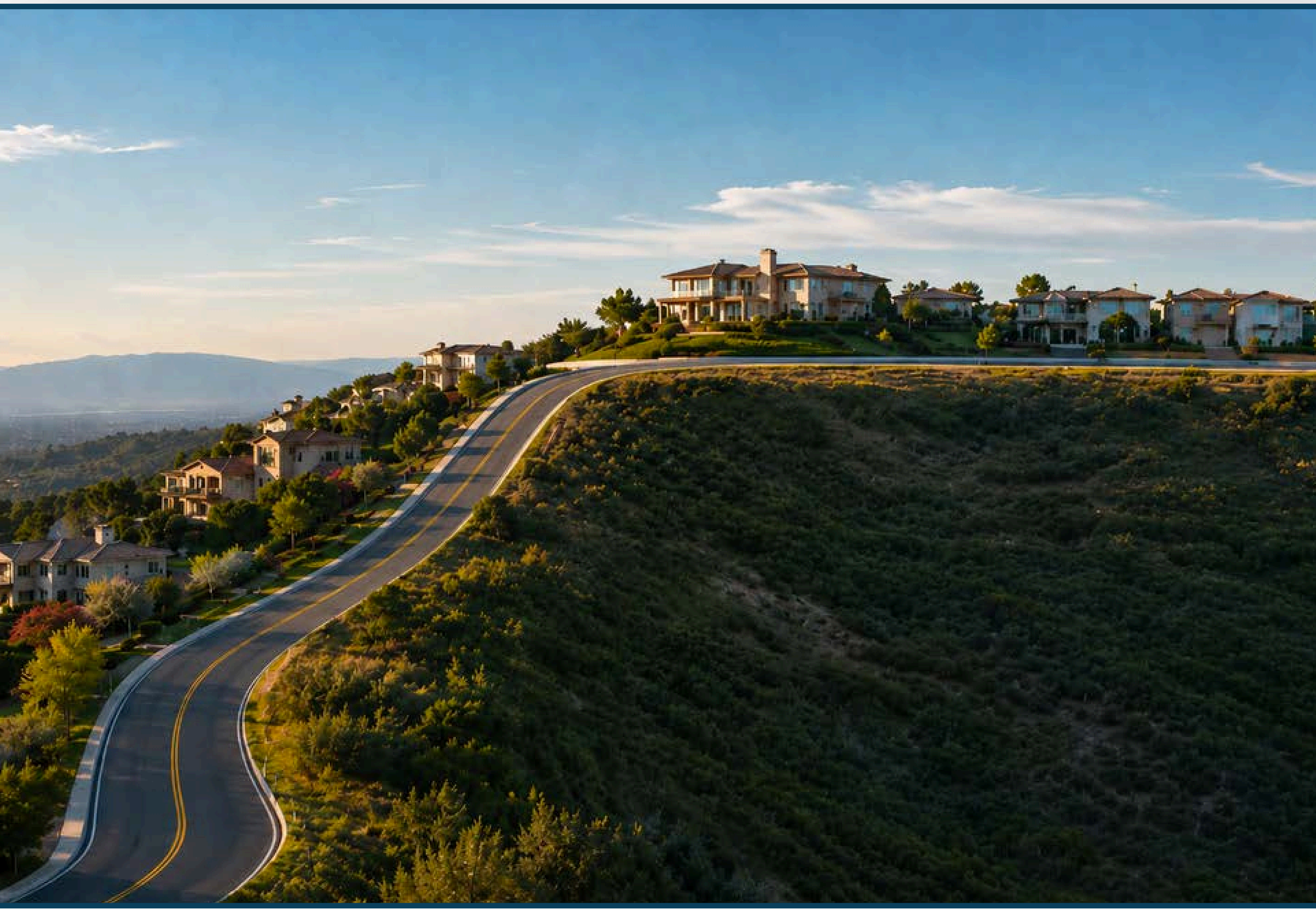
Reports on HOUSING
Your Local Real Estate Snapshot

THE ORANGE COUNTY HOUSING REPORT

JULY 6, 2026 - WRITTEN BY STEVEN THOMAS

HOUSING VALUES PLATEAU

AFTER NEARLY 4 YEARS OF RATES ABOVE 6%, ORANGE COUNTY HOME VALUES HAVE STALLED AMID LOW DEMAND AND RISING INVENTORY.

