

JUNE 22, 2026 - WRITTEN BY STEVEN THOMAS

EASING INTO SUMMER

ORANGE COUNTY HOUSING HAS OFFICIALLY TRANSITIONED TO THE SUMMER MARKET, WHEN THE INVENTORY RISES AND PEAKS, DEMAND SLOWLY FALLS, AND THE MARKET SLOWS.



Graduates have thrown their caps into the air, celebrating the turning of a new chapter. Families are carefully packing their suitcases and boarding planes for a much-needed vacation. At the public pool, the smell of sunscreen permeates the air, as the hot sun beckons everyone to jump into the water. From cover band concerts to blockbuster movie releases to a hike on an intermediate trail, all of summer's many distractions have arrived.

As everyone turns their attention to summer activities, the housing market evolves and shifts slightly downward. In terms of demand and market speed, the Spring Market is the busiest and strongest time of the year for housing. It is when many families look to isolate a home, write a purchase contract, and then move during the summer when the kids are on summer break. Many families and individuals still have housing goals, but it often takes a back seat to all the fun that summer has to offer.

The various seasons of the housing market do not necessarily align precisely with the official start and end dates of the four seasons. Summer officially begins on June 21st, the summer solstice, the longest day of the year. Yet, in housing, it aligns with when the kids are out of school, around the end of May. The Summer Market spans June, July, and August. By the end of August, the kids are back in school, and housing transitions to the Autumn Market.

In Orange County, demand (a snapshot of the number of new pending sales over the prior month) eases as many summer activities temporarily pause buyers' efforts in securing a home. The supply of available homes slowly rises until it peaks sometime between July and August. Until the inventory isolates that peak, the market will continue to slow weekly.

Orange County Summer Market

	Inventory Rise from June through August	Demand Fall from June through August	Expected Market Time Rise from June through August
2025	+5%	-5%	+9 Days
2024	+29%	-10%	+22 Days
2023	+9%	-8%	+8 Days
3-Year Average (2017 to 2019)	+5%	-6%	+9 Days

Last year, the inventory was 4,645 homes at the start of June, peaked at 5,071 at the end of July, and fell to 4,869 by the end of August. Overall, the inventory still climbed by 5% from June to August. At the same time, demand decreased from 1,633 to 1,559 pending sales, a

5% decline. The Expected Market Time increased from 85 to 94 days, up 9 days.

In 2024, the inventory ballooned by 29%, demand dropped by 10%, and the Expected Market Time increased by 22 Days, a major deceleration, from 51 days in June to 73 days by the end of August. In 2023, with the inventory growing by 9% and demand falling by 8%, the Expected Market Time increased from 41 to 49 days, up 8 days. In looking at the 3-year average before the pandemic (2017-2019), the inventory grew by 5%, demand dropped by 6%, and the Expected Market Time increased from 70 to 79 days, up 9 days.

Many homeowners mistakenly think summer is the best time of the year to place their homes on the market. There is an elevated number of homes coming to market, yet demand has already hit its peak in the spring. The supply outpaces buyer demand. The extra homes placed on the market accumulate until housing reaches its summer peak. Demand peaked at the beginning of May at 1,678 pending sales and has dropped by 72 since, a 4% decline. At the same time, the supply of available homes has grown from 4,307 in May to 4,681 today, up 374, or 9%. The market slowed from 77 to 87 days amid increasing seller competition. The Orange County housing market will continue slowing until the supply stops growing.

There are a lot of homes that come on the market over the summer. While May is the peak month for the number of homes entering the market, July is a close second, and June is not far behind. Fewer homes come to market in August, and then it downshifts for the remainder of the year.

Orange County Homes Coming on the Market 3-Year Average (2023 to 2025)

