past couple of weeks. It is the highest start to January since 2020.

Last year, it was 76 days, faster than today. The 3-year average before COVID (2017 to 2019) was 104 days, slower than today.

The Expected Market Time for condominiums and townhomes decreased from 90 to 89 days in the past two weeks. It was at 70 days last year. For detached homes, the Expected Market Time increased from 77 to 83 days. It was 80 days a year ago, similar to today. The detached-home market remains stronger than the attached-home market.

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



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) decreased from 741 to 632 homes, down 109 or 15%. Luxury demand plunged by 10 pending sales, down 8%, and now sits at 113, its lowest level since the start of January 2025. With the inventory falling much faster than demand, the Expected Market Time for luxury homes priced above \$2 million decreased from 181 to 168 days. The luxury market will improve extensively over the next couple of months.

In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million decreased from 150 to 132 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 159 to 170 days. For homes priced above \$6 million, the Expected Market Time decreased from 298 to 283 days. Luxury is at 168 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 	85 Days	22%	22%	55 Days
\$750k - \$1M 	60 Days	14%	21%	56 Days
\$1M - \$1.25M 	59 Days	11%	15%	51 Days
\$1.25M - \$1.5M 	68 Days	10%	13%	54 Days
\$1.5M - \$2M 	81 Days	13%	13%	103 Days
\$2M - \$2.5M 	136 Days	7%	5%	-
\$2.5M - \$4M 	132 Days	11%	7%	-
\$4M - \$6M 	170 Days	5%	2%	214 Days
\$6M+ 	283 Days	7%	2%	294 Days

- **INVENTORY:** The active listing inventory in the past couple of weeks plunged by 456 homes, down 14%, and now stands at 2,703. Last year, there were 2,401 homes on the market, 302 fewer homes, or 11% less. The 3-year average before COVID (2017 to 2019) was 4,665, which is 73% 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, sank by 198 in the past two weeks, down 17%, and now stands at 951. Last year, there were 953 pending sales, **similar to today**. The 3-year average before COVID (2017 to 2019) was 1,349, 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 82 to 85 days in the past couple of weeks. It is the highest start to a year since 2019. Last year, it was 76 days, faster than today. The 3-year average before COVID (2017-2019) was 104 days, more than today.
- **LUXURY:** In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million decreased from 150 to 132 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 159 to 170 days. For homes priced above \$6 million, the Expected Market Time decreased from 298 to 283 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 0.2% of all listings and 0.6% of demand. Three foreclosures and two short sales are available today in Orange County, bringing the total of distressed homes on the active market to five, down two from two weeks ago. Last year, six distressed homes were on the market, similar to today.
- **CLOSED SALES:** There were 1,487 closed residential resales in November, 6% lower than November 2024's 1,583 sales, and down 23% from October 2025. The sales-to-list price ratio in Orange County was 97.8%. 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 5, 2026 - SLOW OUT OF THE GATE

