

JULY 21, 2025 - WRITTEN BY STEVEN THOMAS

THE WAIT

IT IS THE SLOWEST ORANGE COUNTY HOUSING MARKET IN YEARS,
AND MORE AND MORE SELLERS ARE SITTING FOR A VERY LONG TIME
WITHOUT SUCCESS.



A SLUGGISH MARKET

WITH AN EXPECTED MARKET TIME OF 96 DAYS FOR ALL OF ORANGE COUNTY, SELLERS NEED TO PACK THEIR PATIENCE.

Anyone who has fished for years can attest that there are seasons when the fishing is great and the bucket is filled with fish. Yet, there are also seasons when nothing is biting, and very few fish, if any, are reeled in and thrown in the bucket. Second-guessing the strategy is a big part of fishing. Is there a better bait? Maybe a different spot would be more advantageous? Perhaps it is the wrong time of the season to have a pole in the water. In fishing, success boils down to the right bait, the right spot, the right timing, and plenty of patience.

Today's sellers are finding out the hard way that the "fishing is not great." They are quickly realizing that selling a home in today's market is not a quick and instantaneous process. Instead, it requires plenty of patience and persistence. There is a limited number of buyers in the marketplace due to affordability constraints. Yet, seller competition is at its highest level in years: there are plenty of other poles in the water.

With the increased competition, sellers have had to exercise considerable patience. Sellers who overprice their homes sit on the market without success. It is not a market to pad the asking price to leave room for negotiations. Price, condition, location, upgrades, and amenities all factor into the difference between success and languishing on the market.

An unbelievable 35% of all homes on the active listing inventory have been exposed to the market for more than 60 days. That is high considering 35% of the active listing market has come on within the last 30 days. Unsurprisingly, the luxury ranges take the longest to sell and have been waiting the longest to find success. Yet, many sellers in the most affordable ranges are sitting on the market waiting for a buyer to bring in an offer. Below \$750,000, 32% of the market has had to wait 60 days or more without success. Between \$750,000 and \$1.5 million, the hottest price ranges, 27% to 28% have been waiting at least two months. It is a third of all sellers between \$1.5 million and \$2 million. From there, the share of sellers who have been waiting to secure an agreed-upon offer grows between 35% to 63%, nearly two-thirds.

SITTING ON THE MARKET - ORANGE COUNTY

	Current Actives	30+ Days on Market	Percent 30+ Days	60+ Days on Market	Percent 60+ Days	Market Time
\$0-\$750k	857	508	59%	275	32%	76 Days
\$750k-\$1m	703	375	53%	195	28%	64 Days
\$1m-\$1.5m	1,125	624	55%	300	27%	81 Days
\$1.5m-\$2m	758	454	60%	247	33%	95 Days
\$2m-\$2.5m	374	234	63%	131	35%	123 Days
\$2.5m-\$4m	597	412	69%	269	45%	161 Days
\$4m-\$6m	288	218	76%	157	55%	320 Days
\$6m+	348	284	82%	218	63%	373 Days
All of O.C.	5,050	3,109	62%	1,792	35%	96 Days

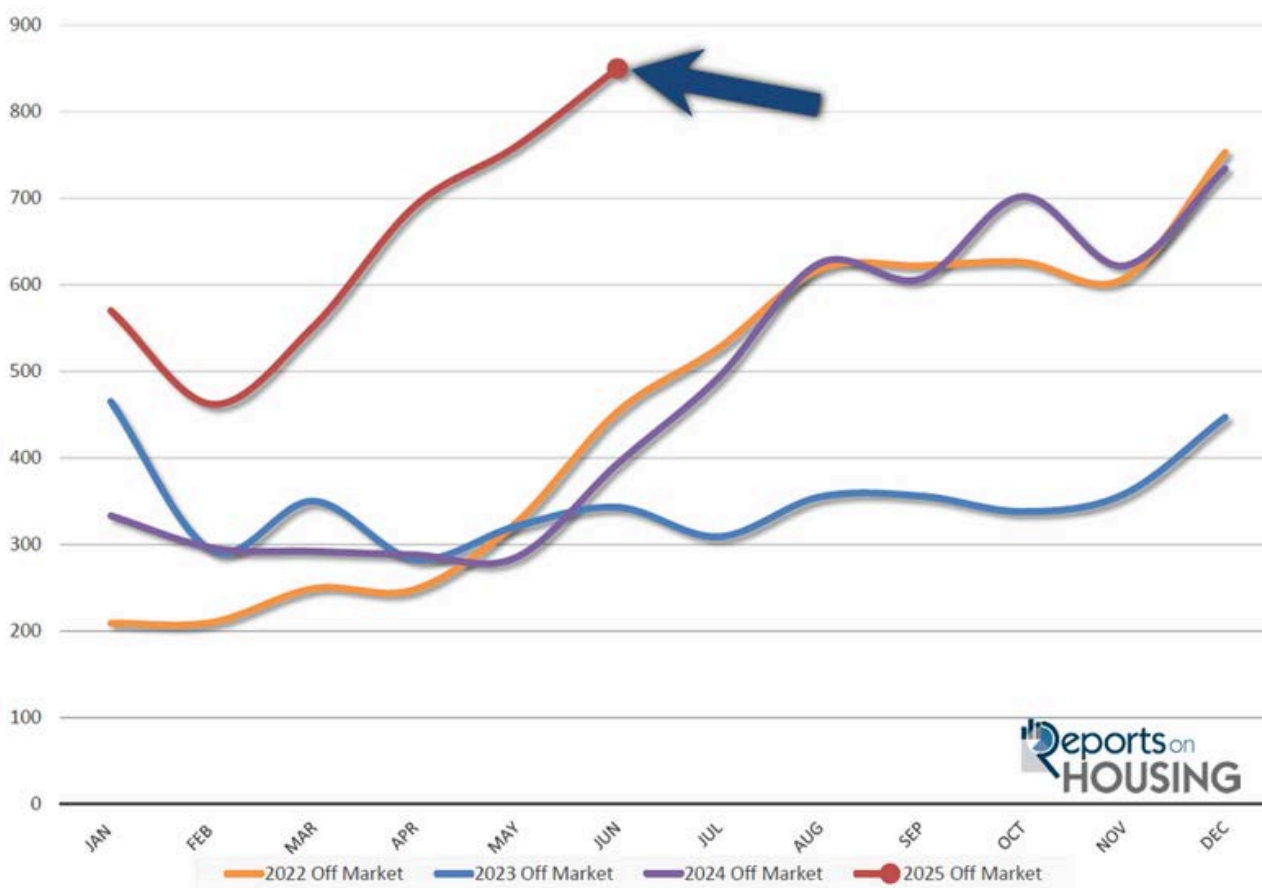
The storyline for 2025 is that there are far more sellers this year compared to the last