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

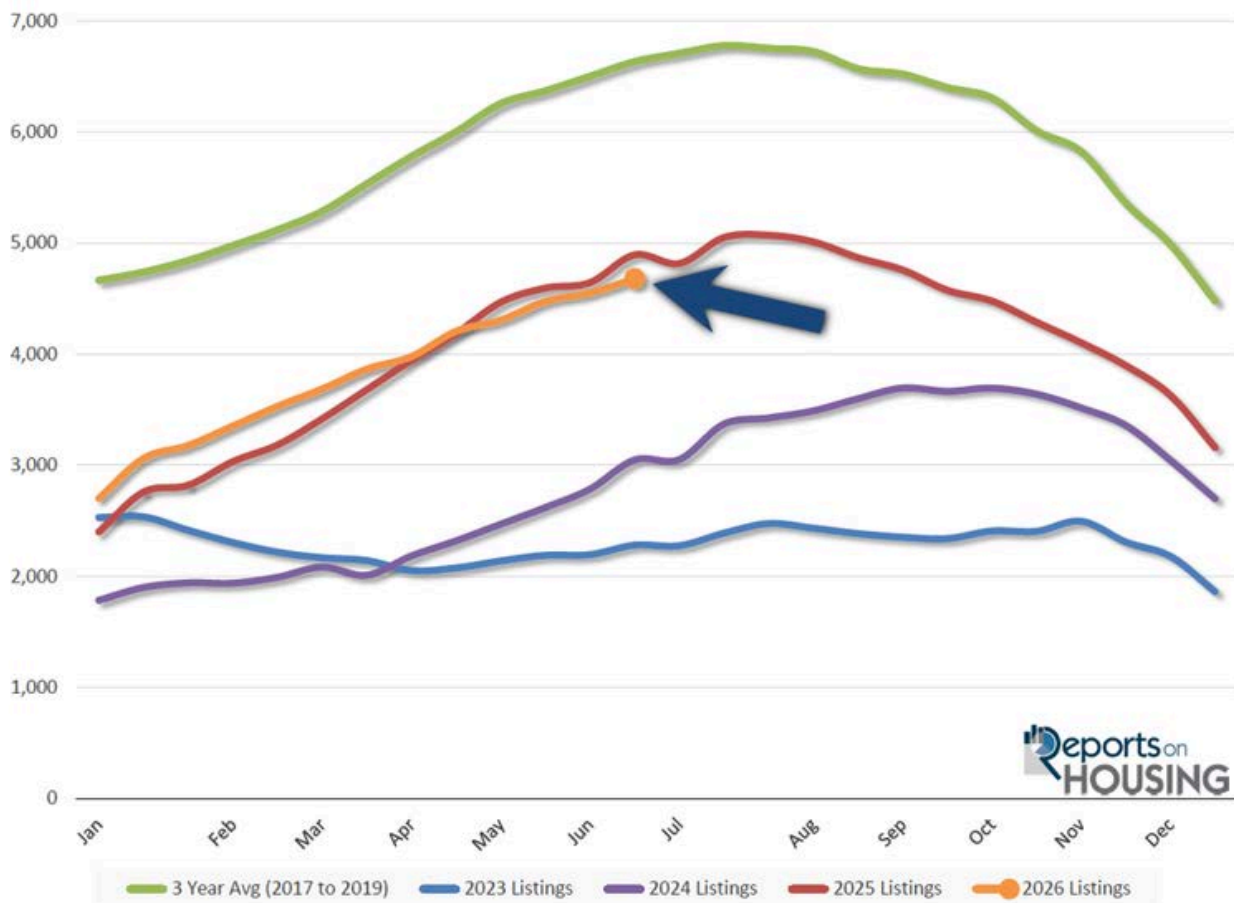
Many sellers will come to market during the summer, anticipating a quick sell as if it were early spring. Additionally, as the market slows each week, buyers may get ahead of themselves and expect the market to line up in their favor and prices to come down. Instead, the market is much more balanced, with negotiations not favoring buyers or sellers. It is currently a tug-of-war between buyers' and sellers' sentiments. Buyers pull back due to affordability challenges, and sellers pull back due to a lack of urgency. Most sellers have plenty of equity, a low mortgage rate, and really do not have to sell. As a result, there is a real stickiness to pricing.

As housing eases further into summer, buyers, sellers, and everyone connected to real estate will feel the Summer Market shift. Many homes that are carefully priced and in turnkey condition will still fly off the market, but for everyone else, the market will feel a bit more subdued.

The active listing inventory increased by 130 homes over the past two weeks, up 3%, to 4,681, its highest level since last September. It is the Summer Market. The inventory will continue to climb weekly until a peak is reached sometime between July and August. Many sellers are concluding that their window to take advantage of the hottest time of the year for housing will rapidly close if they do not secure success over the next several weeks. More sellers are reducing their asking prices to better align with the market before time runs out. 37% of all currently available homes have reduced the asking price at least once.

