Reports on HOUSING
Your Local Real Estate Snapshot

THE ORANGE COUNTY HOUSING REPORT

JULY 20, 2026 - WRITTEN BY STEVEN THOMAS

THE LULL PHASE

HOUSING HAS COOLED CONSIDERABLY SINCE EARLIER THIS YEAR, AND MORE SELLERS ARE LANGUISHING ON THE MARKET WITHOUT SUCCESS.

SITTING ON THE MARKET

A TELLING 64% OF ALL AVAILABLE HOMES HAVE BEEN ON THE MARKET FOR AT LEAST ONE MONTH, AND 41% HAVE SURPASSED TWO MONTHS.

Just about everyone loves to travel. Something is exciting about climbing aboard an airplane in anticipation of a much-needed vacation, often to some new and unfamiliar destination. After checking their bags and making their way through security, many travelers glance up at the electronic departure board only to find that their flight, along with most other flights, has been delayed. The delay may last an hour, or stretch on for several hours. Some flights may even be canceled, forcing travelers to scramble and make alternate arrangements. The excitement in flying quickly turns to frustration as the wait unfolds from an uncomfortable airport chair.

Many sellers are experiencing a similar delay. The excitement of coming onto the market, expecting to sell within the first few weeks, has turned to frustration as the wait unfolds to secure a buyer willing and able to write a purchase offer. After many showings and an open house or two, it’s crickets… no offers. Gone are the days of the COVID real estate market, from June 2020 through May 2022, when nearly every home sold instantly. The issue today is that buyer activity is low due to affordability constraints, and seller competition is at its highest level in years.

Nearly two-thirds of all available homes (64%) have been exposed to the market for at least 30 days. An eye-catching 41% have been lingering on the market for over two months. As expected, homes in the luxury ranges above $2.5 million are taking the longest to sell, with at least 50% on the market for two months or longer.

SITTING ON THE MARKET - ORANGE COUNTY

	Current Actives	30+ Days on Market	Percent 30+ Days	60+ Days on Market	Percent 60+ Days	Market Time	Off Market Jan-Jun
$0-$750k	1,019	673	66%	440	43%	96 Days	686
$750k-$1m	745	434	58%	259	35%	80 Days	535
$1m-$1.5m	1,153	660	57%	356	31%	80 Days	748
$1.5m-$2m	703	437	62%	265	38%	110 Days	555
$2m-$2.5m	347	215	62%	129	37%	129 Days	303
$2.5m-$4m	499	355	71%	249	50%	151 Days	440
$4m-$6m	236	180	76%	131	56%	191 Days	177
$6m+	318	256	81%	213	67%	341 Days	225
All of O.C.	5,020	3,210	64%	2,042	41%	102 Days	3,669

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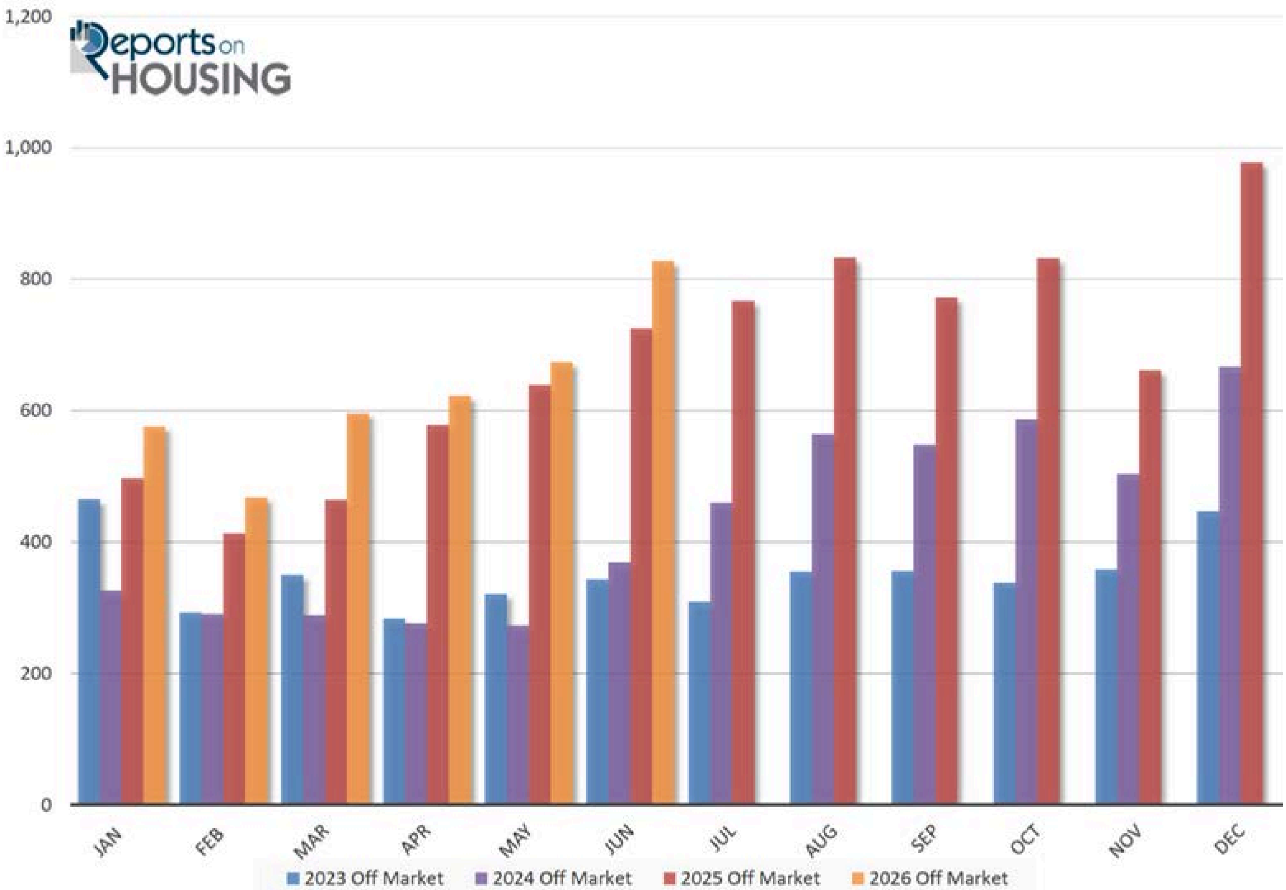
Yet, there are plenty of sellers in the more affordable ranges who are sitting on the market waiting for a buyer to come along and write a purchase offer. Below $750,000, 43% of the market has been waiting at least 60 days without success. From $750,000 to $2.5 million, between 31% and 38% have been waiting for two months or more.