several years, yet year-over-year demand has been almost unchanged. Currently, the supply of available homes has climbed to 5,050, up 50% compared to last year and 111% higher than in 2023. Demand, on the other hand, is 3% higher than last year and 1% lower than in 2023. As a result of increased supply and nearly unchanged demand, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) is at 96 days, its highest level for mid-July since 2011. It was at 66 days last year and 45 days two years ago.

Affordability has remained relatively unchanged, and so have demand levels. With so many sellers competing against each other, homes have been sitting on the market for much longer this year. The Spring Market and half of the Summer Market are in the rearview mirror. As the upcoming school year draws closer, the window of opportunity to take advantage of the summer season is closing. As a result, an increased number of sellers are throwing in the proverbial towel, pulling their homes off the market, and changing their real estate plans. Some may come on the market later this year. Others will wait until the spring. Many will ultimately wait until housing shifts back in favor of sellers down the road.

In June, 850 sellers threw in the towel, the most since December 2019. That is 17% of the total active inventory. From January through June, 3,885 sellers have pulled their homes off the market, which is up 106% compared to last year, over double. Cyclically, the number of homes that come off the market rises from month to month through the end of the year. Expect many more homes to be pulled from the active inventory going forward as housing transitions to its slower seasons.

ORANGE COUNTY OFF MARKET YEAR-OVER-YEAR



As the best time of the year to sell, the Spring and Summer Markets, come to a close, careful, deliberate pricing is absolutely essential in securing success. There will be many more sellers this year who will be unable to isolate a buyer willing to bring in an offer to purchase. Contracts will expire. Thus, the number of homes pulled off the market will spike

as the year progresses.

ATTENTION SELLERS: It is time to choose between pricing a home according to its Fair Market Value or throwing in the towel and pulling it off the market altogether. It may sound simple, but far too many sellers do not spend enough time arriving at an accurate asking price, carefully considering all recent comparable closed and pending sales. Sellers cannot get out of their own way, unwilling to listen to real estate experts and take the necessary steps to achieve their goals in selling.

ATTENTION BUYERS: Looking for a “deal” in today’s market is a waste of time. Very few sellers really have to sell and are willing to sacrifice substantially in price for a swift sale. There is a real stickiness to pricing. Today’s market is leaning in the buyer’s favor in terms of negotiations, yet prices are not plunging. Sellers are not desperate. Instead, similar to sellers, buyers will be able to successfully isolate and purchase a home by carefully arriving at a home’s **Fair Market Value**.



