

JUNE 23, 2025 - WRITTEN BY STEVEN THOMAS

WELCOME TO A BUYER'S MARKET

IT IS OFFICIAL, THE ORANGE COUNTY HOUSING MARKET HAS TIPPED IN
THE BUYER'S FAVOR WITH THE SLOWEST JUNE SINCE 2011.



IT'S THE BUYER'S TURN

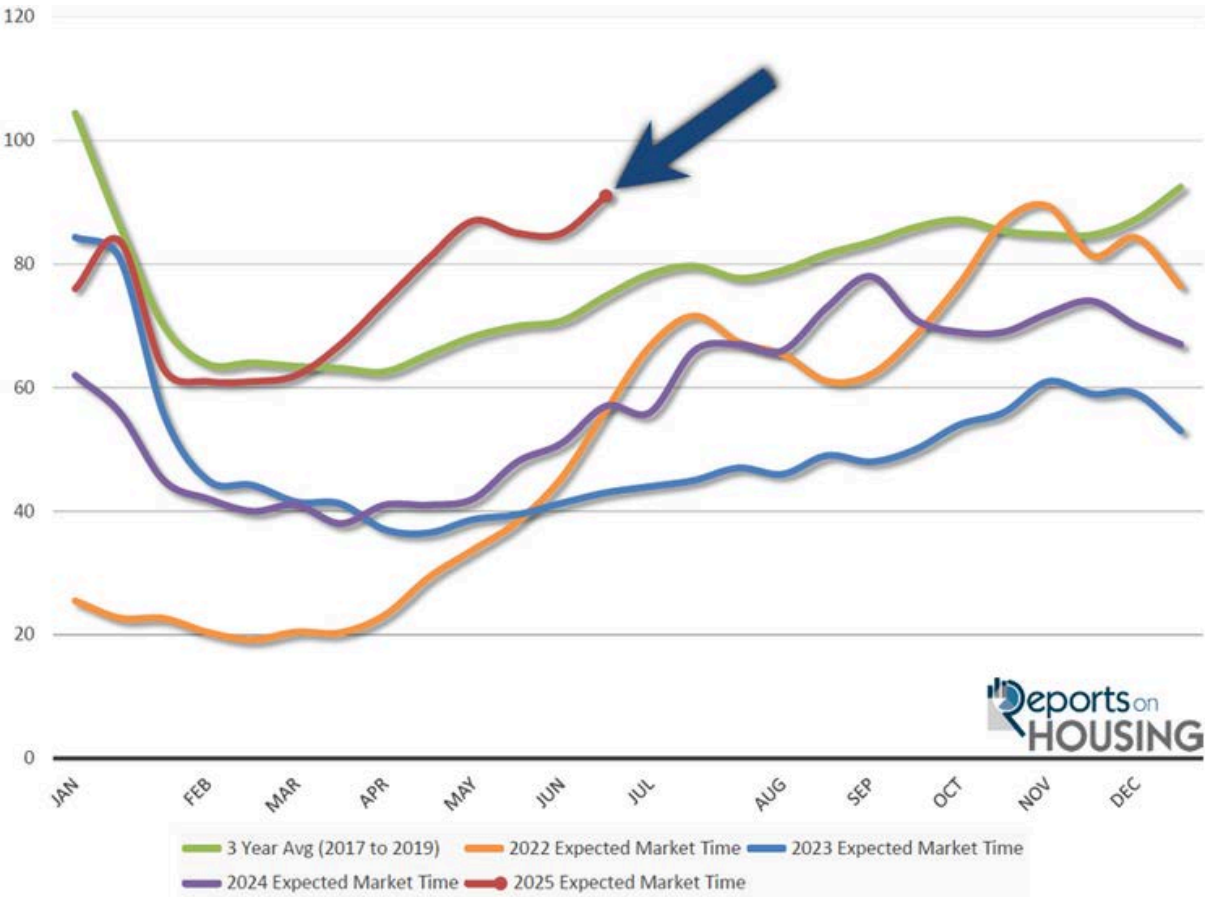
WITH INVENTORY CLIMBING 61% SINCE LAST YEAR AND DEMAND REMAINING ALMOST UNCHANGED, THE MARKET HAS SLOWED SUBSTANTIALLY.