Over the past few years, the Orange County housing market has progressively slowed. Ever since rates climbed above 6% in September 2022, demand dropped substantially and has not changed much from year to year. Yet, more homeowners decided to sell each year, resulting in a higher inventory of available homes. The inventory climbed from 3,371 homes in mid-July 2023 to 5,020 homes today, an increase of 49%. At the same time, demand (a snapshot of the number of new pending sales over the prior month) reached 1,560 pending sales in mid-July 2023, compared to 1,472 today, a 6% decline. As a result of an increased supply and slightly lower demand, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) increased from 45 days in mid-July 2023 to 102 days today.

With unyielding low demand and heightened seller competition, many sellers have been sitting on the market for a very long time. Housing has reached the mid-point of the Summer Market. By the end of August, after the kids have gone back to school, housing will transition to the Autumn Market. The Spring Market, the busiest time of the year for pending sales activity, is in the rearview mirror. The window of opportunity to take advantage of the second best time of the year, the Summer Market, is closing. With so many sellers lingering on the market, many are opting to throw in the proverbial towel and pull their homes off the market.

From January through June, 3,669 sellers pulled their homes off the market, up 11% compared to 2025, up 102% compared to 2024, and up 79% compared to 2023. That 3,669 homes pulled off so far this year represents 73% of the current number of homes available for sale. Cyclically, an elevated number of homes are pulled off the market for the remainder of the year, dipping a bit in November, and then surging in December.

ORANGE COUNTY
OFF MARKET YEAR-OVER-YEAR



Due to the level of seller competition, sellers must prepare their home for sale carefully. Precise, methodical pricing based on all pendings and recent closed sales activity is one of the most crucial steps in securing a successful outcome. When a home is priced well and is in turnkey, ready-to-move-into condition, homes sell fast, even in today's sluggish market. In June, 1,006 of the 1,994 closed sales sold within the first two weeks (50%). Price, condition, location, upgrades, and amenities all factor into the difference between success and languishing on the market.

The Orange County housing market has entered the “lull phase” of the year, when housing has reached a slower pace, homes linger on the market for longer, and more sellers pull their homes off the market. Today’s sellers have a choice: price their homes according to their **Fair Market Value** to secure a successful outcome, or throw in the towel and take the for-sale sign down.