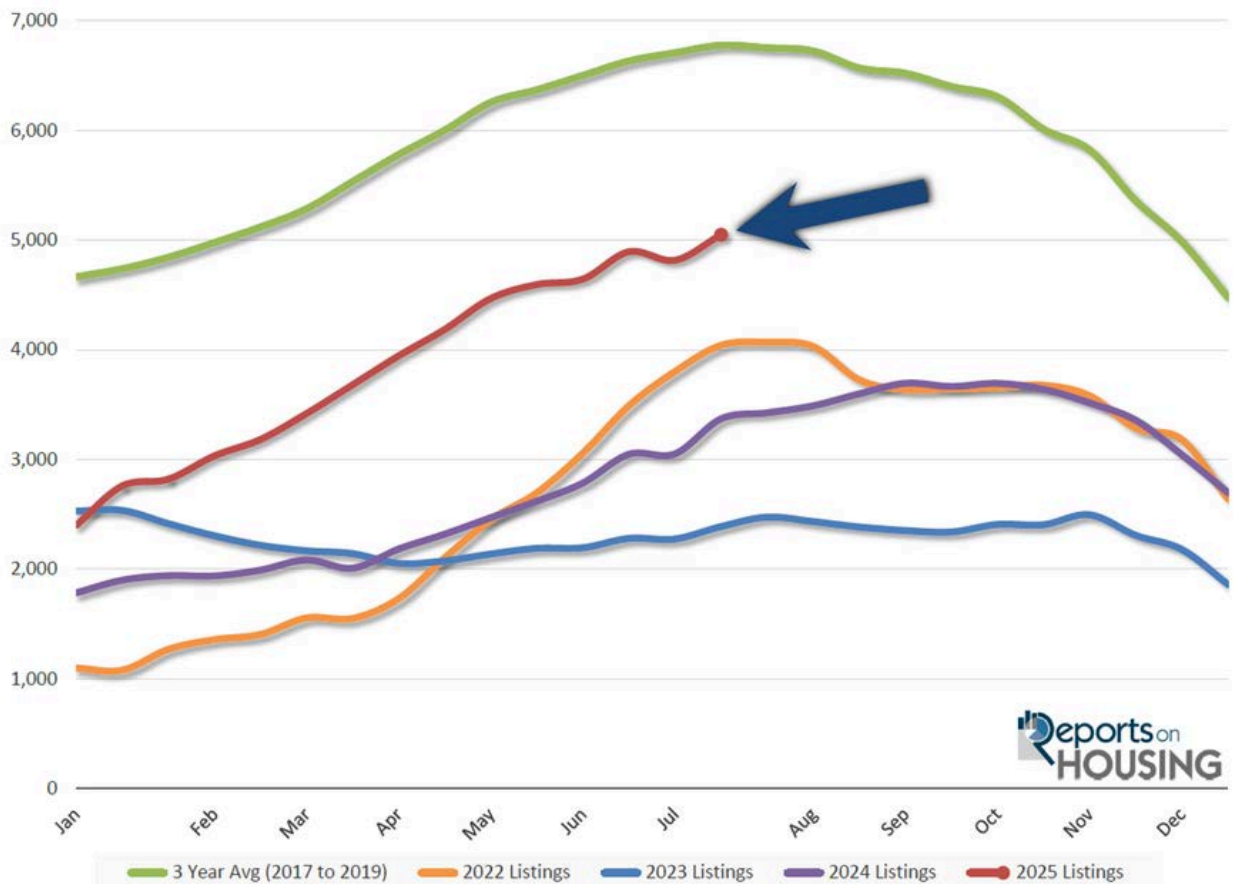
ACTIVE LISTINGS

THE INVENTORY JUMPED BY 5% OVER THE PAST COUPLE OF WEEKS.

The active listing inventory increased by 233 homes over the past two weeks, representing a 5% rise, and now stands at 5,050, its highest level since November 2019.

ORANGE COUNTY

ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



Orange County housing peaks typically occur between July and August. Then the inventory slowly falls and picks up steam, falling at a much faster pace starting in October and continuing through the year’s end. Yet, over the past several years, the peaks have been coming later in the year and then slowly falling, not dropping rapidly until the Holiday Market, from mid-November through year’s end. With mortgage rates not changing much

