

JUNE 8, 2026 - WRITTEN BY STEVEN THOMAS

HALFTIME REPORT

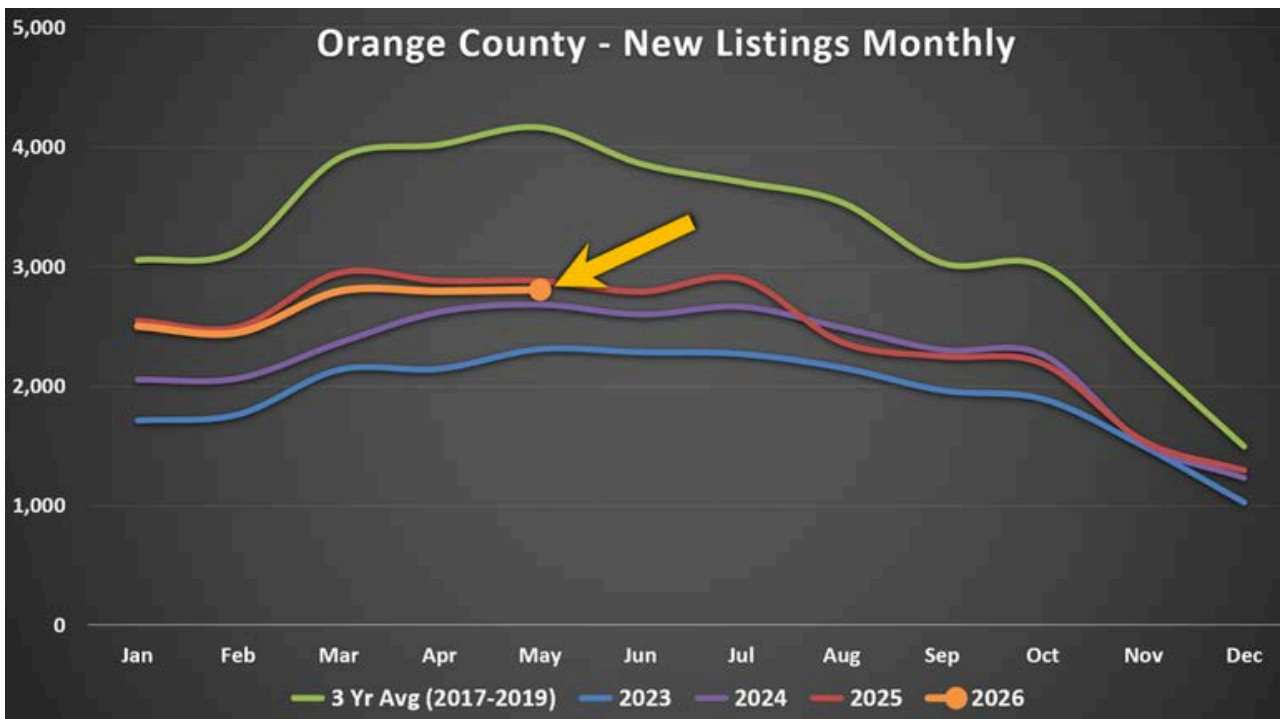
AS SPRING TRANSITIONS TO SUMMER, IT IS A PERFECT TIME TO TAKE A CLOSER LOOK AT THE CURRENT HOUSING TRENDS AND WHERE IT IS HEADING FROM HERE.



Everyone has an opinion on the direction of the housing market. In looking for answers, many turn to ChatGPT, YouTube, Google, or Instagram. The results only add to the confusion, especially with so many clickbait headlines designed to increase views and revenue. It is best to take a step back from all of the opinions and noise and turn to the facts and trends that have surfaced in 2026:

- **New Listings – There are slightly fewer sellers this year compared to 2025.**

Homeowners continue to “hunker down” in their homes, unwilling to move because of their underlying, locked-in, low fixed-rate mortgage. This trend has eased from the lows established in 2023. There were 41% fewer homes listed for sale in 2023 than the 3-year average before the pandemic (2017-2019). That diminished to 31% fewer in 2024 and 26% fewer in 2025. The trend of increasing sellers from year to year ended in 2026. Through May, 13,342 sellers came to market, 489 fewer than last year. It is still 13% more than 2024, and 33% higher than 2023; yet, there are 4,937 missing sellers compared to the 3-year average, 27% fewer. Inventory had been growing year over year because additional sellers were matched against unchanging, muted demand. With slightly fewer sellers this year, the annual inventory growth has ended as well. The trend of slightly fewer sellers than last year should continue for the remainder of 2026.