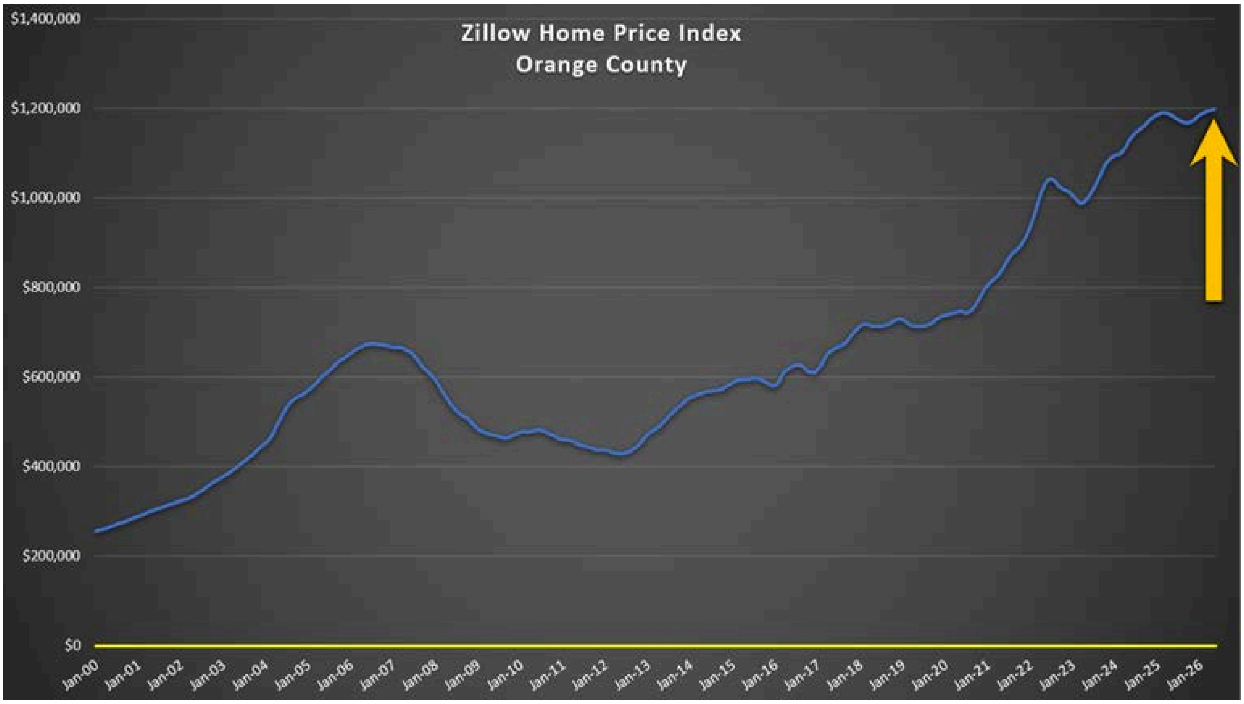


A BALANCED MARKET

HOME VALUES IN ORANGE COUNTY ARE UP ONLY 1.2% OVER THE PAST YEAR.

Despite a once-in-a-century pandemic, buyers lined up in long lines that wrapped around the block, respectfully maintaining the recommended 5-foot distance behind the buyer in front of them, donning masks, and waiting their turn to tour a home that had just hit the market hours earlier. The catalyst was record-low mortgage rates and a historically low supply of available homes. Many homes permitted buyers to view a home for a couple of hours on Saturday and agreed to respond to all offers on the following Tuesday. It was common for sellers to receive 20, 30, or sometimes more offers to purchase. A bidding war ensued. To become the winning bidder, buyers often stretch above the asking price. It seemed that the sky was the limit on prices. As a result, home values skyrocketed higher, up 8.2% in 2020, 15.2% in 2021, and 10.5% in 2022.

The Federal Reserve stepped in and started raising rates in March 2022. In response to higher rates, the Zillow Home Price Index shows values initially dropped by 5.4% from June 2022 through March 2023. In July 2023, buyer demand (a snapshot of the number of new pending sales over the prior month) was down 42% compared to the 3-year average before the pandemic (2017-2019), but the inventory was down 66%. Home values rose 7.6% in 2023, even though January through March were negative months. In July 2024, demand was down 39% from the 3-year average, and inventory was down 54%. Home values increased by 8.3%. In July 2025, demand was 42% lower than the 3-year average, and the inventory was 27% lower. With additional supply and very similar year-over-year demand, home prices were flat, down 0.2% year over year.



Home values rose in 2023 despite much higher mortgage rates. The very low demand (1,560 pending sales in July) was matched by a chronically low supply of available homes (2,276 in July). In 2024, demand remained at 2023's very low levels (1,624 pending sales in July), yet the increase in the inventory (3,052 in July) was not enough to stop the rise in values. In 2025, low demand persisted (1,565 pending sales), and the inventory finally rose enough (4,817 in July) to stall home price appreciation. The additional supply tilted the scale away from a seller's market. The scale is now fairly balanced, not really favoring sellers or buyers. It has reached a plateau. Demand is currently at 1,558, nearly identical to last year. The supply of available homes is 4,697 today, down 120, or 3%, from a year ago. That's not much of a difference.

Looking at home values in Orange County monthly shows a bit more volatility. In 2025, they were up from January through March, turned negative from April through September, and then were positive to close out the year. Overall, they were flat, changing only slightly from month to month. This year, home values have been positive for the first five months, up 0.5% in January and February, 0.4% in March, 0.1% in April, and only 0.06% in May. From here, it looks as if values will remain flat overall in 2026.

At this point, mortgage rates have proven to be the gas pedal for the housing market. With supply elevated relative to 2023 and 2024, demand increases when rates drop below 6.5% and move towards 6%, as home affordability improves. That is the equivalent of stepping on the gas pedal, and the housing market speeds up. Demand rises, pushing the market further in the seller's favor. Rates dropped below 6.5% in September of last year, and they remained there through April, with very few exceptions. That explains home values turning positive from October 2025 to May of this year. With rising inflation due to the conflict in Iran, mortgage rates have popped above 6.5% and have remained there since mid-May. That is like letting off the gas. Values start to decline, and the housing market slows.