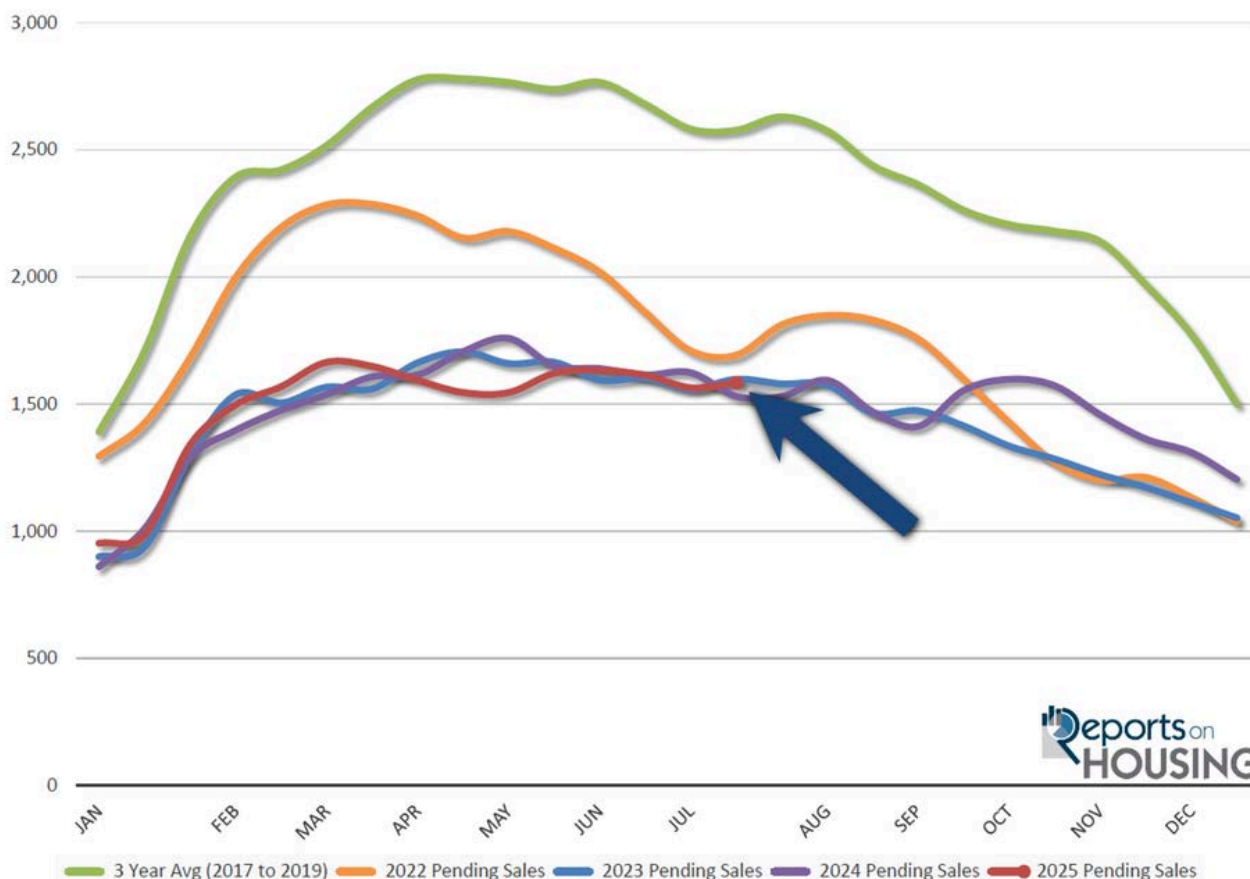
and more sellers throwing in the towel and pulling their homes off the market this year, it will be interesting to see if an earlier peak is achieved and inventory levels drop more significantly than in recent years.

Last year, the inventory was at 3,371 homes, **33% lower, or 1,679 fewer**. The 3-year average before COVID (2017-2019) was 6,776, an additional 1,726 homes, or 34% more.

Homeowners continue to “hunker down” in their homes, unwilling to move due to their current underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through June, 16,578 homes were placed on the market in Orange County, 5,562 fewer than the 3-year average before COVID (2017-2019), 25% less. In 2024, only 14,386 homes entered the market, and in 2023, it was only 12,346. More sellers are opting to sell in 2025.

Demand, a snapshot of the number of new pending sales over the prior month, increased from 1,565 to 1,584 in the past couple of weeks, representing a 19-pending-sale rise, or 1%. As the Summer Market winds down, expect demand to continue to fall slowly through August. From there, it depends on what happens to mortgage rates. If rates continue to bounce between 6.75% to 7%, then demand will continue to fall through the Autumn Market slowly, and then drop at a faster pace during the holidays, from mid-November through New Year’s Eve. If rates drop below 6.5% and remain there for an extended period, demand levels will rise and could even surpass their March peak.

ORANGE COUNTY DEMAND YEAR-OVER-YEAR



Last year, demand was 1,531, with **53 fewer pending sales, or 3% less**. The 3-year average before COVID (2017-2019) was 2,578 pending sales, **63% higher than today, representing**

an additional 994 sales.

As the Federal Reserve has indicated, watching all economic releases for signs of slowing is essential. That is the only path to lower mortgage rates at this time. These releases can cause mortgage rates to move higher or lower, depending on how they compare to 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 Personal Consumption Expenditures – Price Index (PCE), the Fed’s preferred inflation gauge, will be released on Thursday. Next week is also 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.