Last year, the inventory was at 4,894 homes, **5% more than today, with 213 additional homes**. The 3-year average before COVID (2017 through 2019) was 6,633, an additional 1,952 homes, or 42% more.

ORANGE COUNTY ACTIVE LISTING INVENTORY YEAR-OVER-YEAR

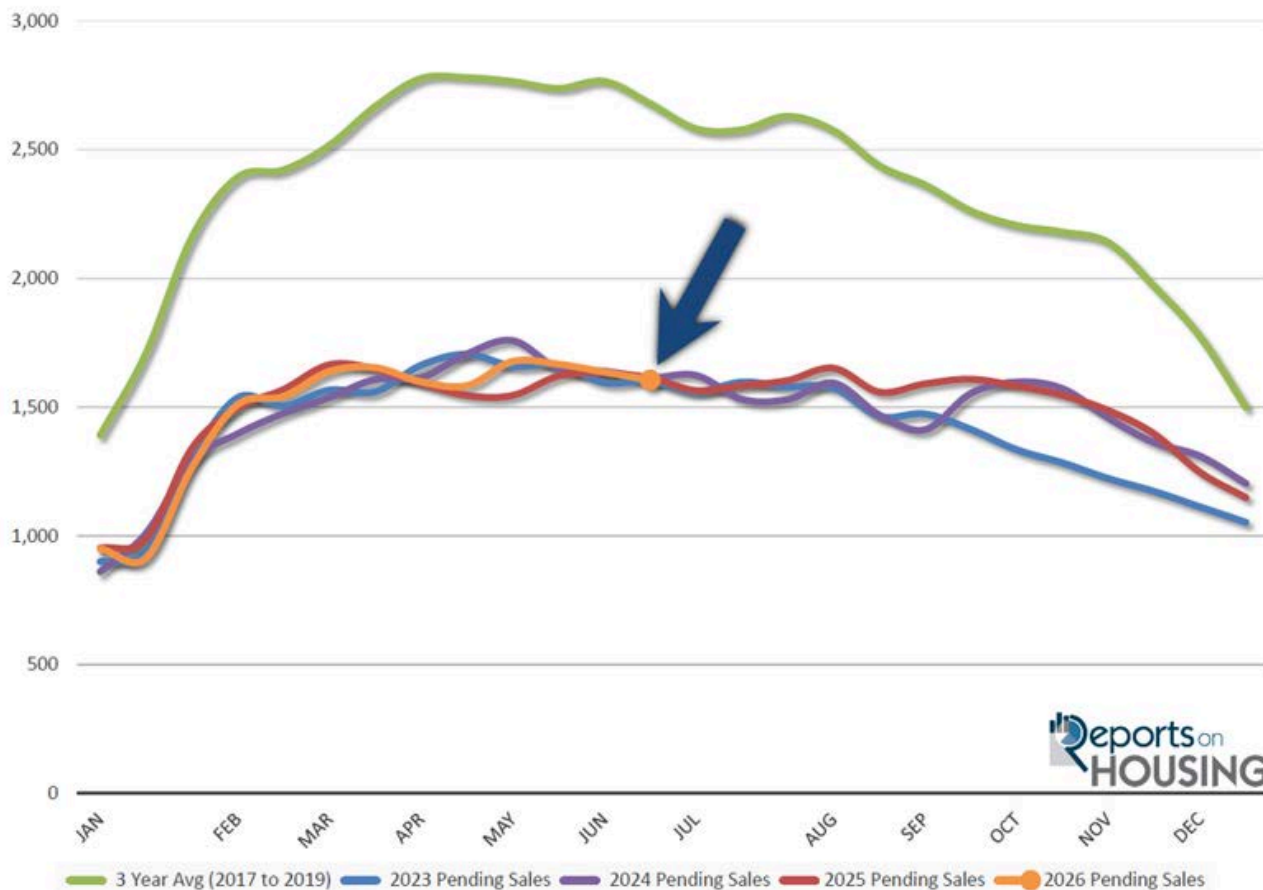


Homeowners continue to “hunker down” in their homes, unwilling to move because of their current, underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through May, 13,342 homes were placed on the market in Orange County, 4,937 fewer than the 3-year average before COVID (2017-2019), 27% less. In 2025, 13,831 homes entered the market (4% more), compared to 11,786 in 2024 (12% less), and 10,062 in 2023 (25% less). Slightly fewer homes have been coming to market this year than last.

typical for this time of year. The 3-year average before the pandemic (2017-2019) was 2,679, that is an additional 1,073 pending sales (+67%). Today's 1,606 pending sales are not much different than last year's 1,614. It was 1,615 in 2024 and 1,602 in 2023. Today's subdued demand is due to affordability challenges. Until rates fall towards 6% or fall into the 5s, expect demand to remain sluggish.