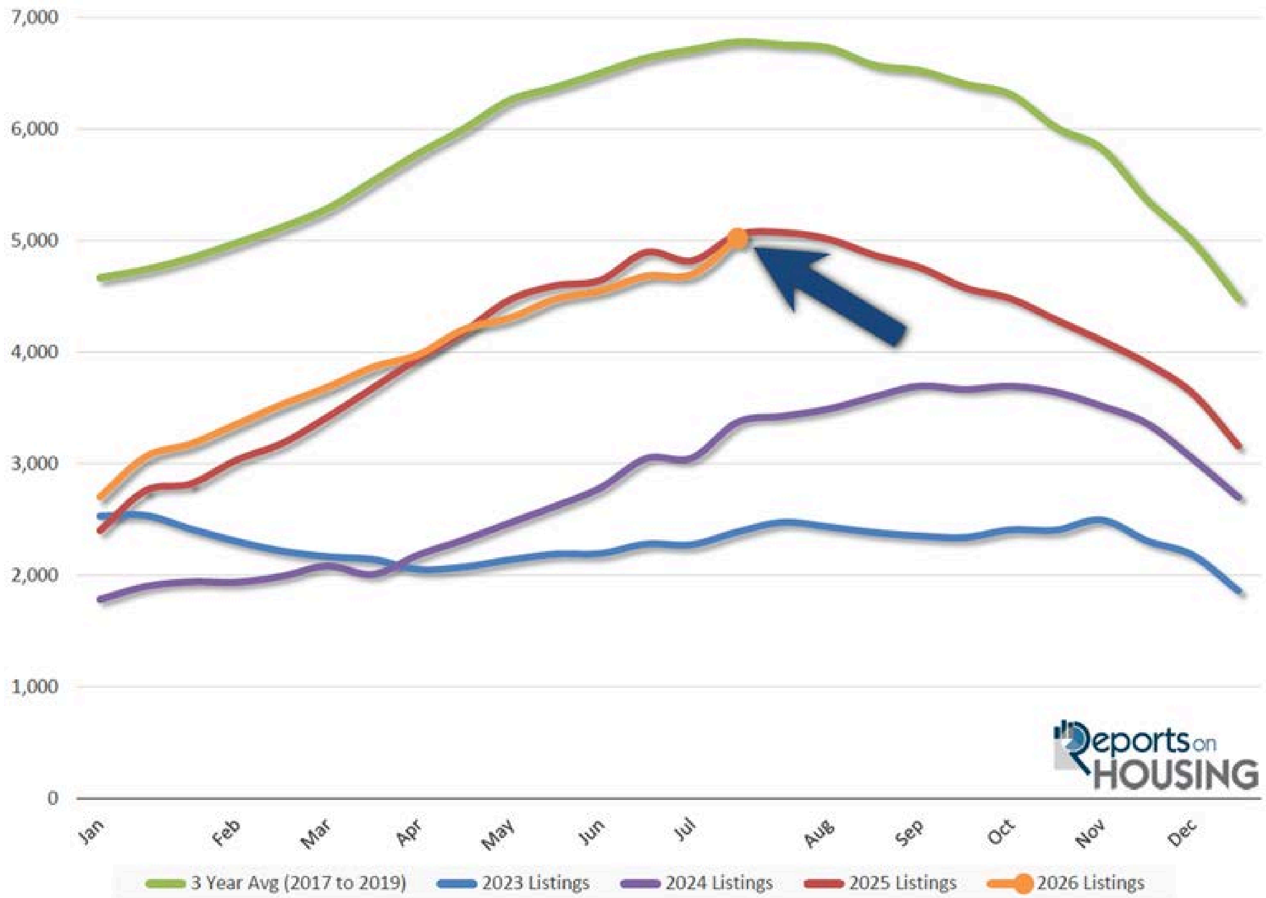
ACTIVE LISTINGS

THE INVENTORY SURGED HIGHER IN THE PAST COUPLE OF WEEKS.

The active listing inventory increased by 323 homes over the past two weeks, up 7%, to 5,020, its highest level since last July. It was the largest increase since mid-January. The sharp rise coincided with a sudden drop in demand. This pattern occurred in 2024 as well. Orange County has not reached its annual peak yet either, typically occurring between July and August. If the rest of the year continues to follow the path of 2024, the inventory could peak a bit late in September.

Last year, the inventory was at 5,050 homes, **1% more than today, with 30 additional homes**. The 3-year average before COVID (2017 through 2019) was 6,776, an additional 1,756 homes, or 35% 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.