Standing at the grocery store checkout on a busy afternoon, the lines can stretch on for what seems like forever. Upon looking around, there are inevitably several registers that are not open, despite the throngs of shoppers waiting for someone to ring them up. After waiting for several minutes, not one, but three registers open up, and all lanes are open. "Next in line," the new cashiers announce. Suddenly, the lines move rapidly, and everyone is able to check out so that they can get home and put away their groceries.

Home buyers have been stuck in long checkout lines with a limited inventory that dates back to the start of 2020. Open houses have been crowded. Multiple offers were the norm. Throngs of buyers toured homes, wrote offers, and hoped that someday they too would be able to secure a home. Suddenly, with the highest June supply since 2019, buyers have a lot more choices, and negotiations are lining up in their favor. Buyers are finally able to "check out" and secure a place to call home.

The evolution of the buyer's market was extremely slow, taking years to develop. It began in 2022, when rates surged higher, rising from 3.25% in January to 7.37% in October. To counter the low demand, the active inventory remained chronically low as very few homeowners participated in the housing market. Homeowners chose to "hunker down" in their homes, unwilling to move due to their underlying, locked-in, low fixed-rate mortgage. As of the start of 2025, 80% of Californians with a mortgage enjoy a fixed rate at or below 5%. In 2023, 41% fewer homes were placed on the market in Orange County compared to the 3-year pre-pandemic average (2017-2019), or 16,000 missing FOR SALE signs.

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



However, in 2024, with more homeowners participating, the number of missing signs dropped to 31%, or 12,300 fewer sellers. In 2025, it is only off by 25% through May. That's an additional 1,908 sellers compared to last year, and 3,632 more than in 2023. In matching nearly identical demand compared to 2023 and 2024, the additional sellers have accumulated, and the inventory has grown substantially. With rising inventory and muted demand, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace), the actual speed of the market, has grown to 91 days, its highest June level since 2011.

The active inventory currently stands at 4,894 homes, which is 61% higher than last year's 3,048 homes and 115% higher than 2023's 2,281 homes. Demand (a snapshot of the number of new pending sales over the prior month) is currently at 1,614 pending sales, one less than last year's 1,615 reading, and 13 more than in 2023. Today's 91-day Expected Market Time is 34 additional days compared to last year's 57 days, and more than double 2023's 43 days.

It is today's longer market time that is tipping the Orange County housing market in the buyer's favor. There are a lot more sellers competing against each other. A revealing 37% of the active inventory has reduced the asking price at least once. Through May, 2,860 unsuccessful sellers have pulled their homes off the market, up 96% compared to last year. Sellers are more willing to negotiate today than they have been for years.

ATTENTION BUYERS: Do not wait for prices to plunge before purchasing. Home values are up 4.6% year-over-year in May in Orange County, according to Zillow's Home Value Index, yet they are down 0.4% month over month. It will continue to slowly decline through the end of the year as long as mortgage rates remain close to 7%. Home values will not plunge. There are very few sellers desperate to sell their homes. The housing stock, all homeowners combined, is the strongest it has ever been. Ever since the Great Recession, buyers have been purchasing homes with strict qualifications, strong credit, great jobs, and low fixed payments. There is record tappable equity (the amount of equity a homeowner can use for a loan while still retaining at least 20% equity), record equity-rich (50% or more equity), and a record number of homeowners who own their homes free and clear. Due to the homeowner's strength, sellers will be unwilling to give up much equity. To achieve success, some sellers will be willing to take just a little bit less than the last successful seller; thus, home values will slowly drift down.