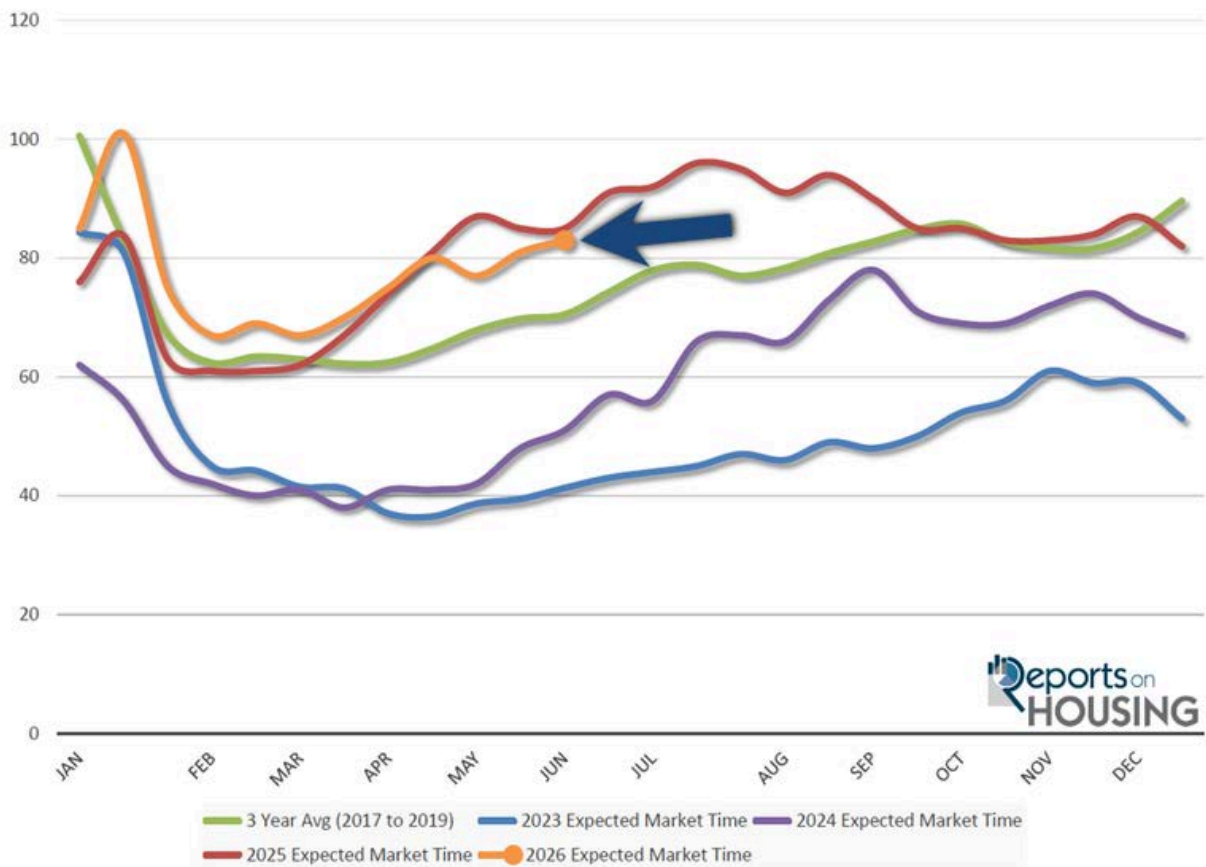


- **Inventory – Starting in May, for the first time since March 2024, there are fewer homes on the market this year compared to last year.** There were 13% more homes in January 2026 than in January 2025. That changed in March. There are now 2% fewer homes than last year (-94). After starting the year with 2,703 homes, the highest level since 2020, the inventory of available homes increased by 1,848 (+68%) to 4,551. The inventory has not yet reached a peak, but is expected to sometime over the summer between July and August. From there, it will slowly decrease for the remainder of the year. The inventory will drop fast in December during the holiday season when the fewest number of homes come on the market, and many unsuccessful sellers will throw in the towel and pull their homes off the market.

- Demand – Buyer activity remains low due to affordability constraints and has not changed much since 2023.** Demand (number of new pending sales over the prior month) increased rapidly from mid-January through mid-February, up 65% from 914 to 1,510 pending sales, then grew slowly from week to week and appears to have reached its annual peak at the start of May at 1,678. Currently, demand is at 1,637 pending sales, which is not much different than previous years. It was 1,633 last year, 1,640 in 2024, and 1,595 in 2023. As long as rates remain between 6.5% and 7%, do not expect demand to change much and break higher. Buyer demand will remain relatively flat through August, and then will slowly fall for the remainder of the year. It will pick up steam during the holidays, when demand drops to its lowest level of the year.
- Expected Market Time – The Orange County housing market is at a better balance, where proper pricing is crucial in securing success.** The hottest price ranges are detached homes priced below \$1.5 million. When sellers carefully arrive at a home's asking price, success can be quick. Yet, for much of the market, it is far from instant. After eclipsing 100 days in mid-January, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) dropped to 67 days in February and March. With the number of homes coming to market outpacing buyer demand, the Expected Market Time has been slowly increasing since March. Currently, it is at 83 days. It dropped below last year's level in April and has remained slightly faster than 2025 ever since. Last year, it was at 85 days (+2). It was 51 days in 2024 (-32), and 41 days in 2023 (-42). At 83 days, the market is far from instant. From here, expect the market to continue to slow until the inventory peaks. It will remain elevated for the remainder of the year.