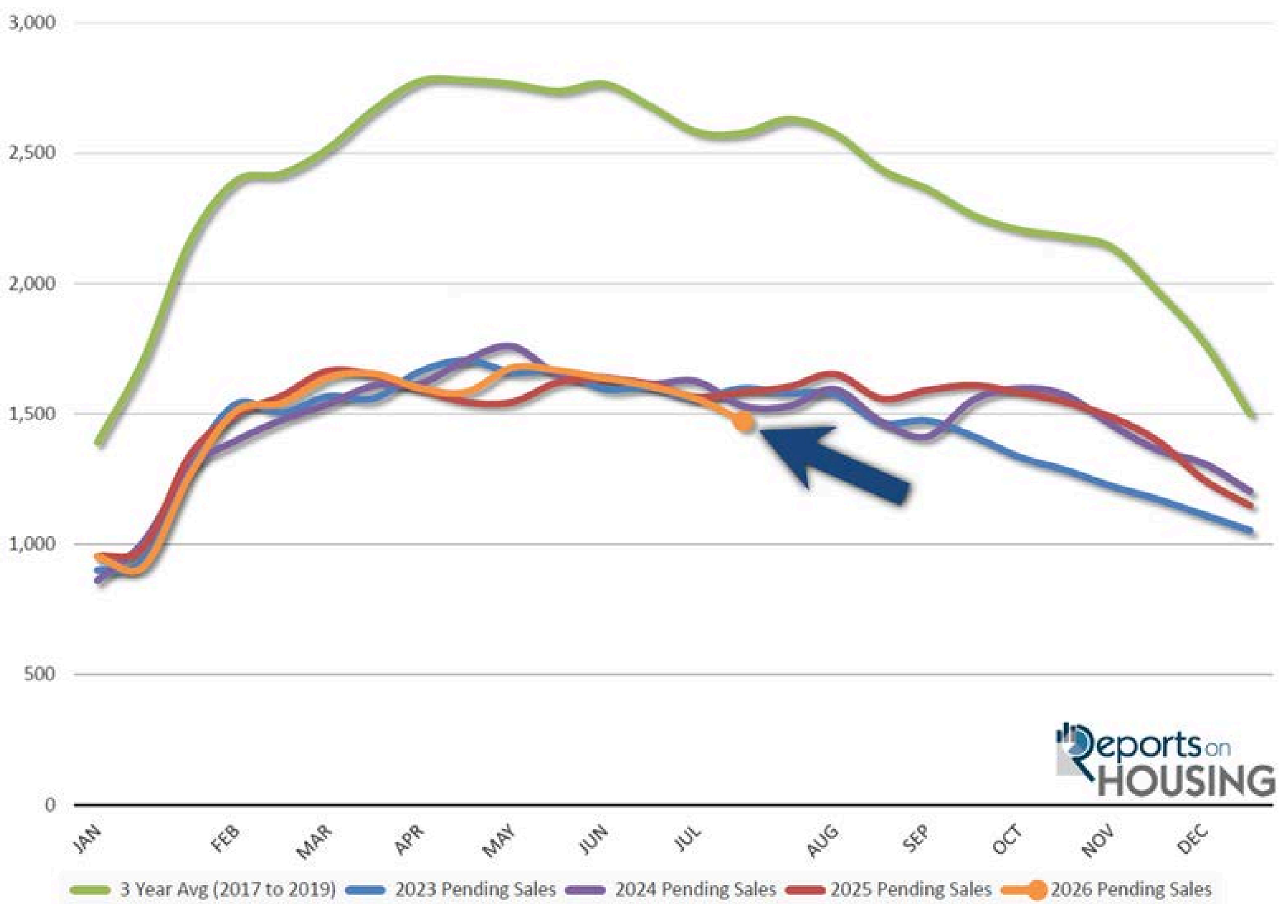
DEMAND

DEMAND PLUNGED BY 6% IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, decreased from 1,558 to 1,472 in the past couple of weeks, down 86 pending sales, or 6%, its largest drop of the year. It is the lowest mid-July reading since tracking began in 2004. This drop in demand coincides with rising mortgage rates. According to the Freddie Mac Primary Market Survey®, mortgage rates hit their highest level of the year, 6.55%, the highest rate since August of last year. Mortgage rates are the gas pedal for the housing market. As rates drop, it is the equivalent of stepping on the gas pedal and increasing the speed. As rates rise, it is comparable to letting off the pedal, decreasing the speed.

Last year, demand was 1,584, with **112 additional pending sales (+8%)**. The 3-year average before COVID (2017 to 2019) was 2,578 pending sales, **75% more than today, or an additional 1,106**.

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. 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 Thursday, July 30th.