Last year, demand was 1,614, with **8 additional pending sales (nearly unchanged)**. The 3-year average before COVID (2017 to 2019) was 2,679 pending sales, **67% more than today, or an additional 1,073**.

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. On Thursday, the Personal Consumption Expenditures – Price Index (PCE), the Fed's preferred inflation gauge, will be released. Next 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.

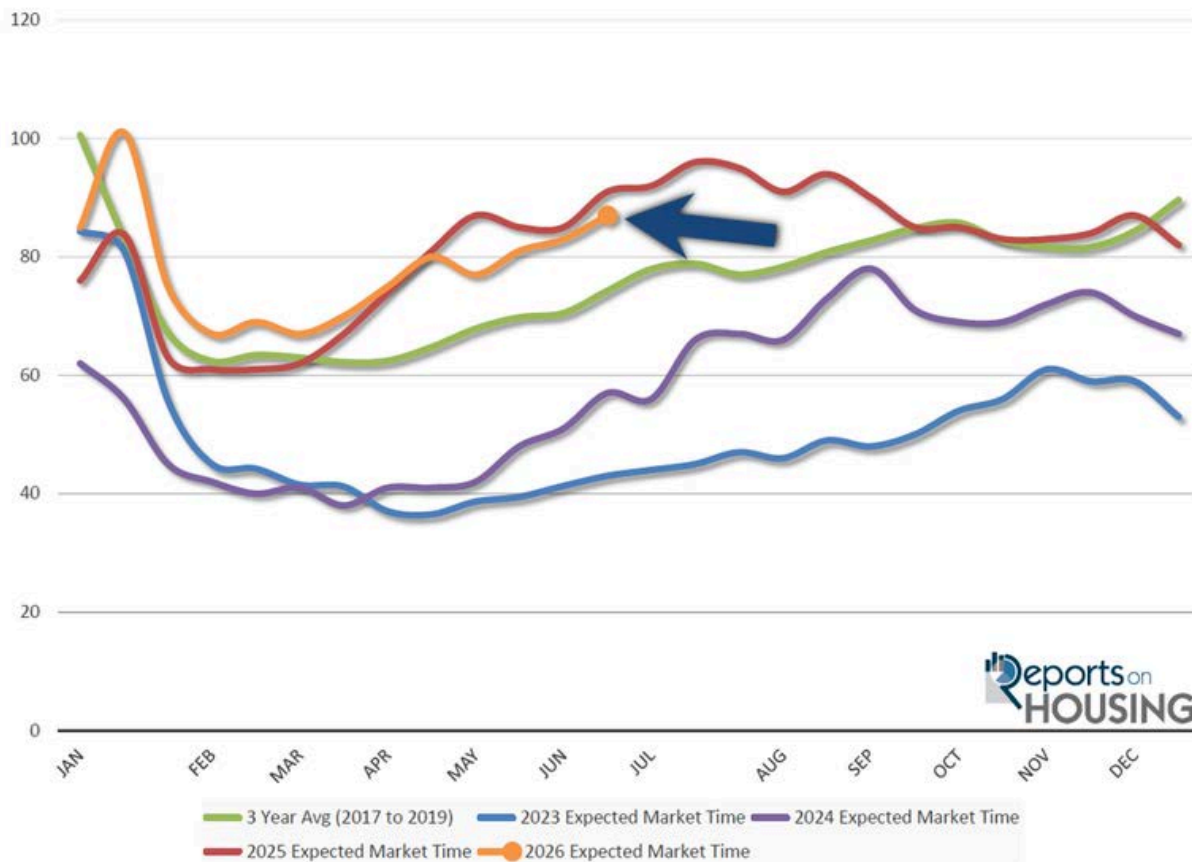
pending sales, **down 2%**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) increased from 83 to 87 days in the past couple of weeks.

Last year, it was 91 days, similar to today. The 3-year average before COVID (2017 to 2019) was 75 days, faster than today.