EXPECTED MARKET TIME

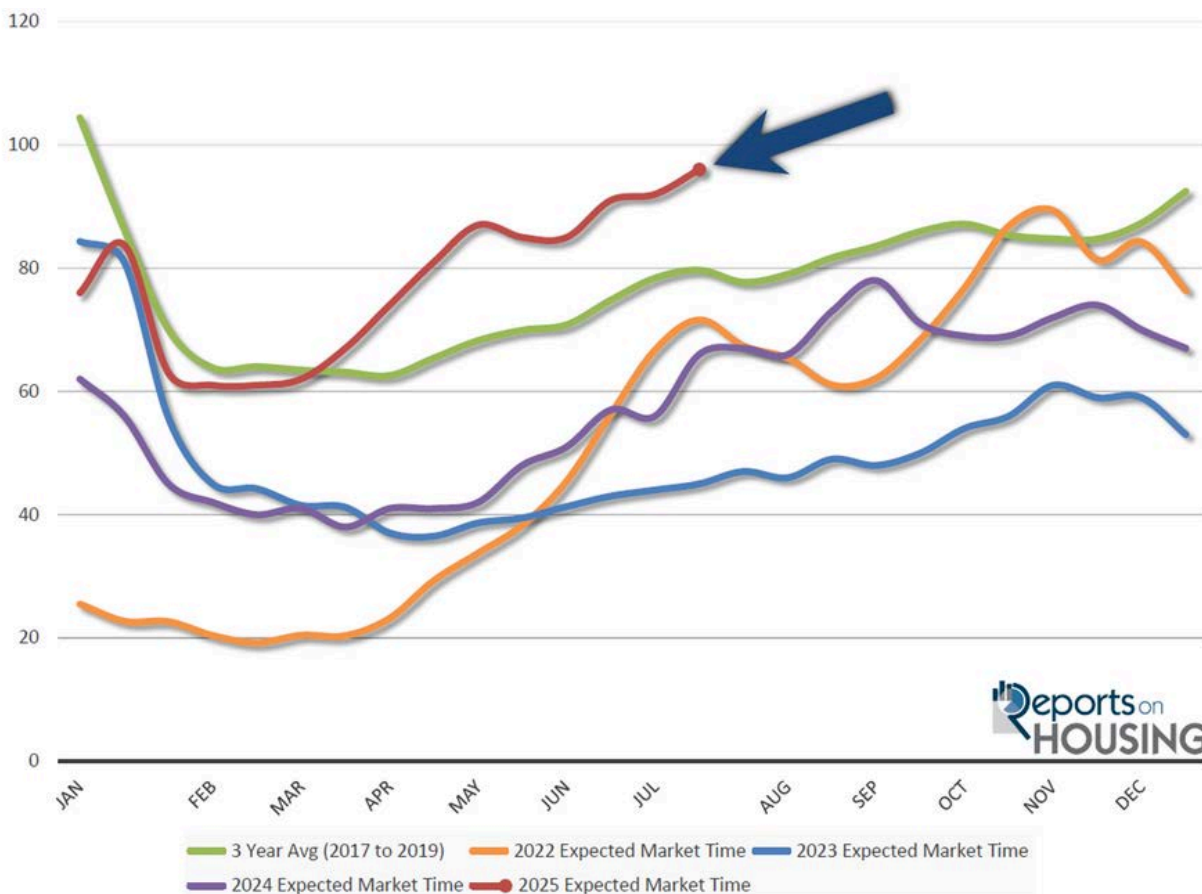
THE EXPECTED MARKET TIME JUMPED BY FOUR DAYS OVER THE PAST COUPLE OF WEEKS.

With the supply of available homes rising by 233 homes, **up 5%**, and demand rising by only 19 pending sales, **up 1%**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) increased from 92 to 96 days in the past couple of weeks, its highest July level since 2011.

Last year, it was 66 days, substantially faster than today. The 3-year average before COVID was 80 days, which is also much quicker than today.

The Expected Market Time for condominiums and townhomes increased from 85 to 94 days in the past two weeks. It was at 58 days last year. For detached homes, the Expected Market Time remained unchanged at 97 days. It was 71 days a year ago.

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



The luxury inventory of homes priced above \$2.5 million (the top 10% of the Orange County housing market) decreased from 1,235 to 1,233 homes, a drop of two homes, or nearly unchanged. Luxury demand increased by six pending sales, up 4%, and now sits at 166. The Expected Market Time for luxury homes priced above \$2.5 million decreased from 232 to 223 days. Expect the luxury market to moderate and cool somewhat during the Summer Market.

In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million decreased from 167 to 161 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 318 to 320 days. For homes priced above \$6 million, the Expected Market Time decreased from 410 to 373 days. Luxury is at 223 days overall. At this pace, a seller would be looking at becoming a pending sale around **March 2026**.

ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0 - \$750K	76 Days	17%	21%	47 Days
\$750k - \$1M	64 Days	14%	21%	46 Days
\$1M - \$1.25M	73 Days	10%	14%	46 Days
\$1.25M - \$1.5M	90 Days	12%	12%	52 Days
\$1.5M - \$2M	95 Days	15%	15%	65 Days
\$2M - \$2.5M	123 Days	7%	6%	-
\$2.5M - \$4M	161 Days	12%	7%	-
\$4M - \$6M	320 Days	6%	2%	156 Days
\$6M+	373 Days	7%	2%	630 Days