ORANGE COUNTY

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



- Delisted Homes – An elevated number of sellers are pulling their homes off the market, a strong indicator that most sellers do not have to sell.** Through May, 2,939 sellers have pulled their homes off the market. That is 13% higher than last year's

2,591. In 2024, 1,445 homes were pulled off the market (-50%), and it was 1,712 in 2023 (-42%). This is the highest level since 2020, the start of the pandemic (2,962). The lack of success among many sellers, even after reducing their asking prices, has led to an increase in the number of delisted homes. It reveals that many sellers are unwilling to lower their asking price to a level low enough to secure a sale.

- **Mortgage Rates – Buyer demand was poised to take off during the spring, with rates dropping to 6% in February, but the Iran conflict resulted in rates eclipsing 6.5%.** Mortgage rates were bouncing between 5.99% and 6% during the last week of February, poised to drop into the 5s for the first time since August 2022. An extremely weak job report was released on Friday, March 6th, which would have resulted in rates falling to about 5.85%. That did not occur because of the immediate impact of rising fuel prices upon the start of the Iran conflict on Saturday, February 28th. Mortgage rates had been permanently parked between 6% and 6.5% from September 3rd of last year to the start of the conflict. Amid fears of inflation, rates climbed and surpassed 6.5% by the third week of March. According to Mortgage News Daily, they are at 6.68% today. Housing is very rate-sensitive. Mortgage rates are the gas pedal for the housing market. When rates fall below 6.5%, it is like pushing on the gas pedal. The lower the rates fall, the faster the market will move, driven by elevated demand as affordability improves. Similarly, as rates climb and surpass 6.5%, market activity slows due to growing affordability challenges. In the absence of the Iran conflict, buyer demand would have surpassed the frozen grip of the past few years. Instead, expect the market's pace to closely resemble last year's.

ORANGE COUNTY ACTIVE LISTINGS SECTION



ACTIVE LISTINGS

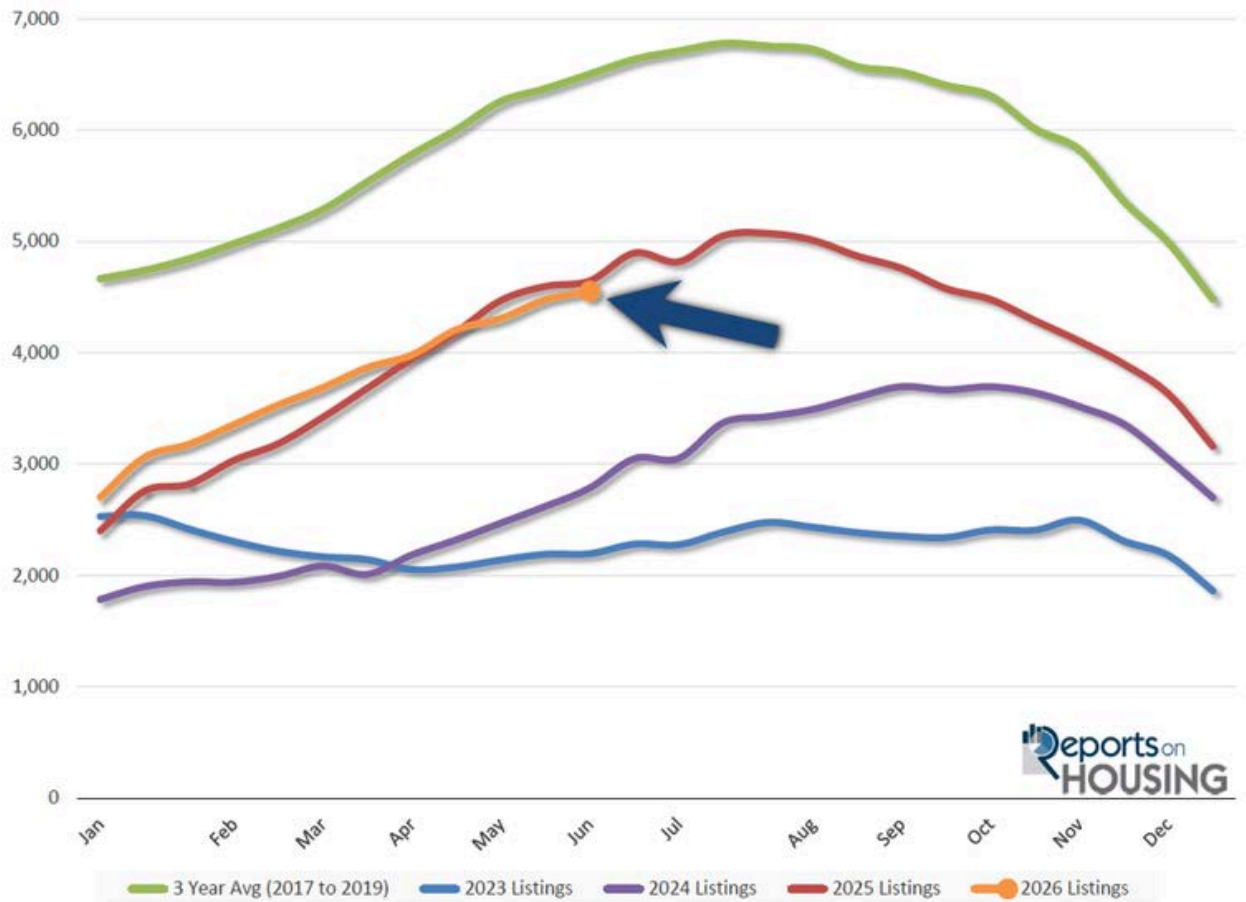
THE INVENTORY INCREASED BY 2% IN THE PAST COUPLE OF WEEKS.