ATTENTION SELLERS: Accurate pricing is the most crucial step to achieving success in today's highly competitive market. Methodically arrive at a home's **Fair Market Value** by carefully scrutinizing the most recent pending and closed sales. Overpriced homes do not sell. Instead, it wastes valuable market time. The market is only slowing from week to week. Housing will be slower when a home's price is adjusted down the road, and any price improvement does not receive the same fanfare as when it was initially listed for sale.

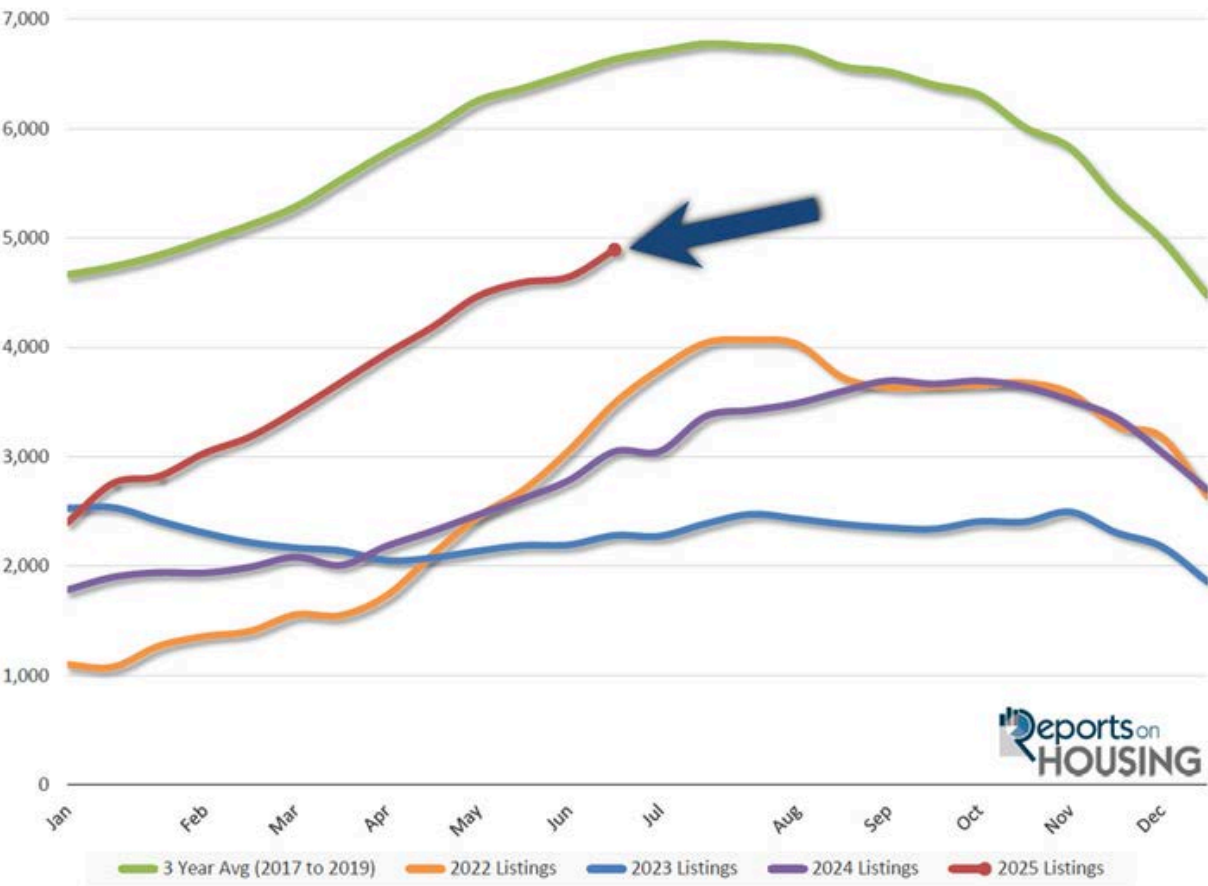
After many years lining up in favor of sellers, the Orange County housing market is finally a buyer's market.