- **INVENTORY:** The active listing inventory in the past couple of weeks increased by 233 homes, up 5%, and now sits at 5,050, its highest level since November 2019. Last year, there were 3,371 homes on the market, 1,679 fewer homes, or 33% less. The 3-year average before COVID (2017-2019) was 6,776, which is 34% higher. From January through June, 25% fewer homes came on the market compared to the 3-year average before COVID (2017-2019), 5,562 less. Yet, 2,192 more sellers came on the market this year than last, and 4,232 more compared to 2023.
- **DEMAND:** Buyer demand, the number of pending sales over the prior month, increased from 1,565 to 1,584. Last year, there were 1,531 pending sales, **3% lower than today**. The 3-year average before COVID (2017-2019) was 2,578, which is 63% higher.
- **MARKET TIME:** With supply rising much faster than demand, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased slightly from 92 to 96 days in the past couple of weeks, its highest July level since 2011. Last year, it was 66 days, substantially faster than today. The 3-year average before COVID (2017-2019) was 80 days, which is also significantly 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 167 to 161 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 318 to 320 days. For homes priced above \$6 million, the Expected Market Time decreased from 410 to 373 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 0.1% of all listings and 0.4% of demand. Only three foreclosures and three short sales are available today in Orange County, with a total of six distressed homes on the active market, down eight from two weeks ago. Last year, eight distressed homes were on the market, identical to today.
- **CLOSED SALES:** There were 1,828 closed residential resales in June, up 1% compared to June 2024's 1,809 and nearly unchanged from May 2025. The sales-to-list price ratio was 98.5% for Orange County. Foreclosures accounted for 0.05% of all closed sales, and short sales accounted for 0.05%. That means that 99.9% of all sales were sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

JULY 21, 2025 - THE WAIT

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
7/17/2025								
Aliso Viejo	62	24	78	61	52	36	35	\$1.1m
Anaheim	232	81	86	90	71	46	27	\$890k
Anaheim Hills	63	17	111	102	73	39	33	\$1.3m
Brea	37	31	36	44	67	52	30	\$1.2m
Buena Park	75	35	64	63	98	48	41	\$930k
Corona Del Mar	82	18	137	210	516	194	190	\$5.3m
Costa Mesa	97	38	77	67	52	71	47	\$1.7m
Coto De Caza	56	14	120	118	141	87	38	\$2.4m
Cypress	46	20	69	60	64	29	26	\$835k
Dana Point	130	38	103	131	104	98	85	\$2.3m
Dove Canyon	21	3	210	150	480	50	40	\$1.8m
Foothill Ranch	22	7	94	57	49	50	39	\$1.2m
Fountain Valley	40	30	40	65	88	102	28	\$1.5m
Fullerton	139	53	79	64	70	45	38	\$1.1m
Garden Grove	106	49	65	65	70	35	35	\$999k
Huntington Beach	306	102	90	70	60	69	45	\$1.5m
Irvine	784	136	173	191	169	93	41	\$1.8m
La Habra	55	27	61	67	106	49	36	\$800k
La Palma	9	3	90	38	25	105	30	\$1.4m
Ladera Ranch	58	15	116	71	120	29	34	\$1.9m
Laguna Beach	236	21	337	344	304	246	249	\$4.7m
Laguna Hills	66	16	124	68	101	59	38	\$1.6m
Laguna Niguel	163	47	104	91	92	72	46	\$1.5m
Laguna Woods	141	66	64	68	66	40	49	\$425k
Lake Forest	105	36	88	107	104	58	60	\$1.2m
Los Alamitos	24	9	80	51	48	55	39	\$1.6m
Mission Viejo	155	73	64	55	71	45	31	\$1.2m
Newport Beach	269	48	168	182	169	137	111	\$5.0m
Newport Coast	58	9	193	236	280	177	72	\$8.7m
North Tustin	36	13	83	60	129	110	55	\$2.6m
Orange	172	70	74	70	75	62	30	\$1.3m
Placentia	60	23	78	65	42	83	17	\$882k
Portola Hills	19	8	71	90	165	240	60	\$1.3m
Rancho Mission Viejo	87	24	109	137	101	93	44	\$1.1m
Rancho Santa Marg.	59	35	51	52	80	57	26	\$890k
Rossmoor	5	7	21	26	26	40	43	\$2.5m
San Clemente	159	54	88	98	109	86	62	\$2.3m
San Juan	85	22	116	98	84	66	53	\$2.1m
Santa Ana	195	68	86	69	60	58	32	\$850k
Seal Beach	82	41	60	43	41	65	43	\$482k
Stanton	25	7	107	67	41	57	54	\$685k
Talega	24	8	90	150	195	54	73	\$2.3m
Tustin	91	32	85	77	78	33	25	\$1.3m
Villa Park	18	5	108	102	170	255	75	\$3.0m
Westminster	35	24	44	50	70	50	27	\$1.1m
Yorba Linda	159	48	99	113	99	46	33	\$1.6m
All of O.C.	5,050	1,584	96	92	91	66	45	\$1.5m