Any changes in supply will also alter market speed and whether the market favors buyers or sellers. There have been fewer homes available this year compared to last year since May (currently 2% lower than July 2025). If the inventory levels fall considerably below last year's, the pressure on prices to rise increases. If it climbs considerably higher, as it did in 2025, the pressure for prices to fall increases.

For now, the housing market is balanced. Orange County housing values have plateaued.

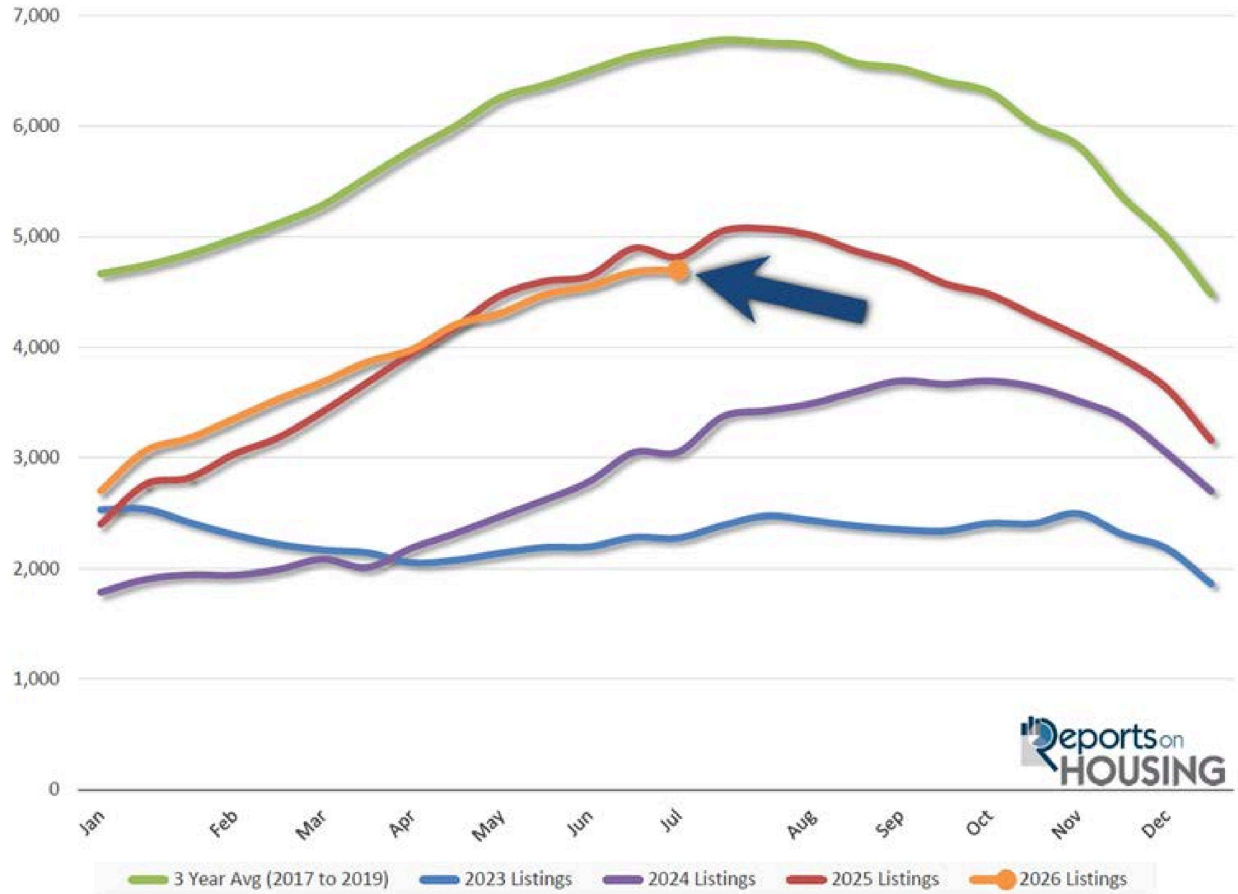
ACTIVE LISTINGS

IN ANTICIPATION OF THE 4TH OF JULY HOLIDAY WEEKEND, THE INVENTORY WAS NEARLY UNCHANGED.

The active listing inventory increased by 16 homes over the past two weeks, nearly unchanged, to 4,697, its highest level since last September. The inventory stalls at the start of July due to the holiday, with fewer sellers coming to market, knowing that housing is going to temporarily pause. In addition, many sellers place their homes on "HOLD" for a week to partake and enjoy all the festivities. The inventory will resume its climb and reach its peak in either late July or August.

Last year, the inventory was at 4,817 homes, **3% more than today, with 120 additional homes**. The 3-year average before COVID (2017 through 2019) was 6,708, an additional 2,011 homes, or 43% 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 June, 15,943 homes were placed on the market in Orange County, 6,197 fewer than the 3-year average before COVID (2017-2019), 28% less. In 2025, 16,622 homes entered the market (4% more), compared with 14,386 in 2024 (10% fewer) and 12,346 in 2023 (23% fewer). Slightly fewer homes have been coming to market this year than last.