The active listing inventory increased by 249 homes over the past two weeks, up 5%, and now stands at 4,894, its largest rise in six weeks and its highest level since June 2020.

During the Summer Market, expect the inventory to rise unabated until it peaks. Over the last couple of years, the peak has arrived a bit late, between September and November. This year could be the same unless rates unexpectedly fall below 6.5% with duration. If that were to occur, increased demand would limit the increase in supply.

Last year, the inventory was at 3,048 homes, **38% lower, or 1,846 fewer**. The 3-year average before COVID (2017-2019) was 6,633, an additional 1,739 homes, or 36% more.

ORANGE COUNTY
ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



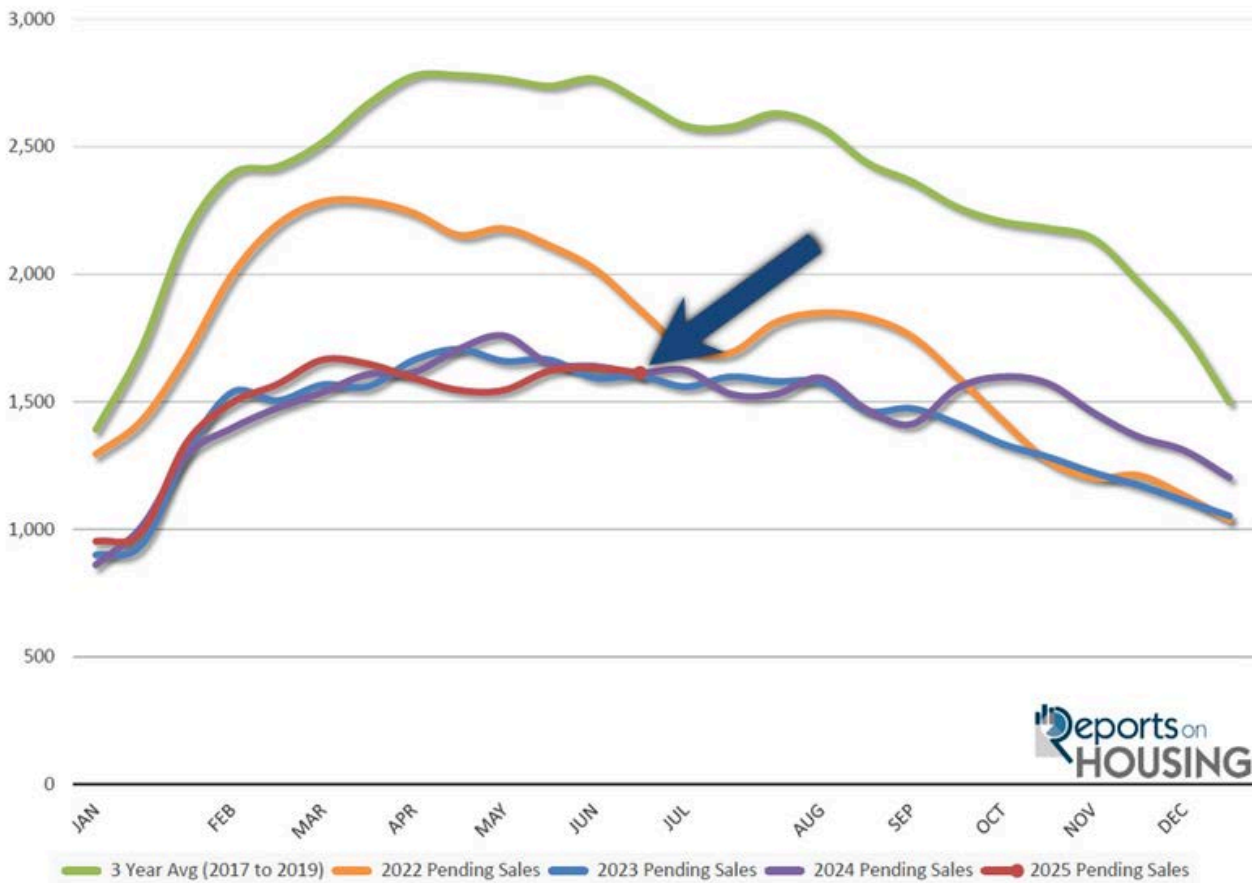
Homeowners continue to “hunker down” in their homes, unwilling to move due to their current underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through May, 13,694 homes were placed on the market in Orange County, 4,585 fewer than the 3-year average before COVID (2017-2019), 25% less. In 2024, only 11,786 homes entered the market, and in 2023, it was only 10,062. More sellers are opting to sell in 2025.