The active listing inventory increased by 76 homes over the past two weeks, up 2%, to 4,551, its highest level since last September. More homes come on the market from April through July. Demand peaked at the start of May, indicating it has stopped growing and will remain elevated. Yet the number of sellers entering the market will outpace demand, and the active inventory will grow until it reaches its typical summer peak between July and August. That means that seller competition will increase and the market will slow from week to week.

Last year, the inventory was at 4,645 homes, **2% more than today, with 94 additional homes.** The 3-year average before COVID (2017 through 2019) was 6,501, an additional 1,950 homes, or 43% more.

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.

ORANGE COUNTY ACTIVE LISTING INVENTORY YEAR-OVER-YEAR

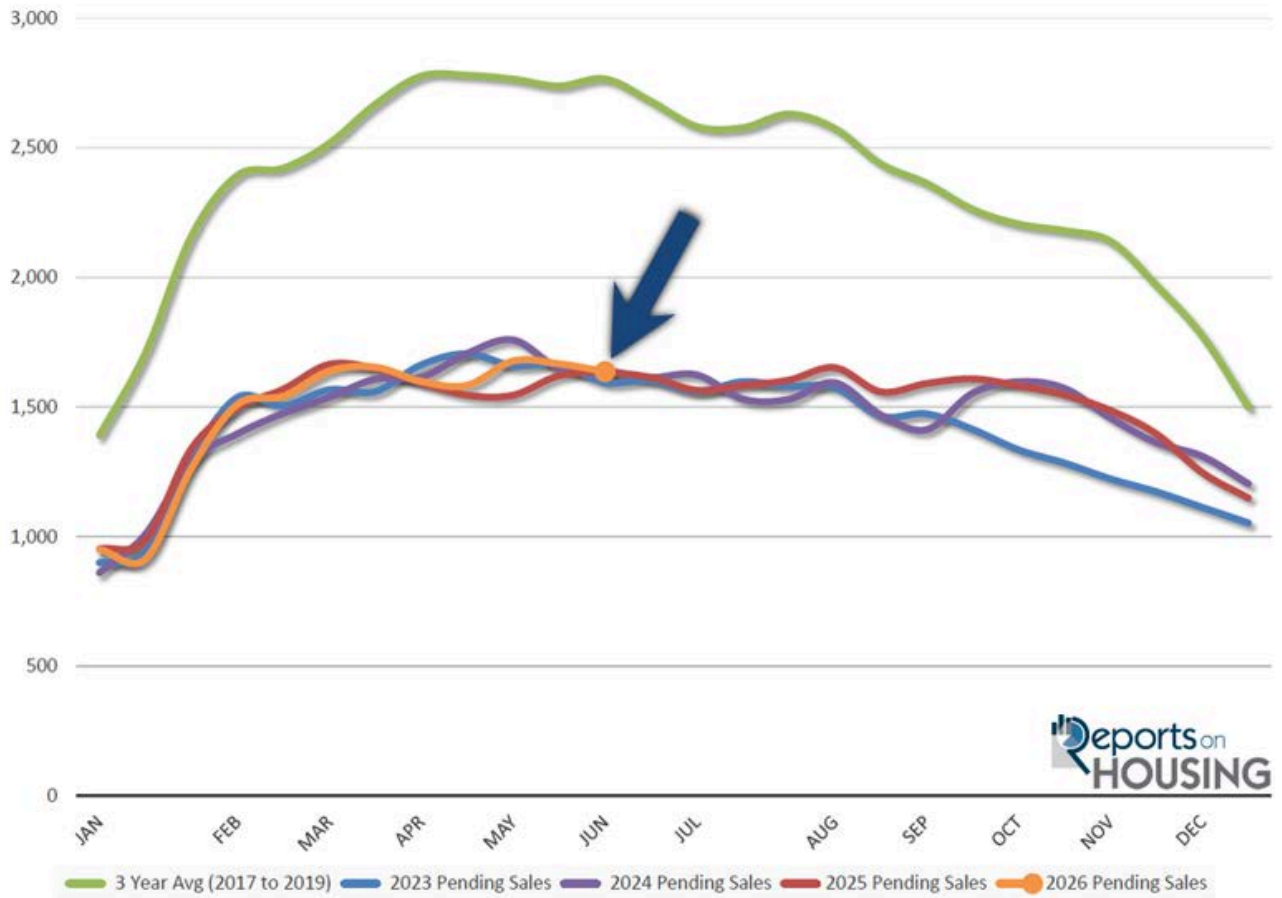


Demand, a snapshot of the number of new pending sales over the prior month, decreased from 1,667 to 1,637 in the past couple of weeks, down 30 pending sales, or 2%. Demand peaked four weeks ago. Demand will remain muted due to affordability constraints until mortgage rates drop below 6.5% with duration. With inflation on the rise due to the conflict in Iran and the stabilization of the jobs market, expect mortgage rates to remain elevated above 6.5% for the remainder of the year. Buyer demand will remain at or near its current level through August, then slowly decline.

Last year, demand was 1,633, with **4 fewer pending sales (nearly unchanged)**. The 3-year average before COVID (2017 to 2019) was 2,766 pending sales, **69% more than today, or an additional 1,129**.

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, the Consumer Price Index (CPI) and the Producer Price Index (PPI) will be released, two key inflation indicators. Next week, the Federal Reserve will meet and hold a press conference to announce its decision on the Federal Funds rate. They will ultimately reveal their appetite to cut rates in the near future and into 2026. In addition, retail sales will be released.

ORANGE COUNTY DEMAND YEAR-OVER-YEAR



EXPECTED MARKET TIME

IN THE PAST TWO WEEKS, THE MARKET TIME HAS INCREASED BY TWO DAYS.

With the supply of available homes rising by 76 homes, **up 2%**, and demand falling by 30 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 81 to 83 days in the past couple of weeks.

Last year, it was 85 days, similar to today. The 3-year average before COVID (2017 to 2019) was 71 days, faster than today.

The Expected Market Time for condominiums and townhomes increased from 87 to 94 days in the past two weeks. It was 77 days last year. For detached homes, the Expected Market Time remained unchanged at 76 days. It was 91 days a year ago. The detached-home market remains significantly faster than the attached-home market.