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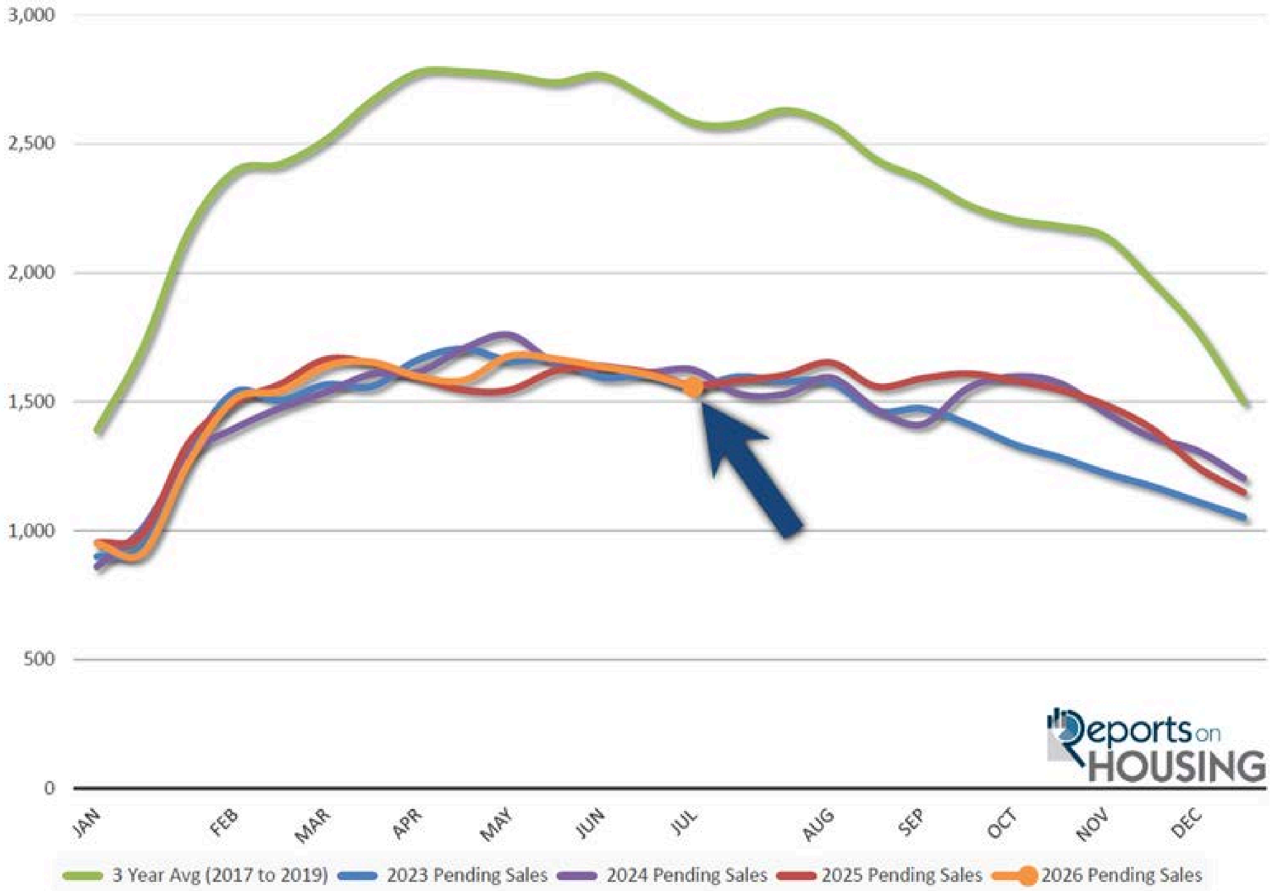
DEMAND

DEMAND DECREASED BY 3% IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, decreased from 1,606 to 1,558 in the past couple of weeks, down 48 pending sales, or 3%. Like supply, demand stalls for the 4^{th} of July holiday. Nearly everyone looks forward to the summer pause, including buyers. They will resume their efforts and, demand will stabilize over the next couple of weeks.

Last year, demand was 1,565, with **7 additional pending sales (nearly unchanged)**. The 3-year average before COVID (2017 to 2019) was 2,582 pending sales, **66% more than today, or an additional 1,024**.

ORANGE COUNTY
DEMAND YEAR-OVER-YEAR



As the Federal Reserve has indicated, it is essential to monitor all economic releases for signs of a slowdown. These releases can cause mortgage rates to rise or fall, depending on how they compare with market expectations. It is also important to monitor any developments in the Iran conflict and its impact on the oil market, and ultimately inflation, which can also cause mortgage rates to rise or fall. Next week, the Consumer Price Index (CPI) and Producer Price Index (PPI) will be released, two crucial inflation indicators. In addition, retail sales will be released.