Demand, a snapshot of the number of new pending sales over the prior month, decreased from 1,633 to 1,614 in the past couple of weeks, representing a 19-pending-sale decline, or 1%. Buyer demand has remained at very similar levels since October 2022. The pace of demand is at the mercy of mortgage rates, which have been bouncing around 7% for nearly 32 months. Demand will break higher as soon as rates drop below 6.5% with duration. They were at that level for 47 days last year from late August through the start of October. When rates drop and stay there for months, buyer demand will rapidly accelerate, and closed sales will increase. Until then, it will remain the same.

Last year, demand was 1,615, with **one additional pending sale, or nearly unchanged**. The 3-

year average before COVID (2017-2019) was 2,679 pending sales, **66% higher than today, representing an additional 1,065 sales.**

ORANGE COUNTY
DEMAND YEAR-OVER-YEAR



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, the Personal Consumption Expenditures – Price Index (PCE), the Fed’s preferred inflation gauge, will be released on Friday. Next week is job’s 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

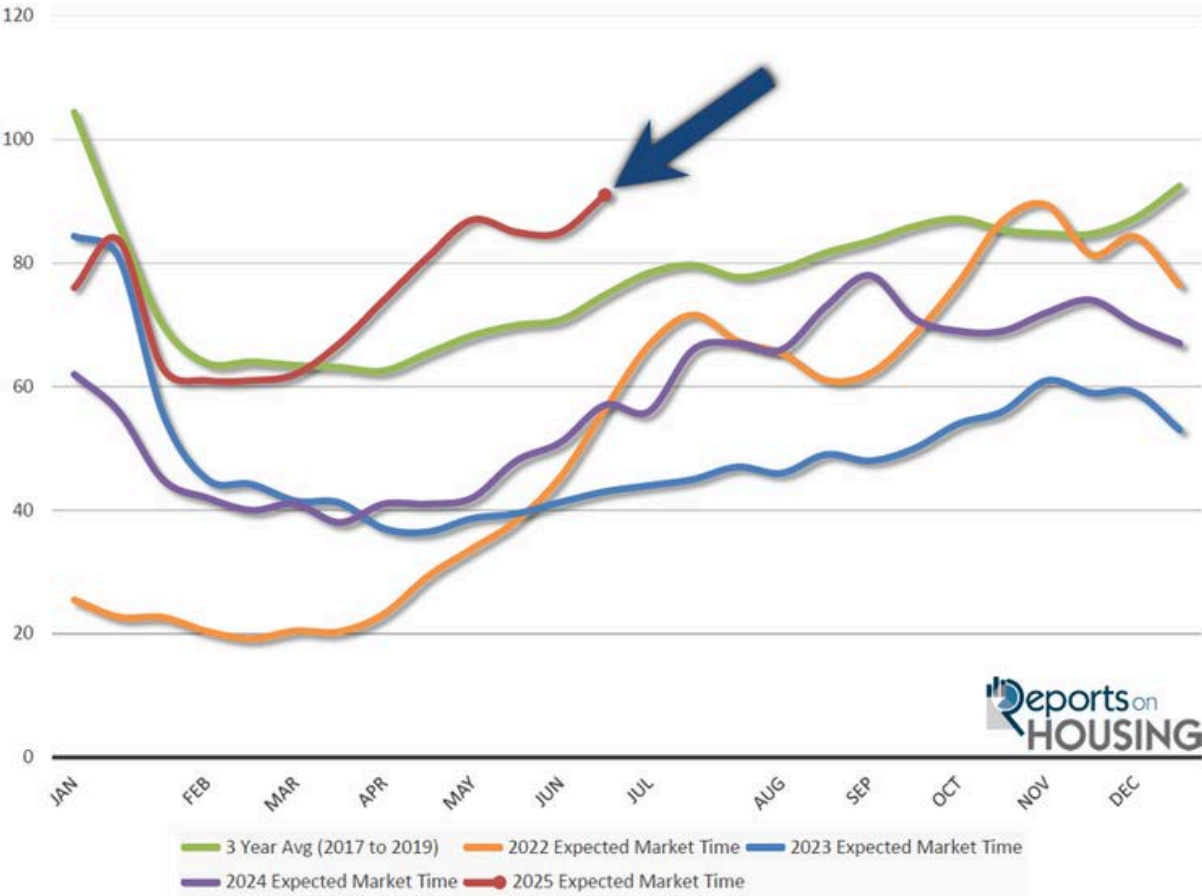
THE EXPECTED MARKET TIME HAS GROWN BY SIX DAYS
OVER THE PAST COUPLE OF WEEKS.