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) increased from 1,041 to 1,047, up 6, or 1%. Luxury demand decreased by 10 pending sales, down 5%, to 177. With supply rising and demand falling, the Expected Market Time for luxury homes priced above \$2 million increased from 167 to 177 days, its slowest reading since January. Like the rest of the market, the luxury market is slowing.

Year over year, the active luxury inventory is down by 165 homes (-14%), and luxury demand is down by 6 pending sales (-3%). Last year's Expected Market Time was 199 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 128 to 140 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 177 to 229 days. For homes priced above \$6 million, the Expected Market Time decreased from 295 to 239 days. Luxury is at 177 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%	19%	70 Days
\$750k - \$1M 	65 Days	14%	18%	55 Days
\$1M - \$1.25M 	64 Days	11%	15%	63 Days
\$1.25M - \$1.5M 	57 Days	11%	16%	64 Days
\$1.5M - \$2M 	72 Days	14%	16%	86 Days
\$2M - \$2.5M 	101 Days	7%	6%	124 Days
\$2.5M - \$4M 	140 Days	11%	6%	151 Days
\$4M - \$6M 	229 Days	5%	2%	248 Days
\$6M+ 	239 Days	7%	2%	324 Days

- **INVENTORY:** The active listing inventory in the past couple of weeks increased by 76 homes, up 2%, and now stands at 4,551. Last year, there were 4,645 homes on the market, 94 additional homes, or 2% more. The 3-year average before COVID (2017 to 2019) was 6,501, which is 43% 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 30 in the past two weeks, down 2%, and now stands at 1,637. Demand peaked a month ago. Last year, there were 1,633 pending sales, **nearly unchanged**. The 3-year average before COVID (2017 to 2019) was 2,766, which is 69% 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 81 to 83 days in the past couple of weeks. Last year, it was 85 days, similar to today. The 3-year average before COVID (2017-2019) was 71 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 128 to 140 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 177 to 229 days. For homes priced above \$6 million, the Expected Market Time decreased from 295 to 239 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 0.3% of all listings and 0.2% of demand. Three foreclosures and nine short sales are available today in Orange County, bringing the total of distressed homes on the active market to nine, up three from 2 weeks ago. Last year, eight distressed homes were on the market, similar to today.
- **CLOSED SALES:** There were 1,886 closed residential resales in April, up 1% compared to April 2025's 1,863 sales, and up 2% from March 2026. The sales-to-list price ratio in Orange County was 100.0%. There were no foreclosures, and short sales accounted for 0.1% of all closed sales. That means that 99.9% of all sales were sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