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Your Local Real Estate Snapshot

EXPECTED MARKET TIME

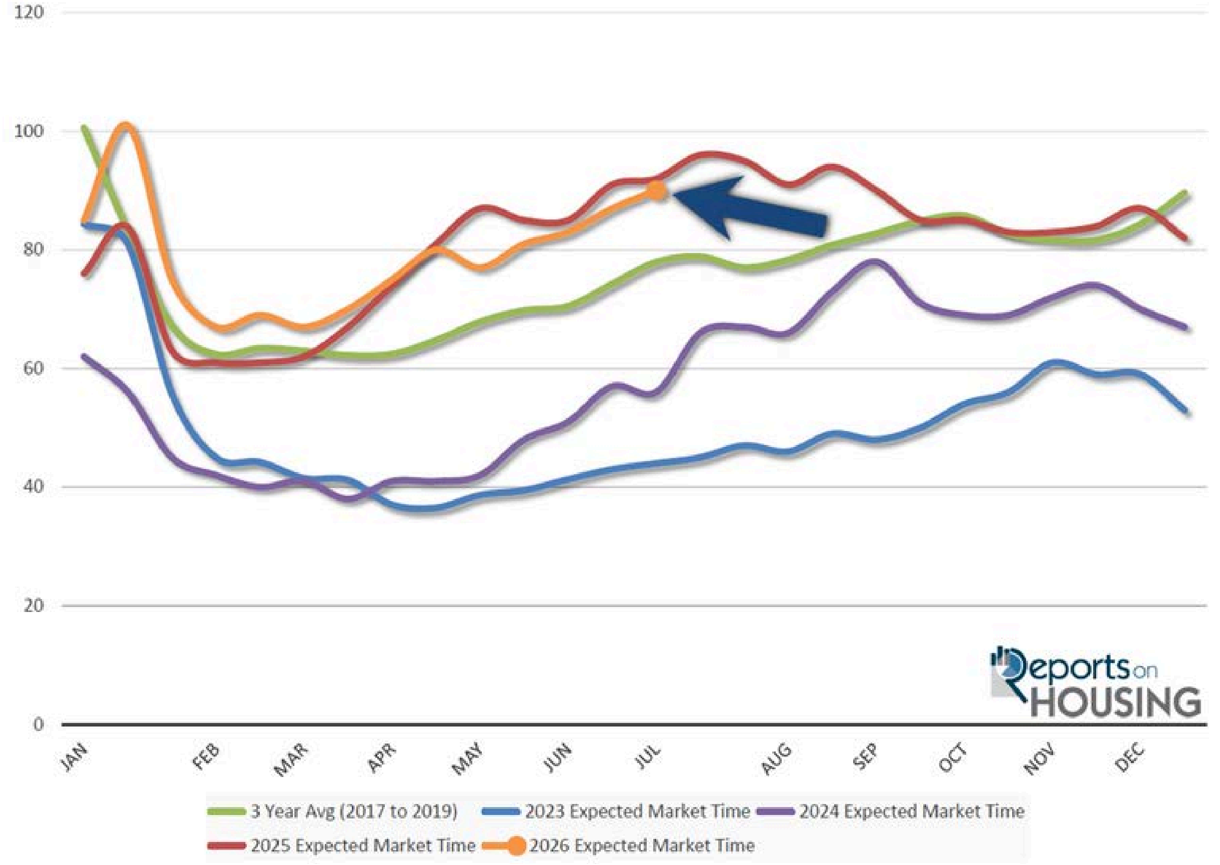
IN THE PAST TWO WEEKS, THE MARKET SLOWED BY THREE DAYS.

With the supply of available homes rising by 16 homes, **nearly unchanged**, and demand falling by 48 pending sales, **down 3%**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) increased from 87 to 90 days in the past couple of weeks, its highest level since the mid-January 101-day reading.

Last year, it was 92 days, similar to today. The 3-year average before COVID (2017 to 2019) was 78 days, faster than today.

The Expected Market Time for condominiums and townhomes increased from 100 to 103 days in the past two weeks. It was 85 days last year. For detached homes, the Expected Market Time increased from 80 to 82 days. It was 97 days a year ago. The detached-home market remains significantly faster than the attached-home market.

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



ORANGE COUNTY LUXURY END BREAKDOWN

LUXURY END

THE LUXURY MARKET IMPROVED SLIGHTLY IN 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) decreased from 1,040 to 1,029, a decline of 11, or 1%. Luxury demand increased from 177 to 181, up 4, or 2%. With supply falling slightly and demand rising, the Expected Market Time for luxury homes priced above $2.5 million decreased from 176 to 171 days. The luxury market typically slows from here.

Year over year, the active luxury inventory is down by 206 homes (-17%), and luxury demand is up by 21 pending sales (+13%). Last year's Expected Market Time was 232 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 125 to 124 days. For homes priced between $4 million and $6 million, the Expected Market Time decreased from 267 to 209 days. For homes priced above $6 million, the Expected Market Time increased from 284 to 295 days. Luxury is at 171 days overall. At this pace, a seller would be looking at becoming a pending sale around **December 2026**.

ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
$0 - $750K	88 Days	20%	21%	74 Days
$750k - $1M	72 Days	15%	19%	65 Days
$1M - $1.25M	65 Days	11%	16%	59 Days
$1.25M - $1.5M	75 Days	11%	13%	72 Days
$1.5M - $2M	92 Days	14%	14%	105 Days
$2M - $2.5M	103 Days	7%	6%	121 Days
$2.5M - $4M	124 Days	10%	7%	167 Days
$4M - $6M	209 Days	5%	2%	318 Days
$6M+	295 Days	7%	2%	410 Days

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ORANGE COUNTY HOUSING SUMMARY

JULY 6, 2026 - HOUSING VALUES PLATEAU

- **INVENTORY**: The active listing inventory in the past couple of weeks increased by 16 homes, nearly unchanged, and now stands at 4,697. Last year, there were 4,817 homes on the market, 120 additional homes, or 3% more. The 3-year average before COVID (2017 to 2019) was 6,708, which is 43% higher. From January through June, 28% fewer homes came on the market than the 3-year average before COVID (2017 to 2019), 6,197 fewer. There were 679 fewer than last year, 1,557 more than in 2024, and 3,597 more than in 2023.

- **DEMAND**: Buyer demand, the number of pending sales over the prior month, decreased by 48 in the past two weeks, down 3%, and now stands at 1,558. Last year, there were 1,565 pending sales, **nearly unchanged**. The 3-year average before COVID (2017 to 2019) was 2,582, which is 66% higher than today.

- **MARKET TIME**: With the inventory unchanged and demand falling, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased from 87 to 90 days in the past couple of weeks. Last year, it was 92 days, similar to today. The 3-year average before COVID (2017-2019) was 78 days, faster than today.

- **LUXURY**: In the past two weeks, the Expected Market Time for homes priced between $2.5 million and $4 million decreased from 125 to 124 days. For homes priced between $4 million and $6 million, the Expected Market Time decreased from 267 to 209 days. For homes priced above $6 million, the Expected Market Time increased from 284 to 295 days.

- **DISTRESSED HOMES**: Short sales and foreclosures combined, comprised only 0.2% of all listings and 0.4% of demand. Four foreclosures and six short sales are available today in Orange County, bringing the total of distressed homes on the active market to ten, up three from two weeks ago. Last year, 14 distressed homes were on the market, similar to today.

- **CLOSED SALES**: There were 1,809 closed residential resales in May, down 1% compared to May 2025's 1,819 sales, and down 4% from April 2026. The sales-to-list price ratio in Orange County was 100.0%. Foreclosures accounted for 0.1% of all closed sales, and short sales accounted for 0.1% as well. That means that 99.8% of all sales were sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

JULY 6, 2026 - HOUSING VALUES PLATEAU

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ORANGE COUNTY CITIES 7/2/2026	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	70	26	81	73	74	61	38	$812k
Anaheim	217	71	92	74	72	90	34	$945k
Anaheim Hills	36	21	51	53	33	102	41	$1.3m
Brea	41	28	44	60	44	44	39	$1.2m
Buena Park	74	23	97	91	47	63	34	$949k
Corona Del Mar	70	17	124	148	133	210	159	$5.7m
Costa Mesa	103	43	72	75	74	67	50	$1.6m
Coto De Caza	55	12	138	249	168	118	99	$2.3m
Cypress	49	34	43	41	60	60	21	$999k
Dana Point	89	28	95	81	67	131	123	$2.4m
Dove Canyon	6	5	36	30	80	150	Infinite	$1.8m
Foothill Ranch	17	7	73	80	42	57	30	$1.2m
Fountain Valley	39	26	45	65	51	65	36	$1.3m
Fullerton	125	62	60	56	62	64	42	$979k
Garden Grove	80	47	51	49	48	65	41	$899k
Huntington Beach	287	107	80	72	74	70	48	$1.5m
Irvine	743	144	155	177	152	191	69	$1.6m
La Habra	62	37	50	61	73	67	70	$825k
La Palma	12	4	90	75	36	38	17	$1.4m
Ladera Ranch	41	18	68	64	55	71	41	$1.4m
Laguna Beach	165	28	177	176	164	344	253	$5.3m
Laguna Hills	59	25	71	76	87	68	44	$965k
Laguna Niguel	148	52	85	84	66	91	59	$1.7m
Laguna Woods	180	55	98	96	101	68	26	$419k
Lake Forest	195	52	113	119	84	107	42	$1.3m
Los Alamitos	13	6	65	140	98	51	26	$1.6m
Mission Viejo	159	65	73	59	52	55	27	$1.2m
Newport Beach	277	45	185	177	177	182	128	$4.8m
Newport Coast	48	5	288	173	123	236	173	$8.4m
North Tustin	24	17	42	81	72	60	55	$2.6m
Orange	135	55	74	59	54	70	59	$1.2m
Placentia	49	21	70	47	53	65	57	$984k
Portola Hills	27	2	405	690	158	90	135	$1.6m
Rancho Mission Viejo	89	29	92	75	92	137	42	$1.2m
Rancho Santa Marg.	73	36	61	91	125	52	50	$759k
Rossmoor	6	4	45	135	180	26	30	$1.9m
San Clemente	122	52	70	68	89	98	70	$2.0m
San Juan	79	23	103	74	89	98	103	$2.0m
Santa Ana	212	57	112	94	75	69	63	$827k
Seal Beach	99	41	72	61	87	43	73	$475k
Stanton	24	10	72	77	107	67	23	$784k
Talega	26	8	98	66	111	150	68	$1.9m
Tustin	94	34	83	71	66	77	43	$1.1m
Villa Park	8	5	48	35	83	102	480	$3.8m
Westminster	44	13	102	90	78	50	30	$1.2m
Yorba Linda	141	52	81	79	78	113	45	$1.7m
All of O.C.	4,697	1,558	90	87	83	92	56	$1.3m