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
		30 DAYS PENDING	MARKET TIME (IN DAYS)						
1/1/2026									
Aliso Viejo	27	14	58	39	63	45	44	\$835k	
Anaheim	135	63	64	83	78	60	46	\$899k	
Anaheim Hills	18	14	39	49	47	55	41	\$1.0m	
Brea	16	14	34	47	49	41	90	\$1.2m	
Buena Park	30	20	45	48	52	28	45	\$889k	
Corona Del Mar	53	14	114	114	120	172	189	\$5.3m	
Costa Mesa	44	20	66	66	49	53	39	\$1.6m	
Coto De Caza	25	9	83	102	115	66	45	\$2.3m	
Cypress	21	16	39	70	56	35	80	\$1.0m	
Dana Point	77	17	136	127	107	135	163	\$3.1m	
Dove Canyon	3	5	18	53	Infinite	75	15	\$2.0m	
Foothill Ranch	9	2	135	270	54	54	20	\$1.4m	
Fountain Valley	16	12	40	45	62	156	51	\$1.5m	
Fullerton	74	35	63	53	63	53	49	\$1.0m	
Garden Grove	53	26	61	47	61	57	52	\$998k	
Huntington Beach	155	67	69	68	81	81	72	\$1.4m	
Irvine	404	101	120	129	136	130	46	\$1.7m	
La Habra	46	7	197	96	51	68	70	\$813k	
La Palma	5	3	50	120	70	10	24	\$1.3m	
Ladera Ranch	30	8	113	123	95	71	27	\$1.3m	
Laguna Beach	117	15	234	235	196	293	270	\$4.8m	
Laguna Hills	22	10	66	53	53	132	70	\$1.3m	
Laguna Niguel	79	40	59	64	92	99	71	\$1.6m	
Laguna Woods	116	39	89	76	77	49	43	\$457k	
Lake Forest	98	33	89	80	76	87	34	\$1.5m	
Los Alamitos	5	3	50	70	35	360	120	\$1.8m	
Mission Viejo	98	43	68	57	68	46	44	\$1.1m	
Newport Beach	150	25	180	195	193	240	193	\$4.4m	
Newport Coast	33	1	990	370	123	216	130	\$14.0m	
North Tustin	20	4	150	132	101	60	120	\$2.1m	
Orange	74	35	63	45	50	94	51	\$1.2m	
Placentia	27	8	101	54	48	41	37	\$1.2m	
Portola Hills	20	2	300	330	Infinite	240	20	\$1.7m	
Rancho Mission Viejo	62	15	124	76	169	117	56	\$1.1m	
Rancho Santa Marg.	46	25	55	75	141	54	24	\$815k	
Rossmoor	5	1	150	Infinite	105	60	20	\$1.7m	
San Clemente	71	24	89	69	111	45	83	\$2.1m	
San Juan	30	17	53	58	55	180	65	\$2.1m	
Santa Ana	143	45	95	103	105	54	59	\$760k	
Seal Beach	59	25	71	68	82	41	41	\$428k	
Stanton	18	5	108	79	103	42	23	\$662k	
Talega	13	2	195	84	78	47	240	\$2.0m	
Tustin	61	16	114	108	91	31	67	\$1.3m	
Villa Park	10	4	75	83	160	72	90	\$3.1m	
Westminster	24	10	72	53	42	46	30	\$1.0m	
Yorba Linda	79	32	74	103	105	64	61	\$1.6m	
All of O.C.	2,703	951	85	82	87	76	62	\$1.3m	

# ORANGE COUNTY PRICE RANGE REPORT

JANUARY 5, 2026 - SLOW OUT OF THE GATE

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>1/1/2026</b>								
All of O.C.	1,107	372	89	90	95	70	53	\$788k
O.C. \$0-\$500k	230	63	110	100	90	52	40	\$400k
O.C. \$500k-\$750k	288	122	71	68	83	56	39	\$640k
O.C. \$750k-\$1m	236	94	75	94	90	71	48	\$867k
O.C. \$1m-\$2m	252	81	93	99	107	93	87	\$1.3m
O.C. \$2m+	101	12	253	157	167	210	224	\$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>1/1/2026</b>								
All of O.C.	1,596	579	83	77	82	80	69	\$1.9m
O.C. \$0-\$750k	20	3	200	60	69	84	105	\$375k
O.C. \$750k-\$1m	45	18	75	34	37	56	30	\$625k
O.C. \$1m-\$1.25m	150	100	45	43	55	44	38	\$917k
O.C. \$1.25m-\$1.5m	176	101	52	50	50	47	40	\$1.2m
O.C. \$1.5m-\$2m	196	102	58	74	78	48	54	\$1.4m
O.C. \$2m-\$2.5m	278	110	76	125	132	90	59	\$1.8m
O.C. \$2.5m-\$4m	166	42	119	147	185	-	-	\$2.3m
O.C. \$4m-6m	264	64	124	176	154	207	363	\$3.1m
O.C. \$6m+	113	19	178	291	277	283	411	\$4.9m

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>1/1/2026</b>								
All of O.C.	2,703	951	85	82	87	76	62	\$1.3m
O.C. \$0-\$500k	250	66	114	103	94	53	41	\$400k
O.C. \$500k-\$750k	333	140	71	65	80	56	37	\$635k
O.C. \$750k-\$1m	386	194	60	61	61	56	43	\$889k
O.C. \$1m-\$1.25m	285	146	59	55	66	51	47	\$1.2m
O.C. \$1.25m-\$1.5m	275	122	68	62	59	54	55	\$1.4m
O.C. \$1.5m-\$2m	342	126	81	82	88	103	72	\$1.8m
O.C. \$2m-\$2.5m	200	44	136	128	141	-	-	\$2.3m
O.C. \$2.5m-\$4m	309	70	132	150	180	-	-	\$3.1m
O.C. \$4m-6m	125	22	170	159	143	214	357	\$4.9m
O.C. \$6m+	198	21	283	298	287	294	374	\$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 5, 2026 - SLOW OUT OF THE GATE