JUNE 8, 2026 - HALFTIME REPORT

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
6/4/2026								
Aliso Viejo	59	24	74	49	63	45	39	\$880k
Anaheim	227	94	72	76	81	75	40	\$924k
Anaheim Hills	31	28	33	42	50	60	39	\$1.1m
Brea	37	25	44	56	57	51	30	\$1.3m
Buena Park	52	33	47	35	35	109	38	\$932k
Corona Del Mar	80	18	133	133	148	246	234	\$4.6m
Costa Mesa	111	45	74	82	76	62	44	\$1.6m
Coto De Caza	56	10	168	110	74	137	80	\$2.5m
Cypress	48	24	60	32	37	67	26	\$1.2m
Dana Point	85	38	67	112	120	98	138	\$2.3m
Dove Canyon	8	3	80	48	55	140	20	\$1.8m
Foothill Ranch	14	10	42	25	30	57	90	\$950k
Fountain Valley	32	19	51	22	37	39	21	\$1.5m
Fullerton	124	60	62	45	43	67	38	\$979k
Garden Grove	78	49	48	45	37	48	34	\$975k
Huntington Beach	282	115	74	75	87	76	47	\$1.5m
Irvine	709	140	152	156	134	158	48	\$1.7m
La Habra	63	26	73	115	60	73	52	\$799k
La Palma	6	5	36	36	20	23	45	\$1.3m
Ladera Ranch	40	22	55	63	66	56	41	\$1.3m
Laguna Beach	164	30	164	180	170	322	171	\$4.9m
Laguna Hills	58	20	87	122	73	108	68	\$1.0m
Laguna Niguel	134	61	66	74	74	78	51	\$1.6m
Laguna Woods	171	51	101	88	78	63	31	\$400k
Lake Forest	183	65	84	83	73	86	48	\$1.3m
Los Alamitos	13	4	98	55	30	114	20	\$1.7m
Mission Viejo	146	84	52	68	56	63	32	\$1.1m
Newport Beach	278	47	177	179	172	162	164	\$5.0m
Newport Coast	45	11	123	123	115	150	675	\$11.0m
North Tustin	24	10	72	40	67	85	150	\$2.6m
Orange	116	65	54	64	47	66	39	\$1.2m
Placentia	49	28	53	52	53	47	38	\$999k
Portola Hills	21	4	158	128	135	94	60	\$1.3m
Rancho Mission Viejo	92	30	92	104	113	101	27	\$1.2m
Rancho Santa Marg.	83	20	125	80	72	61	17	\$758k
Rossmoor	6	1	180	60	30	54	10	\$1.9m
San Clemente	127	43	89	65	62	93	97	\$2.3m
San Juan	77	26	89	68	65	81	40	\$2.0m
Santa Ana	196	78	75	80	90	65	40	\$760k
Seal Beach	96	33	87	68	59	53	56	\$505k
Stanton	25	7	107	42	40	48	33	\$779k
Talega	26	7	111	94	57	63	63	\$2.3m
Tustin	95	43	66	77	65	58	35	\$1.2m
Villa Park	11	4	83	165	42	180	66	\$3.3m
Westminster	47	18	78	50	57	57	41	\$1.2m
Yorba Linda	127	49	78	86	73	73	39	\$1.5m
All of O.C.	4,551	1,637	83	81	77	85	51	\$1.4m

ORANGE COUNTY PRICE RANGE REPORT

JUNE 8, 2026 - HALFTIME REPORT

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
6/4/2026								
All of O.C.	1,996	635	94	87	88	77	47	\$800k
O.C. \$0-\$500k	355	103	103	84	86	63	46	\$400k
O.C. \$500k-\$750k	542	193	84	73	76	72	32	\$625k
O.C. \$750k-\$1m	430	161	80	86	75	63	41	\$869k
O.C. \$1m-\$2m	526	149	106	105	113	96	68	\$1.3m
O.C. \$2m+	143	29	148	118	119	168	137	\$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
6/4/2026								
All of O.C.	2,555	1,002	76	76	70	91	54	\$2.0m
O.C. \$0-\$750k	39	24	49	50	65	91	52	\$610k
O.C. \$750k-\$1m	197	128	46	45	37	45	25	\$908k
O.C. \$1m-\$1.25m	281	167	50	49	45	54	28	\$1.1m
O.C. \$1.25m-\$1.5m	334	204	49	48	46	55	38	\$1.4m
O.C. \$1.5m-\$2m	487	238	61	64	67	84	43	\$1.8m
O.C. \$2m-\$2.5m	273	82	100	96	80	126	-	\$2.3m
O.C. \$2.5m-\$4m	436	96	136	129	112	151	-	\$3.0m
O.C. \$4m-6m	200	23	261	197	149	229	159	\$4.9m
O.C. \$6m+	308	40	231	296	282	322	495	\$10.4m