ORANGE COUNTY PRICE RANGE REPORT

JULY 6, 2026 - HOUSING VALUES PLATEAU

ORANGE COUNTY ATTACHED HOMES 7/2/2026	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.	2,073	601	103	100	94	85	52	$800k
O.C. $0-$500k	357	113	95	98	103	63	48	$398k
O.C. $500k-$750k	559	195	86	85	84	82	42	$630k
O.C. $750k-$1m	487	152	96	103	80	75	40	$869k
O.C. $1m-$2m	521	121	129	100	106	106	65	$1.3m
O.C. $2m+	149	20	224	222	148	187	180	$3.2m

ORANGE COUNTY DETACHED HOMES 7/2/2026	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.	2,624	957	82	80	76	97	59	$1.9m
O.C. $0-$750k	35	18	58	66	49	97	38	$610k
O.C. $750k-$1m	207	138	45	44	46	52	31	$919k
O.C. $1m-$1.25m	297	186	48	50	50	45	35	$1.2m
O.C. $1.25m-$1.5m	347	179	58	57	49	65	33	$1.4m
O.C. $1.5m-$2m	538	182	89	70	61	102	46	$1.8m
O.C. $2m-$2.5m	276	84	99	107	100	116	-	$2.3m
O.C. $2.5m-$4m	420	106	119	118	136	171	-	$3.0m
O.C. $4m-6m	206	33	187	242	261	299	138	$4.9m
O.C. $6m+	298	31	288	275	231	412	540	$10.5m

ORANGE COUNTY ALL HOMES 7/2/2026	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.	4,697	1,558	90	87	83	92	56	$1.3m
O.C. $0-$500k	366	117	94	97	105	64	50	$399k
O.C. $500k-$750k	585	209	84	84	80	80	40	$630k
O.C. $750k-$1m	694	290	72	74	65	65	35	$893k
O.C. $1m-$1.25m	543	251	65	62	64	59	42	$1.1m
O.C. $1.25m-$1.5m	505	203	75	65	57	72	39	$1.4m
O.C. $1.5m-$2m	655	214	92	77	72	105	49	$1.7m
O.C. $2m-$2.5m	320	93	103	109	101	123	-	$2.3m
O.C. $2.5m-$4m	477	115	124	125	140	146	-	$3.0m
O.C. $4m-6m	237	34	209	267	229	167	318	$4.8m
O.C. $6m+	315	32	295	284	239	318	148	$10.3m