ORANGE COUNTY CITIES	UNITS SOLD NOV 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 NOV 2024
Alico Viejo	26	\$845,000	\$869,940	99.1%	\$625,000	\$1,450,000	1,286	\$657	36	35
Anaheim	74	\$917,500	\$915,823	99.2%	\$556,000	\$1,650,000	1,660	\$553	27	86
Anaheim Hills	33	\$1,180,000	\$1,199,900	99.0%	\$697,000	\$2,199,000	1,945	\$607	34	21
Brea	14	\$1,007,500	\$987,500	103.3%	\$600,000	\$1,550,000	1,691	\$596	11	20
Buena Park	24	\$945,000	\$922,495	99.3%	\$700,000	\$1,695,000	1,518	\$623	20	29
Corona Del Mar	18	\$3,975,000	\$4,225,000	94.5%	\$2,250,000	\$20,000,000	2,353	\$1,689	22	11
Costa Mesa	51	\$1,488,000	\$1,495,000	100.0%	\$700,000	\$3,795,000	1,707	\$872	24	56
Coto De Caza	20	\$2,600,000	\$2,574,500	96.5%	\$899,000	\$6,300,000	4,427	\$587	84	20
Cypress	17	\$1,037,000	\$1,058,000	99.8%	\$750,000	\$1,480,000	1,765	\$588	23	28
Dana Point	26	\$2,075,000	\$2,100,000	96.4%	\$530,000	\$18,000,000	1,860	\$1,116	28	21
Dove Canyon	6	\$1,592,500	\$1,614,000	97.5%	\$1,370,000	\$1,800,000	2,827	\$563	107	3
Foothill Ranch	5	\$1,250,000	\$1,330,000	99.3%	\$780,000	\$1,625,000	2,148	\$582	23	4
Fountain Valley	10	\$1,519,500	\$1,512,450	100.7%	\$450,000	\$2,300,000	1,790	\$849	28	23
Fullerton	60	\$1,023,500	\$999,950	100.4%	\$455,000	\$2,125,000	1,586	\$645	16	66
Garden Grove	41	\$953,900	\$935,000	99.8%	\$431,000	\$1,249,000	1,430	\$667	31	49
Huntington Beach	104	\$1,357,500	\$1,395,000	98.1%	\$470,000	\$6,295,000	1,704	\$797	23	105
Irvine	148	\$1,530,000	\$1,569,995	97.4%	\$494,000	\$4,725,000	2,005	\$763	47	168
La Habra	26	\$905,000	\$862,500	101.4%	\$400,000	\$1,952,000	1,380	\$656	9	6
La Palma	4	\$1,218,450	\$1,249,900	98.6%	\$749,888	\$1,400,000	2,071	\$588	20	2
Ladera Ranch	20	\$1,195,000	\$1,202,500	97.6%	\$685,000	\$5,100,000	1,880	\$636	42	15
Laguna Beach	22	\$2,935,000	\$2,997,500	94.7%	\$920,000	\$12,500,000	2,079	\$1,412	100	18
Laguna Hills	13	\$1,110,000	\$1,050,000	98.9%	\$540,000	\$3,750,000	1,325	\$838	18	29
Laguna Niguel	56	\$1,255,000	\$1,262,500	98.8%	\$475,000	\$2,615,000	1,642	\$764	27	43
Laguna Woods	51	\$420,000	\$419,900	98.7%	\$68,000	\$1,200,000	1,040	\$404	19	49
Lake Forest	54	\$1,203,500	\$1,224,450	97.6%	\$389,000	\$3,450,000	1,735	\$694	37	37
Los Alamitos	6	\$1,320,000	\$1,350,000	98.3%	\$945,000	\$1,753,000	1,963	\$672	21	5
Mission Viejo	73	\$1,150,000	\$1,175,000	99.8%	\$430,000	\$2,450,000	1,570	\$732	24	70
Newport Beach	59	\$3,350,000	\$3,450,000	95.2%	\$675,000	\$8,500,000	2,300	\$1,457	59	56