EXPECTED MARKET TIME

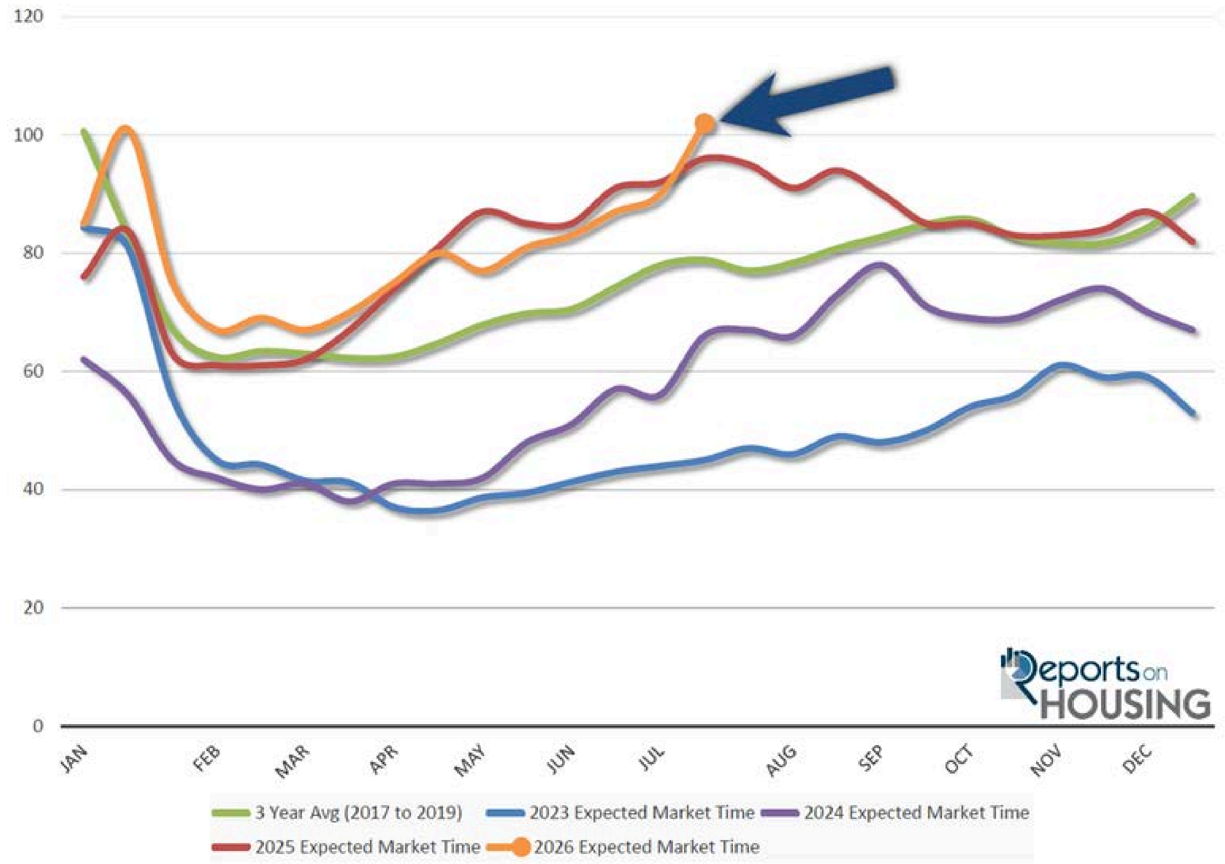
IN THE PAST TWO WEEKS, THE MARKET SLOWED BY 12 DAYS.

With the supply of available homes rising by 323 homes, **up 7%**, and demand falling by 86 pending sales, **down 6%**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) increased from 90 to 102 days in the past couple of weeks, its highest level since the April 2020, during the COVID lockdown. Not including COVID, it was the slowest reading since January 2019.

Last year, it was 96 days, slightly faster than today. The 3-year average before COVID (2017 to 2019) was 80 days, considerably faster than today.

The Expected Market Time for condominiums and townhomes increased from 103 to 112 days in the past two weeks. It was 94 days last year. For detached homes, the Expected Market Time increased from 82 to 96 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 DRAMATICALLY SLOWED 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) increased from 1,029 to 1,053, a rise of 24 (+2%). Luxury demand decreased from 181 to 164, down 17 (-9%). With supply rising and demand falling, the Expected Market Time for luxury homes priced above $2.5 million increased from 171 to 193 days, its highest level since mid-January. Expect the luxury market to remain sluggish for the remainder of the year.

Year over year, the active luxury inventory is down by 180 homes (-15%), and luxury demand is down by 2 pending sales (-1%). Last year's Expected Market Time was 223 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 124 to 151 days. For homes priced between $4 million and $6 million, the Expected Market Time decreased from 209 to 191 days. For homes priced above $6 million, the Expected Market Time increased from 295 to 341 days. Luxury is at 193 days overall. At this pace, a seller would be looking at becoming a pending sale around **January 2027**.

ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
$0 - $750K	96 Days	20%	22%	76 Days
$750k - $1M	80 Days	15%	19%	64 Days
$1M - $1.25M	78 Days	12%	15%	73 Days
$1.25M - $1.5M	81 Days	11%	14%	90 Days
$1.5M - $2M	110 Days	14%	13%	95 Days
$2M - $2.5M	129 Days	7%	5%	123 Days
$2.5M - $4M	151 Days	10%	7%	161 Days
$4M - $6M	191 Days	5%	3%	320 Days
$6M+	341 Days	6%	2%	373 Days

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ORANGE COUNTY HOUSING SUMMARY

JULY 20, 2026 - THE LULL PHASE

- **INVENTORY**: The active listing inventory in the past couple of weeks increased by 323 homes, up 7%, and now stands at 5,020, its largest rise since the first couple of weeks of the year. Last year, there were 5,050 homes on the market, 30 additional homes, or 1% more. The 3-year average before COVID (2017 to 2019) was 6,776, which is 35% 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 86 in the past two weeks, down 6%, and now stands at 1,472, its largest drop of the year, and its lowest level since January. Last year, there were 1,584 pending sales, **up 8%**. The 3-year average before COVID (2017 to 2019) was 2,578, which is 75% higher than today.