*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

JULY 6, 2026 - HOUSING VALUES PLATEAU

ORANGE COUNTY CITIES	UNITS SOLD MAY 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 MAY 2025
Aliso Viejo	30	$885,000	$869,000	100.0%	$490,000	$2,200,000	1,341	$660	15	25
Anaheim	88	$957,500	$934,000	100.0%	$190,000	$2,475,000	1,493	$642	12	82
Anaheim Hills	19	$1,190,000	$1,148,000	100.0%	$678,000	$3,288,000	1,698	$701	10	31
Brea	25	$1,165,000	$1,125,000	102.2%	$690,000	$1,793,800	2,019	$577	11	31
Buena Park	32	$930,000	$913,000	100.6%	$550,000	$1,500,000	1,387	$671	9	23
Corona Del Mar	24	$4,150,000	$4,280,000	96.0%	$2,250,000	$17,750,000	1,968	$2,109	47	27
Costa Mesa	48	$1,450,000	$1,480,000	98.9%	$700,000	$3,525,000	1,600	$906	14	53
Coto De Caza	18	$2,596,500	$2,724,000	98.1%	$1,065,000	$10,100,000	4,055	$640	26	17
Cypress	27	$1,127,000	$1,110,000	100.9%	$600,000	$2,000,000	1,657	$680	11	26
Dana Point	37	$2,000,000	$1,995,000	99.4%	$495,000	$15,500,000	1,625	$1,231	14	36
Dove Canyon	8	$1,649,500	$1,649,500	99.0%	$1,450,000	$2,710,000	3,039	$543	5	3
Foothill Ranch	13	$1,418,000	$1,378,500	101.5%	$650,000	$2,050,000	2,103	$674	10	9
Fountain Valley	38	$1,540,000	$1,537,500	100.3%	$562,400	$3,300,000	1,825	$844	10	33
Fullerton	74	$993,000	$984,940	100.0%	$375,000	$3,710,000	1,591	$624	12	78
Garden Grove	63	$1,020,000	$988,800	100.6%	$310,000	$1,600,000	1,333	$765	14	56
Huntington Beach	123	$1,350,000	$1,299,000	100.0%	$265,000	$7,300,000	1,544	$874	17	117
Irvine	165	$1,510,000	$1,530,000	98.4%	$430,000	$12,000,000	2,000	$755	19	173
La Habra	26	$907,500	$887,000	100.0%	$380,000	$2,345,000	1,625	$558	17	35
La Palma	7	$1,051,000	$1,049,999	100.1%	$665,000	$1,525,000	1,969	$534	13	5
Ladera Ranch	22	$1,487,500	$1,461,500	100.0%	$712,500	$3,650,000	2,290	$650	10	22
Laguna Beach	36	$3,137,500	$3,145,000	97.2%	$409,800	$16,250,000	2,007	$1,563	35	23
Laguna Hills	23	$1,325,000	$1,285,000	100.0%	$568,000	$4,450,000	1,653	$802	17	25
Laguna Niguel	53	$1,500,000	$1,488,000	98.7%	$480,000	$2,800,000	1,815	$826	17	58
Laguna Woods	59	$380,000	$379,000	100.0%	$15,000	$1,260,000	1,010	$376	35	68
Lake Forest	74	$1,369,000	$1,376,750	100.0%	$415,000	$2,860,000	2,139	$640	11	48
Los Alamitos	5	$1,265,000	$1,250,000	101.2%	$750,000	$1,791,216	1,361	$929	5	4
Mission Viejo	86	$1,177,500	$1,169,000	100.0%	$405,000	$2,430,000	1,697	$694	12	84
Newport Beach	54	$3,284,000	$3,396,500	97.9%	$525,000	$10,325,000	2,083	$1,577	21	51
Newport Coast	12	$8,292,500	$8,845,000	94.9%	$3,500,000	$20,000,000	4,310	$1,924	76	9
North Tustin	13	$2,085,000	$2,299,000	100.0%	$1,850,000	$5,250,000	2,771	$752	24	22
Orange	77	$1,260,000	$1,225,000	100.0%	$454,650	$5,250,000	1,810	$696	12	52
Placentia	36	$1,100,000	$1,118,944	100.0%	$499,000	$1,550,000	1,902	$578	12	34
Portola Hills	7	$1,095,000	$1,095,000	100.0%	$746,200	$2,300,000	2,152	$509	8	5
Rancho Mission Viejo	28	$1,335,046	$1,347,546	100.0%	$654,000	$2,050,000	1,977	$675	22	23
Rancho Santa Margarita	18	$860,000	$874,900	99.4%	$599,000	$1,885,000	1,329	$647	18	33
Rossmoor	6	$1,922,000	$1,912,000	100.0%	$1,705,000	$2,799,000	2,025	$949	8	6
San Clemente	58	$2,050,000	$2,100,000	100.0%	$570,000	$5,550,000	2,187	$937	9	56
San Juan Capistrano	31	$1,850,000	$1,995,000	100.0%	$535,000	$8,750,000	2,408	$768	12	39
Santa Ana	68	$898,000	$897,500	100.0%	$280,000	$2,575,000	1,332	$674	16	69
Seal Beach	35	$455,000	$468,000	98.9%	$193,500	$2,650,000	1,050	$433	25	34
Stanton	13	$710,000	$699,000	99.8%	$470,000	$1,200,000	1,402	$506	28	14
Talega	11	$2,050,000	$2,100,000	100.0%	$1,054,000	$2,730,000	3,338	$614	11	7
Tustin	43	$1,259,500	$1,275,000	100.0%	$499,000	$2,585,000	1,998	$630	11	58
Villa Park	5	$2,300,000	$2,299,888	101.1%	$1,735,000	$3,500,000	3,989	$577	13	6
Westminster	26	$1,100,000	$1,098,500	102.9%	$735,000	$1,510,000	1,529	$720	8	29
Yorba Linda	51	$1,400,000	$1,395,000	100.0%	$345,000	$6,000,000	2,146	$652	16	60
All of O.C.	1,809	$1,250,000	$1,249,000	100.0%	$15,000	$20,000,000	1,698	$736	14	1,819
$0-$500k	108	$380,000	$390,000	99.2%	$15,000	$500,000	830	$458	23	103
$500k-$750k	211	$651,500	$650,000	100.0%	$503,000	$750,000	1,106	$589	18	232
$750k-$1m	304	$900,000	$899,000	100.0%	$754,000	$1,000,000	1,363	$661	14	349
$1m-$1.25m	291	$1,145,000	$1,128,000	100.0%	$1,006,990	$1,250,000	1,600	$716	12	281
$1.25m-$1.5m	256	$1,370,000	$1,372,450	100.0%	$1,252,000	$1,500,000	1,929	$710	13	277
$1.5m-$2m	299	$1,690,000	$1,698,888	100.0%	$1,505,000	$2,000,000	2,372	$712	12	259
$2m-$2.5m	120	$2,236,000	$2,282,500	98.8%	$2,015,000	$2,500,000	2,757	$811	18	105
$2.5m-$4m	133	$3,010,000	$2,999,998	98.1%	$2,518,000	$4,000,000	3,000	$1,003	19	128
$4m-$6m	52	$4,725,000	$4,697,500	97.9%	$4,050,000	$6,000,000	3,453	$1,369	34	53
$6m+	35	$8,458,394	$8,995,000	96.0%	$6,300,000	$20,000,000	5,130	$1,649	50	32