With the supply of available homes rising by 249 homes, up 5%, and demand dropping by 19 pending sales, down 1%, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) increased from 85 to 91 days in the past couple of weeks, its highest June level since 2011.

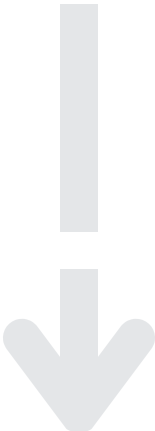
Last year, it was 57 days, substantially faster than today. The 3-year average before COVID was 75 days, which is also much quicker than today.

The Expected Market Time for condominiums and townhomes increased from 77 to 81 days in the past two weeks. It was at 49 days last year. For detached homes, the Expected Market Time increased from 91 to 98 days. It was 62 days a year ago.

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




ORANGE COUNTY
LUXURY END BREAKDOWN



The luxury inventory of homes priced above \$2.5 million (the top 10% of the Orange County housing market) increased from 1,212 to 1,238 homes, a rise of 26 homes. Luxury demand decreased by 11 pending sales, down 6%, and now sits at 172. The Expected Market Time for luxury homes priced above \$2.5 million increased slightly from 199 to 216 days, its highest reading since April. Expect the luxury market to continue 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 increased from 151 to 170 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 248 to 251 days. For homes priced above \$6 million, the Expected Market Time increased from 324 to 330 days. At 330 days, a seller would be looking at placing their home into escrow around **May 2026**.

ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0 - \$750K 	70 Days	17%	21%	42 Days
\$750k - \$1M 	63 Days	13%	19%	33 Days
\$1M - \$1.25M 	60 Days	11%	16%	39 Days
\$1.25M - \$1.5M 	77 Days	11%	13%	45 Days
\$1.5M - \$2M 	100 Days	15%	14%	55 Days
\$2M - \$2.5M 	127 Days	8%	6%	-
\$2.5M - \$4M 	170 Days	12%	7%	-
\$4M - \$6M 	251 Days	6%	2%	197 Days
\$6M+ 	330 Days	7%	2%	715 Days