ORANGE COUNTY PRICE RANGE REPORT

JULY 21, 2025 - THE WAIT

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
7/17/2025								
All of O.C.	1,920	612	94	85	81	58	40	\$840k
\$0-\$500k	279	125	67	63	65	57	35	\$410k
\$500k-\$750k	522	178	88	82	71	43	34	\$625k
\$750k-\$1m	443	160	83	75	73	52	32	\$869k
\$1m-\$2m	529	123	129	106	100	69	49	\$1.3m
\$2m+	147	26	170	187	207	223	180	\$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
7/17/2025								
All of O.C.	3,130	972	97	97	98	71	48	\$1.9m
\$0-\$500k	15	6	75	90	135	56	42	\$278k
\$500k-\$750k	41	31	40	68	87	35	20	\$633k
\$750k-\$1m	260	172	45	52	52	40	23	\$925k
\$1m-\$1.25m	319	162	59	45	48	42	23	\$1.2m
\$1.25m-\$1.5m	430	165	78	65	71	47	43	\$1.4m
\$1.5m-\$2m	605	205	89	102	97	61	50	\$1.8m
\$2m-\$2.5m	323	82	118	116	130	-	-	\$2.3m
\$2.5m-\$4m	541	97	167	171	165	-	-	\$3.1m
\$4m-6m	262	25	314	299	226	152	237	\$5.0m
\$6m+	334	27	371	412	331	606	299	\$10.0m

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
7/17/2025								
All of O.C.	5,050	1,584	96	92	91	66	45	\$1.5m
\$0-\$500k	294	131	67	64	68	56	35	\$410k
\$500k-\$750k	563	209	81	80	72	42	31	\$625k
\$750k-\$1m	703	332	64	65	63	46	27	\$890k
\$1m-\$1.25m	530	217	73	59	60	46	25	\$1.2m
\$1.25m-\$1.5m	595	199	90	72	77	52	46	\$1.4m
\$1.5m-\$2m	758	239	95	105	100	65	53	\$1.7m
\$2m-\$2.5m	374	91	123	121	127	-	-	\$2.3m
\$2.5m-\$4m	597	111	161	167	170	-	-	\$3.1m
\$4m-6m	288	27	320	318	251	156	253	\$5.0m
\$6m+	348	28	373	410	330	630	297	\$10.0m