The Expected Market Time for condominiums and townhomes increased from 94 to 100 days in the past two weeks. It was 81 days last year. For detached homes, the Expected Market Time remained increased from 76 to 80 days. It was 98 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)



Reports on HOUSING

ORANGE COUNTY LUXURY END BREAKDOWN



In the past couple of weeks, the luxury inventory of homes priced above \$2.5 million (the top 10% of the Orange County housing market) decreased from 1,047 to 1,040, down 7, or 1%. Luxury demand remained unchanged at 177 pending sales. With supply falling slightly and demand unchanged, the Expected Market Time for luxury homes priced above \$2.5 million decreased from 177 to 176 days. The luxury market will slow from here.

Year over year, the active luxury inventory is down by 198 homes (-16%), and luxury demand is up by 5 pending sales (+3%). Last year's Expected Market Time was 216 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 140 to 125 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 229 to 267 days. For homes priced above \$6 million, the Expected Market Time increased from 239 to 284 days. Luxury is at 176 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 	89 Days	20%	20%	70 Days
\$750k - \$1M 	74 Days	15%	18%	63 Days
\$1M - \$1.25M 	62 Days	11%	16%	60 Days
\$1.25M - \$1.5M 	65 Days	11%	14%	77 Days
\$1.5M - \$2M 	77 Days	14%	15%	100 Days
\$2M - \$2.5M 	109 Days	7%	6%	127 Days
\$2.5M - \$4M 	125 Days	10%	7%	170 Days
\$4M - \$6M 	267 Days	5%	2%	251 Days
\$6M+ 	284 Days	7%	2%	330 Days

- **INVENTORY:** The active listing inventory in the past couple of weeks increased by 130 homes, up 3%, and now stands at 4,681. Last year, there were 4,894 homes on the market, 213 additional homes, or 5% more. The 3-year average before COVID (2017 to 2019) was 6,633, which is 42% higher. From January through May, 27% fewer homes came on the market than the 3-year average before COVID (2017 to 2019), 4,937 fewer. There were 489 fewer than last year, 1,556 more than in 2024, and 3,280 more than in 2023.
- **DEMAND:** Buyer demand, the number of pending sales over the prior month, decreased by 31 in the past two weeks, down 2%, and now stands at 1,606. Demand peaked 6 weeks ago. Last year, there were 1,614 pending sales, **nearly unchanged**. The 3-year average before COVID (2017 to 2019) was 2,679, which is 67% higher than today.
- **MARKET TIME:** With the inventory rising and demand falling, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased from 83 to 87 days in the past couple of weeks. Last year, it was 91 days, similar to today. The 3-year average before COVID (2017-2019) was 75 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 140 to 125 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 229 to 267 days. For homes priced above \$6 million, the Expected Market Time increased from 239 to 284 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 0.1% of all listings and 0.6% of demand. One foreclosure and six short sales are available today in Orange County, bringing the total of distressed homes on the active market to seven, down five from two weeks ago. Last year, 12 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