Newport Coast	8	\$6,392,500	\$6,547,500	95.8%	\$3,900,000	\$18,308,000	3,680	\$1,737	53	7
North Tustin	6	\$1,725,000	\$1,762,500	97.6%	\$1,325,000	\$2,660,000	2,675	\$645	21	11
Orange	58	\$1,050,000	\$1,095,000	99.1%	\$409,000	\$4,653,000	1,580	\$665	21	56
Placentia	16	\$1,027,500	\$1,052,450	99.0%	\$465,000	\$1,500,000	1,643	\$625	23	30
Portola Hills	3	\$1,425,000	\$1,449,000	92.5%	\$1,390,000	\$2,820,000	2,165	\$658	69	2
Rancho Mission Viejo	21	\$1,180,000	\$1,199,000	99.2%	\$705,000	\$2,749,000	1,812	\$651	53	16
Rancho Santa Margarita	36	\$999,500	\$995,500	98.6%	\$405,000	\$1,800,000	1,500	\$666	63	18
Rossmoor	3	\$2,000,000	\$1,879,000	108.2%	\$1,900,000	\$2,350,000	2,151	\$930	6	4
San Clemente	38	\$1,860,000	\$1,899,500	97.7%	\$740,000	\$6,250,000	2,237	\$831	22	47
San Juan Capistrano	32	\$1,337,500	\$1,399,450	97.5%	\$492,250	\$4,300,000	1,711	\$782	27	32
Santa Ana	61	\$799,990	\$810,000	98.3%	\$237,000	\$2,080,000	1,353	\$591	29	75
Seal Beach	35	\$399,000	\$399,000	97.5%	\$210,000	\$1,800,000	1,000	\$399	18	38
Stanton	9	\$770,000	\$775,000	99.7%	\$587,000	\$1,117,500	1,460	\$527	9	14
Talega	7	\$1,649,999	\$1,649,999	98.6%	\$1,050,000	\$2,250,000	2,615	\$631	52	7
Tustin	28	\$1,047,813	\$1,097,500	98.2%	\$452,500	\$3,435,000	1,499	\$699	17	26
Villa Park	3	\$2,600,000	\$2,599,888	96.9%	\$1,728,000	\$3,122,000	3,343	\$778	24	2
Westminster	26	\$1,046,000	\$1,045,000	100.7%	\$743,000	\$1,600,000	1,698	\$616	13	21
Yorba Linda	38	\$1,380,000	\$1,494,500	97.9%	\$510,000	\$3,890,000	2,201	\$627	21	25
All of O.C.	1,487	\$1,168,000	\$1,179,900	97.8%	\$68,000	\$20,000,000	1,689	\$692	28	1,583
\$0-\$500k	81	\$385,000	\$389,000	99.4%	\$68,000	\$499,000	850	\$453	25	112
\$500k-\$750k	189	\$650,000	\$655,000	98.9%	\$504,900	\$750,000	1,062	\$612	25	224
\$750k-\$1m	301	\$899,900	\$895,000	99.3%	\$755,000	\$1,000,000	1,443	\$624	24	322
\$1m-\$1.25m	266	\$1,129,995	\$1,140,000	99.4%	\$1,000,625	\$1,250,000	1,650	\$685	21	246
\$1.25m-\$1.5m	203	\$1,380,000	\$1,399,000	98.6%	\$1,251,000	\$1,500,000	2,062	\$669	29	221
\$1.5m-\$2m	178	\$1,696,500	\$1,696,500	99.5%	\$1,501,500	\$2,000,000	2,218	\$765	25	236
\$2m-\$2.5m	90	\$2,200,000	\$2,250,000	97.5%	\$2,021,170	\$2,500,000	2,601	\$846	30	112
\$2.5m-\$4m	117	\$3,095,000	\$3,199,999	96.5%	\$2,510,000	\$4,000,000	3,084	\$1,004	62	49
\$4m-\$6m	33	\$4,725,000	\$4,998,888	94.6%	\$4,200,000	\$6,000,000	3,602	\$1,312	97	38
\$6m+	29	\$7,737,500	\$7,995,000	94.9%	\$6,250,000	\$20,000,000	3,922	\$1,973	70	23