*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

JULY 21, 2025 - THE WAIT

ORANGE COUNTY CITIES	UNITS SOLD JUNE 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 JUNE 2024
Aliso Viejo	40	\$919,000	\$919,000	98.8%	\$435,000	\$2,799,900	1,371	\$670	14	34
Anaheim	92	\$894,000	\$896,940	99.9%	\$250,000	\$2,600,000	1,400	\$639	10	105
Anaheim Hills	28	\$1,412,500	\$1,339,444	100.1%	\$540,000	\$3,600,000	2,235	\$632	12	33
Brea	30	\$1,109,950	\$1,100,000	101.0%	\$760,000	\$1,770,000	1,835	\$605	10	18
Buena Park	19	\$899,900	\$899,900	101.1%	\$650,000	\$1,200,000	1,560	\$577	14	31
Corona Del Mar	15	\$4,100,000	\$4,350,000	96.1%	\$2,500,000	\$11,250,000	2,010	\$2,040	31	16
Costa Mesa	60	\$1,450,000	\$1,399,000	98.9%	\$630,000	\$2,900,000	1,709	\$848	18	46
Coto De Caza	19	\$2,710,000	\$2,850,000	95.6%	\$1,225,000	\$8,499,000	4,493	\$603	49	16
Cypress	21	\$1,035,000	\$1,049,000	99.8%	\$699,990	\$1,520,000	1,614	\$641	9	24
Dana Point	49	\$1,950,000	\$1,999,000	97.1%	\$330,000	\$11,950,000	2,005	\$973	16	36
Dove Canyon	4	\$1,970,000	\$1,982,500	98.8%	\$1,775,000	\$2,425,000	3,370	\$585	23	2
Foothill Ranch	11	\$848,888	\$889,000	97.1%	\$485,000	\$1,430,000	1,371	\$619	32	6
Fountain Valley	30	\$1,365,000	\$1,382,000	99.0%	\$489,000	\$2,075,000	1,788	\$763	9	31
Fullerton	74	\$1,085,000	\$1,092,000	100.7%	\$360,000	\$2,800,000	1,793	\$605	11	68
Garden Grove	54	\$982,500	\$992,000	101.6%	\$420,000	\$1,648,000	1,383	\$710	8	51
Huntington Beach	124	\$1,357,500	\$1,378,900	98.4%	\$190,000	\$5,900,000	1,651	\$822	11	122
Irvine	161	\$1,599,990	\$1,609,990	98.0%	\$470,000	\$10,999,888	2,040	\$784	20	196
La Habra	29	\$1,000,000	\$949,900	99.8%	\$410,000	\$1,910,000	1,552	\$644	13	23
La Palma	8	\$1,067,500	\$1,037,500	99.5%	\$925,000	\$1,250,000	1,754	\$609	6	8
Ladera Ranch	28	\$1,271,250	\$1,249,950	99.2%	\$580,000	\$5,300,000	2,018	\$630	18	17
Laguna Beach	29	\$2,900,000	\$2,910,000	95.0%	\$812,000	\$14,500,000	1,737	\$1,670	34	28
Laguna Hills	17	\$780,000	\$785,000	97.3%	\$513,500	\$4,335,000	1,303	\$599	16	22
Laguna Niguel	68	\$1,512,500	\$1,532,500	98.5%	\$500,000	\$5,650,000	1,881	\$804	13	71
Laguna Woods	57	\$370,000	\$374,900	98.4%	\$66,000	\$1,890,000	1,030	\$359	25	49
Lake Forest	47	\$1,125,000	\$1,075,000	99.2%	\$447,500	\$5,300,000	1,822	\$617	24	39
Los Alamitos	6	\$1,404,000	\$1,322,500	101.2%	\$1,225,000	\$1,550,000	1,875	\$749	5	11
Mission Viejo	86	\$1,272,500	\$1,269,450	100.0%	\$410,000	\$4,380,000	1,880	\$677	16	85
Newport Beach	70	\$3,462,500	\$3,600,000	97.5%	\$745,000	\$22,770,000	2,270	\$1,525	20	49
Newport Coast	9	\$3,800,000	\$3,850,000	95.6%	\$1,420,000	\$7,000,000	2,718	\$1,398	6	1
North Tustin	15	\$2,050,000	\$2,150,000	96.8%	\$1,260,000	\$6,300,000	2,940	\$697	10	7
Orange	78	\$1,135,000	\$1,135,000	100.4%	\$461,550	\$3,025,000	1,735	\$654	10	58
Placentia	26	\$1,147,500	\$1,112,500	102.0%	\$512,000	\$1,725,000	1,773	\$647	10	29
Portola Hills	6	\$861,173	\$859,000	99.8%	\$610,000	\$1,999,980	1,352	\$637	8	3
Rancho Mission Viejo	22	\$1,317,500	\$1,351,950	99.1%	\$760,000	\$2,199,999	1,911	\$689	23	32
Rancho Santa Margarita	36	\$895,000	\$899,500	99.3%	\$505,000	\$2,100,000	1,401	\$639	17	33
Rossmoor	7	\$2,050,000	\$2,099,000	98.5%	\$1,470,000	\$2,700,000	2,461	\$833	21	8
San Clemente	59	\$1,700,000	\$1,699,900	98.7%	\$806,000	\$8,000,000	2,179	\$780	15	57
San Juan Capistrano	26	\$2,041,000	\$1,947,000	98.7%	\$595,000	\$6,498,000	2,769	\$737	11	33
Santa Ana	79	\$808,000	\$808,888	100.5%	\$365,000	\$3,500,000	1,256	\$643	14	73
Seal Beach	45	\$365,000	\$375,000	99.2%	\$210,000	\$1,690,000	850	\$429	20	50
Stanton	13	\$730,000	\$725,000	99.6%	\$459,900	\$910,000	1,148	\$636	10	5
Talega	10	\$1,337,500	\$1,367,500	98.9%	\$806,000	\$3,555,000	2,030	\$659	14	15
Tustin	42	\$1,216,500	\$1,262,500	99.3%	\$490,000	\$3,000,000	1,648	\$738	11	46
Villa Park	4	\$1,975,000	\$2,137,500	94.2%	\$1,925,000	\$2,725,000	3,401	\$581	21	3
Westminster	20	\$1,067,250	\$1,099,750	101.3%	\$680,000	\$1,775,000	1,521	\$702	6	26
Yorba Linda	48	\$1,543,994	\$1,523,938	98.7%	\$375,000	\$4,300,000	2,428	\$636	15	66
All of O.C.	1,828	\$1,230,000	\$1,220,500	98.5%	\$66,000	\$22,770,000	1,712	\$719	14	1,809
\$0-\$500k	135	\$395,000	\$395,000	98.6%	\$66,000	\$500,000	850	\$465	26	115
\$500k-\$750k	212	\$659,000	\$659,450	100.3%	\$501,000	\$750,000	1,078	\$611	13	228
\$750k-\$1m	324	\$880,000	\$883,500	100.0%	\$752,000	\$1,000,000	1,348	\$653	12	356
\$1m-\$1.25m	274	\$1,125,000	\$1,124,995	99.9%	\$1,008,500	\$1,250,000	1,649	\$682	12	267
\$1.25m-\$1.5m	272	\$1,367,000	\$1,375,000	100.2%	\$1,250,500	\$1,500,000	1,996	\$685	10	258
\$1.5m-\$2m	274	\$1,700,000	\$1,722,500	98.9%	\$1,506,000	\$2,000,000	2,336	\$728	14	272
\$2m-\$2.5m	125	\$2,250,000	\$2,295,000	98.3%	\$2,017,000	\$2,500,000	2,725	\$826	15	195
\$2.5m-\$4m	123	\$2,924,990	\$2,998,000	96.6%	\$2,505,000	\$4,000,000	3,176	\$921	25	65
\$4m-\$6m	45	\$4,500,000	\$4,590,000	96.3%	\$4,100,000	\$6,000,000	3,373	\$1,334	34	28
\$6m+	44	\$7,702,500	\$7,995,000	96.9%	\$6,199,000	\$22,770,000	3,578	\$2,153	35	25