JUNE 22, 2026 - EASING INTO SUMMER

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
6/18/2026								
Aliso Viejo	66	27	73	74	49	52	34	\$859k
Anaheim	215	87	74	72	76	71	42	\$919k
Anaheim Hills	37	21	53	33	42	73	63	\$1.2m
Brea	48	24	60	44	56	67	33	\$1.3m
Buena Park	64	21	91	47	35	98	38	\$950k
Corona Del Mar	74	15	148	133	133	516	321	\$5.4m
Costa Mesa	108	43	75	74	82	52	46	\$1.6m
Coto De Caza	58	7	249	168	110	141	88	\$2.5m
Cypress	44	32	41	60	32	64	31	\$1.1m
Dana Point	92	34	81	67	112	104	107	\$2.3m
Dove Canyon	6	6	30	80	48	480	45	\$1.8m
Foothill Ranch	16	6	80	42	25	49	34	\$1.1m
Fountain Valley	37	17	65	51	22	88	33	\$1.4m
Fullerton	115	62	56	62	45	70	44	\$988k
Garden Grove	88	54	49	48	45	70	38	\$899k
Huntington Beach	286	120	72	74	75	60	54	\$1.5m
Irvine	762	129	177	152	156	169	57	\$1.7m
La Habra	67	33	61	73	115	106	45	\$829k
La Palma	10	4	75	36	36	25	35	\$1.3m
Ladera Ranch	45	21	64	55	63	120	55	\$1.4m
Laguna Beach	158	27	176	164	180	304	243	\$5.5m
Laguna Hills	58	23	76	87	122	101	62	\$1.1m
Laguna Niguel	143	51	84	66	74	92	60	\$1.6m
Laguna Woods	176	55	96	101	88	66	29	\$414k
Lake Forest	190	48	119	84	83	104	55	\$1.3m
Los Alamitos	14	3	140	98	55	48	26	\$1.6m
Mission Viejo	158	80	59	52	68	71	34	\$1.1m
Newport Beach	277	47	177	177	179	169	156	\$4.8m
Newport Coast	46	8	173	123	123	280	490	\$8.4m
North Tustin	27	10	81	72	40	129	174	\$2.5m
Orange	121	62	59	54	64	75	44	\$1.2m
Placentia	49	31	47	53	52	42	43	\$991k
Portola Hills	23	1	690	158	128	165	210	\$1.8m
Rancho Mission Viejo	93	37	75	92	104	101	24	\$1.2m
Rancho Santa Marg.	79	26	91	125	80	80	30	\$784k
Rossmoor	9	2	135	180	60	26	30	\$1.8m
San Clemente	122	54	68	89	65	109	83	\$2.3m
San Juan	74	30	74	89	68	84	77	\$2.0m
Santa Ana	201	64	94	75	80	60	58	\$829k
Seal Beach	92	45	61	87	68	41	61	\$487k
Stanton	23	9	77	107	42	41	22	\$679k
Talega	22	10	66	111	94	195	79	\$2.4m
Tustin	102	43	71	66	77	78	52	\$1.2m
Villa Park	7	6	35	83	165	170	130	\$3.4m
Westminster	45	15	90	78	50	70	33	\$1.2m
Yorba Linda	132	50	79	78	86	99	47	\$1.6m
All of O.C.	4,681	1,606	87	83	81	91	57	\$1.4m

ORANGE COUNTY PRICE RANGE REPORT

JUNE 22, 2026 - EASING INTO SUMMER

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
6/18/2026								
All of O.C.	2,052	617	100	94	87	81	49	\$810k
O.C. \$0-\$500k	364	112	98	103	84	65	43	\$400k
O.C. \$500k-\$750k	535	188	85	84	73	71	39	\$630k
O.C. \$750k-\$1m	484	141	103	80	86	73	42	\$868k
O.C. \$1m-\$2m	521	156	100	106	105	100	66	\$1.3m
O.C. \$2m+	148	20	222	148	118	207	168	\$3.2m

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
6/18/2026								
All of O.C.	2,629	989	80	76	76	98	62	\$1.9m
O.C. \$0-\$750k	35	16	66	49	50	98	69	\$579k
O.C. \$750k-\$1m	205	139	44	46	45	52	26	\$925k
O.C. \$1m-\$1.25m	294	178	50	50	49	48	33	\$1.2m
O.C. \$1.25m-\$1.5m	354	187	57	49	48	71	41	\$1.4m
O.C. \$1.5m-\$2m	517	221	70	61	64	97	51	\$1.8m
O.C. \$2m-\$2.5m	290	81	107	100	96	130	-	\$2.3m
O.C. \$2.5m-\$4m	430	109	118	136	129	165	-	\$3.0m
O.C. \$4m-6m	202	25	242	261	197	226	182	\$4.9m
O.C. \$6m+	302	33	275	231	296	331	695	\$10.3m

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
6/18/2026								
All of O.C.	4,681	1,606	87	83	81	91	57	\$1.4m
O.C. \$0-\$500k	374	116	97	105	86	68	46	\$401k
O.C. \$500k-\$750k	560	200	84	80	70	72	40	\$630k
O.C. \$750k-\$1m	689	280	74	65	67	63	33	\$889k
O.C. \$1m-\$1.25m	529	258	62	64	61	60	39	\$1.1m
O.C. \$1.25m-\$1.5m	504	231	65	57	58	77	45	\$1.4m
O.C. \$1.5m-\$2m	653	253	77	72	73	100	55	\$1.7m
O.C. \$2m-\$2.5m	332	91	109	101	97	123	-	\$2.3m
O.C. \$2.5m-\$4m	487	117	125	140	128	146	-	\$3.0m
O.C. \$4m-6m	231	26	267	229	177	170	-	\$4.9m
O.C. \$6m+	322	34	284	239	295	251	197	\$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

JUNE 22, 2026 - EASING INTO SUMMER

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