- **MARKET TIME**: With the inventory rising substantially and demand falling considerably, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased from 90 to 102 days in the past couple of weeks, its highest reading since April 2020 during the COVID lockdown. Last year, it was 96 days, slightly faster than today. The 3-year average before COVID (2017-2019) was 80 days, faster than today.

- **LUXURY**: In the past two weeks, the Expected Market Time for homes priced between $2.5 million and $4 million increased from 124 to 151 days. For homes priced between $4 million and $6 million, the Expected Market Time decreased from 209 to 191 days. For homes priced above $6 million, the Expected Market Time increased from 295 to 341 days.

- **DISTRESSED HOMES**: Short sales and foreclosures combined comprised only 0.2% of all listings and 0.4% of demand. Four foreclosures and four short sales are available today in Orange County, bringing the total of distressed homes on the active market to eight, down two from two weeks ago. Last year, 6 distressed homes were on the market, similar to today.

- **CLOSED SALES**: There were 1,994 closed residential resales in June, up 9% compared to June 2025's 1,828 sales, and up 10% from May 2026. The sales-to-list price ratio in Orange County was 99.9%. Foreclosures accounted for 0.1% of all closed sales, and short sales accounted for 0.3% as well. That means that 99.7% of all sales were sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

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JULY 20, 2026 - THE LULL PHASE

ORANGE COUNTY CITIES 7/16/2026	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	86	17	152	81	73	78	36	$887k
Anaheim	244	79	93	92	74	86	46	$940k
Anaheim Hills	36	24	45	51	53	111	39	$1.2m
Brea	48	24	60	44	60	36	52	$1.2m
Buena Park	68	26	78	97	91	64	48	$949k
Corona Del Mar	75	12	188	124	148	137	194	$5.5m
Costa Mesa	111	30	111	72	75	77	71	$1.5m
Coto De Caza	58	12	145	138	249	120	87	$2.3m
Cypress	58	18	97	43	41	69	29	$1.0m
Dana Point	94	31	91	95	81	103	98	$2.9m
Dove Canyon	7	2	105	36	30	210	50	$1.7m
Foothill Ranch	18	2	270	73	80	94	50	$1.3m
Fountain Valley	53	20	80	45	65	40	102	$1.5m
Fullerton	141	50	85	60	56	79	45	$930k
Garden Grove	104	35	89	51	49	65	35	$907k
Huntington Beach	299	94	95	80	72	90	69	$1.6m
Irvine	801	157	153	155	177	173	93	$1.6m
La Habra	68	31	66	50	61	61	49	$805k
La Palma	10	7	43	90	75	90	105	$1.4m
Ladera Ranch	50	13	115	68	64	116	29	$1.3m
Laguna Beach	174	23	227	177	176	337	246	$4.5m
Laguna Hills	59	23	77	71	76	124	59	$1.2m
Laguna Niguel	157	49	96	85	84	104	72	$1.6m
Laguna Woods	184	60	92	98	96	64	40	$420k
Lake Forest	210	52	121	113	119	88	58	$1.3m
Los Alamitos	18	5	108	65	140	80	55	$1.6m
Mission Viejo	154	77	60	73	59	64	45	$1.1m
Newport Beach	273	42	195	185	177	168	137	$4.8m
Newport Coast	49	7	210	288	173	193	177	$7.8m
North Tustin	19	13	44	42	81	83	110	$2.8m
Orange	143	57	75	74	59	74	62	$1.2m
Placentia	64	12	160	70	47	78	83	$927k
Portola Hills	29	4	218	405	690	71	240	$1.8m
Rancho Mission Viejo	97	18	162	92	75	109	93	$1.2m
Rancho Santa Marg.	73	39	56	61	91	51	57	$799k
Rossmoor	9	3	90	45	135	21	40	$1.9m
San Clemente	130	47	83	70	68	88	86	$2.2m
San Juan	76	18	127	103	74	116	66	$2.5m
Santa Ana	225	62	109	112	94	86	58	$850k
Seal Beach	98	42	70	72	61	60	65	$482k
Stanton	24	8	90	72	77	107	57	$665k
Talega	29	9	97	98	66	90	54	$2.1m
Tustin	98	32	92	83	71	85	33	$1.1m
Villa Park	9	4	68	48	35	108	255	$3.3m
Westminster	55	20	83	102	90	44	50	$1.2m
Yorba Linda	150	52	87	81	79	99	46	$1.6m
All of O.C.	5,020	1,472	102	90	87	96	66	$1.3m

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ORANGE COUNTY PRICE RANGE REPORT