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
6/4/2026								
All of O.C.	4,551	1,637	83	81	77	85	51	\$1.4m
O.C. \$0-\$500k	366	105	105	86	87	64	48	\$402k
O.C. \$500k-\$750k	570	215	80	70	75	74	32	\$625k
O.C. \$750k-\$1m	627	289	65	67	57	55	33	\$894k
O.C. \$1m-\$1.25m	520	242	64	61	58	63	34	\$1.1m
O.C. \$1.25m-\$1.5m	485	255	57	58	56	64	42	\$1.4m
O.C. \$1.5m-\$2m	623	261	72	73	78	86	48	\$1.8m
O.C. \$2m-\$2.5m	313	93	101	97	81	123	-	\$2.3m
O.C. \$2.5m-\$4m	499	107	140	128	115	146	-	\$3.0m
O.C. \$4m-6m	221	29	229	177	142	151	-	\$4.9m
O.C. \$6m+	327	41	239	295	281	248	167	\$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 8, 2026 - HALFTIME REPORT

ORANGE COUNTY CITIES	UNITS SOLD APR 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 APR 2025
Aliso Viejo	35	\$900,000	\$899,000	100.0%	\$620,000	\$2,959,000	1,372	\$656	9	36
Anaheim	98	\$941,444	\$925,000	100.1%	\$464,900	\$1,700,000	1,431	\$658	10	92
Anaheim Hills	20	\$1,129,500	\$1,149,000	100.0%	\$575,000	\$2,935,000	1,928	\$586	12	33
Brea	23	\$1,160,000	\$1,150,000	100.0%	\$602,222	\$2,800,000	1,980	\$586	13	19
Buena Park	33	\$955,000	\$948,888	100.0%	\$638,000	\$2,300,000	1,586	\$602	21	30
Corona Del Mar	22	\$3,812,500	\$4,045,000	97.8%	\$1,280,000	\$12,250,000	1,932	\$1,973	31	20
Costa Mesa	61	\$1,450,000	\$1,450,000	100.0%	\$640,000	\$4,120,000	1,624	\$893	8	51
Coto De Caza	12	\$2,104,500	\$2,098,500	99.4%	\$1,475,000	\$3,960,000	3,125	\$674	22	18
Cypress	30	\$1,017,500	\$1,022,498	100.0%	\$745,000	\$1,732,500	1,673	\$608	13	24
Dana Point	39	\$1,800,000	\$1,749,000	98.7%	\$609,900	\$17,000,000	1,849	\$973	14	33
Dove Canyon	3	\$2,200,000	\$2,300,000	97.1%	\$1,650,000	\$2,350,000	3,669	\$600	8	3
Foothill Ranch	8	\$1,249,900	\$1,224,850	100.0%	\$579,000	\$2,015,000	1,637	\$764	7	5
Fountain Valley	31	\$1,500,000	\$1,450,000	101.9%	\$690,000	\$2,320,000	1,910	\$785	9	28
Fullerton	65	\$965,000	\$960,000	99.5%	\$345,000	\$2,950,000	1,580	\$611	19	73
Garden Grove	53	\$1,060,000	\$1,040,000	100.0%	\$425,000	\$1,800,000	1,430	\$741	11	50
Huntington Beach	132	\$1,355,000	\$1,349,388	98.8%	\$210,000	\$4,350,000	1,635	\$829	14	132
Irvine	180	\$1,517,500	\$1,565,439	98.5%	\$395,000	\$7,150,000	2,022	\$750	19	173
La Habra	34	\$799,995	\$797,495	100.0%	\$398,500	\$2,145,000	1,447	\$553	16	25
La Palma	8	\$1,162,500	\$1,187,000	99.5%	\$870,000	\$1,400,000	1,853	\$628	6	3
Ladera Ranch	27	\$1,650,000	\$1,649,000	100.0%	\$799,000	\$5,200,000	2,419	\$682	6	24
Laguna Beach	23	\$3,350,000	\$3,475,000	99.5%	\$1,200,000	\$19,750,000	2,120	\$1,580	24	25
Laguna Hills	22	\$1,342,500	\$1,322,450	100.0%	\$517,500	\$6,925,000	1,966	\$683	22	27
Laguna Niguel	62	\$1,497,500	\$1,497,000	98.8%	\$550,000	\$6,850,000	1,767	\$847	13	64
Laguna Woods	42	\$476,000	\$471,750	100.0%	\$93,000	\$1,985,000	1,025	\$464	17	66