JULY 20, 2026 - THE LULL PHASE

ORANGE COUNTY ATTACHED HOMES 7/16/2026	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.	2,218	592	112	103	100	94	58	$803k
O.C. $0-$500k	378	101	112	95	98	67	57	$400k
O.C. $500k-$750k	606	198	92	86	85	88	43	$635k
O.C. $750k-$1m	521	158	99	96	103	83	52	$875k
O.C. $1m-$2m	561	117	144	129	100	129	69	$1.3m
O.C. $2m+	152	18	253	224	222	170	223	$3.0m

ORANGE COUNTY DETACHED HOMES 7/16/2026	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.	2,802	880	96	82	80	97	71	$1.9m
O.C. $0-$750k	35	21	50	58	66	97	39	$625k
O.C. $750k-$1m	224	123	55	45	44	45	40	$915k
O.C. $1m-$1.25m	324	162	60	48	50	59	42	$1.1m
O.C. $1.25m-$1.5m	399	177	68	58	57	78	47	$1.4m
O.C. $1.5m-$2m	572	170	101	89	70	89	61	$1.8m
O.C. $2m-$2.5m	301	75	120	99	107	118	-	$2.3m
O.C. $2.5m-$4m	439	92	143	119	118	167	-	$3.1m
O.C. $4m-6m	207	33	188	187	242	314	152	$5.0m
O.C. $6m+	301	27	334	288	275	371	606	$10.3m

ORANGE COUNTY ALL HOMES 7/16/2026	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.	5,020	1,472	102	90	87	96	66	$1.3m
O.C. $0-$500k	388	104	112	94	97	67	56	$403k
O.C. $500k-$750k	631	216	88	84	84	81	42	$635k
O.C. $750k-$1m	745	281	80	72	74	64	46	$890k
O.C. $1m-$1.25m	585	225	78	65	62	73	46	$1.1m
O.C. $1.25m-$1.5m	568	210	81	75	65	90	52	$1.4m
O.C. $1.5m-$2m	703	191	110	92	77	95	65	$1.7m
O.C. $2m-$2.5m	347	81	129	103	109	123	-	$2.3m
O.C. $2.5m-$4m	499	99	151	124	125	146	-	$3.1m
O.C. $4m-6m	236	37	191	209	267	161	320	$5.0m
O.C. $6m+	318	28	341	295	284	320	156	$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.

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ORANGE COUNTY SOLD REPORT

JULY 20, 2026 - THE LULL PHASE

ORANGE COUNTY CITIES	UNITS SOLD JUNE 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 JUNE 2025
Aliso Viejo	34	$907,000	$909,000	99.4%	$580,000	$2,950,000	1,419	$639	16	40
Anaheim	111	$935,000	$919,000	100.1%	$370,000	$1,860,000	1,508	$620	13	92
Anaheim Hills	32	$1,362,500	$1,344,000	99.3%	$645,000	$2,575,000	2,122	$642	14	28
Brea	31	$1,190,000	$1,150,000	100.0%	$615,000	$3,420,000	1,999	$595	11	30
Buena Park	42	$881,000	$899,000	100.0%	$580,000	$1,500,000	1,503	$586	15	19
Corona Del Mar	26	$3,800,000	$3,892,500	97.9%	$1,375,000	$13,500,000	2,376	$1,599	52	15
Costa Mesa	58	$1,500,000	$1,500,000	98.5%	$639,000	$3,748,000	1,638	$916	21	60
Coto De Caza	13	$1,950,000	$1,849,000	98.3%	$1,080,000	$23,000,000	3,769	$517	15	19
Cypress	38	$1,050,000	$999,999	100.0%	$575,000	$2,175,000	1,634	$643	17	21
Dana Point	33	$2,100,000	$2,200,000	100.0%	$608,000	$17,500,000	2,067	$1,016	8	49
Dove Canyon	1	$1,850,000	$1,865,000	99.2%	$1,850,000	$1,850,000	3,063	$604	58	4
Foothill Ranch	9	$940,000	$950,000	100.0%	$777,500	$1,849,000	1,423	$661	10	11
Fountain Valley	28	$1,395,000	$1,325,000	100.3%	$465,000	$1,922,000	1,747	$799	8	30
Fullerton	64	$1,085,000	$1,075,000	100.0%	$365,000	$2,950,000	1,781	$609	10	74
Garden Grove	50	$1,064,000	$1,050,000	100.0%	$350,000	$1,575,000	1,400	$760	14	54
Huntington Beach	139	$1,375,000	$1,395,000	100.0%	$445,000	$5,400,000	1,657	$830	18	124
Irvine	191	$1,625,000	$1,660,000	98.1%	$465,000	$6,000,000	2,033	$799	25	161
La Habra	25	$787,840	$788,000	100.0%	$550,000	$2,320,000	1,390	$567	20	29
La Palma	7	$1,150,000	$1,150,000	100.7%	$938,000	$1,460,000	2,222	$518	11	8
Ladera Ranch	28	$1,755,000	$1,799,500	99.5%	$723,000	$3,500,000	2,571	$683	15	28
Laguna Beach	28	$3,395,000	$3,477,000	97.2%	$1,220,000	$10,800,000	2,236	$1,518	32	29
Laguna Hills	19	$1,450,000	$1,500,000	100.2%	$205,000	$4,800,000	2,305	$629	7	17
Laguna Niguel	78	$1,585,000	$1,587,450	99.7%	$575,000	$12,000,000	1,952	$812	15	68
Laguna Woods	54	$468,500	$481,500	98.1%	$95,000	$1,348,000	1,080	$434	36	57
Lake Forest	81	$1,301,500	$1,299,000	100.0%	$355,000	$3,260,000	1,946	$669	14	47
Los Alamitos	6	$1,562,500	$1,549,950	100.8%	$1,360,000	$3,200,000	2,094	$746	5	6
Mission Viejo	92	$1,292,500	$1,299,444	99.1%	$355,000	$2,750,000	1,771	$730	21	86
Newport Beach	66	$3,700,000	$3,795,000	96.9%	$810,000	$27,500,000	2,540	$1,457	28	70
Newport Coast	7	$12,900,000	$13,988,800	95.1%	$6,000,000	$38,000,000	7,800	$1,654	63	9
North Tustin	14	$1,927,500	$1,897,500	99.4%	$1,400,000	$6,500,000	2,763	$698	13	15
Orange	74	$1,205,000	$1,166,500	100.4%	$499,800	$2,075,000	1,700	$709	12	78
Placentia	34	$1,180,000	$1,189,500	100.0%	$540,000	$1,965,000	2,026	$582	12	26
Portola Hills	6	$827,500	$802,000	99.7%	$520,000	$3,231,882	1,341	$617	23	6
Rancho Mission Viejo	45	$1,308,000	$1,325,000	100.0%	$595,000	$2,400,000	1,990	$657	33	22
Rancho Santa Margarita	26	$860,000	$859,500	100.0%	$365,000	$1,580,000	1,380	$623	15	36
Rossmoor	4	$1,715,000	$1,724,000	98.7%	$1,575,000	$2,350,000	2,199	$780	28	7
San Clemente	62	$1,800,000	$1,824,500	99.2%	$460,000	$5,375,000	2,110	$853	11	59
San Juan Capistrano	35	$1,765,000	$1,775,000	98.6%	$515,000	$13,850,000	2,682	$658	9	26
Santa Ana	81	$850,000	$815,000	100.0%	$310,000	$3,700,000	1,275	$667	20	79
Seal Beach	44	$385,000	$388,500	100.0%	$205,000	$4,600,000	1,021	$377	12	45
Stanton	15	$621,000	$599,000	100.0%	$390,000	$1,025,000	1,027	$605	14	13
Talega	10	$1,935,000	$1,947,000	99.7%	$1,065,000	$3,600,000	3,008	$643	43	10
Tustin	49	$1,195,000	$1,199,900	100.0%	$426,000	$2,739,900	1,590	$752	10	42
Villa Park	3	$2,993,850	$2,999,888	94.7%	$2,450,000	$3,500,000	3,916	$765	43	4
Westminster	28	$1,147,288	$1,125,000	100.8%	$780,000	$1,500,000	1,663	$690	13	20
Yorba Linda	66	$1,324,500	$1,299,750	100.0%	$437,000	$3,779,000	1,862	$712	12	48
All of O.C.	1,994	$1,256,412	$1,250,000	99.9%	$95,000	$38,000,000	1,753	$717	15	1,828
$0-$500k	115	$399,000	$399,900	99.6%	$95,000	$500,000	920	$434	28	135
$500k-$750k	232	$640,000	$649,450	100.0%	$503,000	$750,000	1,052	$608	21	212
$750k-$1m	346	$889,500	$886,500	100.0%	$751,000	$1,000,000	1,407	$632	15	324
$1m-$1.25m	300	$1,141,000	$1,148,000	100.0%	$1,004,000	$1,250,000	1,621	$704	12	274
$1.25m-$1.5m	309	$1,360,000	$1,369,000	100.0%	$1,251,000	$1,500,000	2,021	$673	12	272
$1.5m-$2m	333	$1,705,000	$1,738,999	99.4%	$1,500,888	$2,000,000	2,390	$713	18	274
$2m-$2.5m	120	$2,250,000	$2,284,000	98.9%	$2,020,000	$2,500,000	2,762	$815	13	125
$2.5m-$4m	153	$3,100,000	$3,100,000	98.3%	$2,502,000	$4,000,000	3,144	$986	21	123
$4m-$6m	40	$4,606,175	$4,724,500	95.8%	$4,025,000	$6,000,000	3,676	$1,253	23	45
$6m+	46	$7,870,000	$8,274,000	97.7%	$6,100,000	$38,000,000	4,015	$1,960	16	44