Lake Forest	87	\$1,255,000	\$1,250,000	100.0%	\$343,500	\$3,168,000	1,848	\$679	15	56
Los Alamitos	6	\$1,612,500	\$1,599,500	100.7%	\$870,000	\$2,850,000	1,977	\$816	33	11
Mission Viejo	105	\$1,315,000	\$1,315,000	100.0%	\$400,000	\$2,100,000	1,882	\$699	9	100
Newport Beach	65	\$3,380,000	\$3,388,000	98.6%	\$649,000	\$33,500,000	2,182	\$1,549	13	68
Newport Coast	10	\$3,387,500	\$3,641,500	96.5%	\$1,549,000	\$28,500,000	2,765	\$1,225	35	7
North Tustin	13	\$2,095,000	\$2,099,000	99.8%	\$1,150,000	\$8,800,000	2,547	\$823	7	10
Orange	65	\$1,162,500	\$1,190,000	100.0%	\$525,000	\$4,000,000	1,828	\$636	10	83
Placentia	26	\$1,187,500	\$1,138,889	100.1%	\$620,000	\$1,765,000	1,813	\$655	10	27
Portola Hills	11	\$1,480,000	\$1,475,000	100.0%	\$637,000	\$3,100,000	2,322	\$637	8	4
Rancho Mission Viejo	30	\$1,011,495	\$1,027,500	100.0%	\$660,000	\$2,550,000	1,589	\$637	31	21
Rancho Santa Margarita	30	\$1,049,500	\$999,400	100.0%	\$485,000	\$1,680,000	1,551	\$677	15	33
Rossmoor	7	\$1,800,000	\$1,899,000	100.0%	\$1,560,000	\$4,100,000	2,330	\$773	19	5
San Clemente	70	\$1,852,500	\$1,889,000	100.0%	\$455,000	\$13,000,000	2,342	\$791	10	58
San Juan Capistrano	24	\$2,002,500	\$1,947,000	100.0%	\$685,000	\$3,700,000	2,446	\$819	12	28
Santa Ana	78	\$965,000	\$979,950	100.0%	\$280,000	\$2,925,000	1,464	\$659	16	72
Seal Beach	50	\$394,000	\$404,000	98.8%	\$235,000	\$5,550,000	950	\$415	19	54
Stanton	18	\$710,000	\$709,400	100.0%	\$429,500	\$1,125,000	1,245	\$571	14	11
Talega	13	\$1,850,000	\$1,849,000	100.0%	\$866,000	\$4,675,000	2,699	\$685	9	15
Tustin	34	\$1,342,500	\$1,366,500	100.0%	\$475,000	\$4,995,000	1,868	\$719	13	40
Villa Park	5	\$3,300,000	\$3,299,000	100.0%	\$2,175,000	\$3,695,000	4,005	\$824	67	3
Westminster	24	\$1,075,000	\$1,097,000	100.5%	\$702,000	\$2,150,000	1,545	\$696	9	39
Yorba Linda	60	\$1,277,500	\$1,299,944	100.0%	\$529,000	\$4,700,000	1,859	\$687	11	55
All of O.C.	1,886	\$1,238,125	\$1,247,000	100.0%	\$93,000	\$33,500,000	1,723	\$719	13	1,863
\$0-\$500k	102	\$392,500	\$396,750	99.1%	\$93,000	\$500,000	800	\$491	24	127
\$500k-\$750k	234	\$640,000	\$649,000	100.0%	\$503,000	\$750,000	1,043	\$614	17	229
\$750k-\$1m	324	\$883,995	\$885,000	100.0%	\$752,000	\$1,000,000	1,387	\$638	10	364
\$1m-\$1.25m	311	\$1,140,000	\$1,148,000	100.0%	\$1,003,000	\$1,250,000	1,605	\$710	11	286
\$1.25m-\$1.5m	274	\$1,360,000	\$1,360,000	100.0%	\$1,254,400	\$1,500,000	1,943	\$700	11	271
\$1.5m-\$2m	293	\$1,710,000	\$1,749,500	99.5%	\$1,505,000	\$2,000,000	2,365	\$723	12	271
\$2m-\$2.5m	121	\$2,199,000	\$2,199,000	98.6%	\$2,001,000	\$2,500,000	2,662	\$826	14	107
\$2.5m-\$4m	147	\$3,050,000	\$2,999,000	98.7%	\$2,515,000	\$4,000,000	3,269	\$933	19	121
\$4m-\$6m	46	\$4,685,000	\$4,775,000	98.3%	\$4,025,000	\$6,000,000	3,113	\$1,505	11	48
\$6m+	34	\$9,000,000	\$9,097,500	95.6%	\$6,100,000	\$33,500,000	4,249	\$2,118	40	39