ORANGE COUNTY HOUSING SUMMARY

JUNE 23, 2025 - WELCOME TO A BUYER'S MARKET

- **INVENTORY:** The active listing inventory in the past couple of weeks increased by 249 homes, up 5%, and now sits at 4,894, its **highest level since June 2020**. Last year, there were 3,048 homes on the market, 1,846 fewer homes, or 38% less. The 3-year average before COVID (2017-2019) was 6,633, which is 36% higher. From January through May, 25% fewer homes came on the market compared to the 3-year average before COVID (2017-2019), 4,585 less. Yet, 1,908 more sellers came on the market this year than last, and 3,632 more compared to 2023.
- **DEMAND:** Buyer demand, the number of pending sales over the prior month, decreased from 1,633 to 1,614. Last year, there were 1,615 pending sales, **nearly the same as today**. The 3-year average before COVID (2017-2019) was 2,679, which is 66% higher.
- **MARKET TIME:** With supply rising and demand falling slightly, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased from 85 to 91 days in the past couple of weeks. Last year, it was 57 days, substantially faster than today. The 3-year average before COVID (2017-2019) was 75 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 increased from 151 to 170 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 248 to 251 days. For homes priced above \$6 million, the Expected Market Time increased from 324 to 330 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 0.2% of all listings and 0.2% of demand. Only seven foreclosures and five short sales are available today in Orange County, with a total of 12 distressed homes on the active market, up four from two weeks ago. Last year, five distressed homes were on the market, similar to today.
- **CLOSED SALES:** There were 1,819 closed residential resales in May, down 14% compared to May 2024's 2,127 and down 2% from April 2025. The sales-to-list price ratio was 98.7% for Orange County. Foreclosures accounted for 0.2% of all closed sales, and short sales accounted for 0.1%. That means that 99.7% of all sales were sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

JUNE 23, 2025 - WELCOME TO A BUYER'S MARKET

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
6/19/2025								
Aliso Viejo	52	30	52	45	58	34	22	\$943k
Anaheim	207	87	71	75	66	42	39	\$885k
Anaheim Hills	58	24	73	60	58	63	59	\$1.3m
Brea	40	18	67	51	53	33	25	\$1.2m
Buena Park	65	20	98	109	94	38	31	\$900k
Corona Del Mar	86	5	516	246	180	321	148	\$5.4m
Costa Mesa	81	47	52	62	49	46	52	\$1.6m
Coto De Caza	61	13	141	137	133	88	54	\$2.5m
Cypress	49	23	64	67	46	31	17	\$840k
Dana Point	125	36	104	98	99	107	79	\$2.3m
Dove Canyon	16	1	480	140	54	45	120	\$1.9m
Foothill Ranch	18	11	49	57	51	34	14	\$1.2m
Fountain Valley	47	16	88	39	43	33	28	\$1.5m
Fullerton	129	55	70	67	61	44	27	\$1.2m
Garden Grove	102	44	70	48	53	38	49	\$1.1m
Huntington Beach	290	146	60	76	94	54	51	\$1.6m
Irvine	728	129	169	158	136	57	36	\$1.8m
La Habra	67	19	106	73	52	45	32	\$809k
La Palma	5	6	25	23	100	35	24	\$1.2m
Ladera Ranch	56	14	120	56	59	55	32	\$2.0m
Laguna Beach	233	23	304	322	220	243	203	\$4.8m
Laguna Hills	67	20	101	108	116	62	47	\$1.5m
Laguna Niguel	172	56	92	78	90	60	52	\$1.6m
Laguna Woods	136	62	66	63	54	29	59	\$420k
Lake Forest	107	31	104	86	100	55	27	\$1.2m
Los Alamitos	16	10	48	114	72	26	19	\$1.6m
Mission Viejo	177	75	71	63	65	34	20	\$1.2m
Newport Beach	264	47	169	162	161	156	118	\$4.8m
Newport Coast	56	6	280	150	123	490	90	\$8.7m
North Tustin	43	10	129	85	90	174	46	\$2.2m
Orange	161	64	75	66	84	44	38	\$1.2m
Placentia	46	33	42	47	51	43	14	\$962k
Portola Hills	22	4	165	94	94	210	60	\$1.8m
Rancho Mission Viejo	84	25	101	101	82	24	33	\$1.1m
Rancho Santa Marg.	75	28	80	61	70	30	11	\$890k
Rossmoor	6	7	26	54	30	30	45	\$2.6m
San Clemente	171	47	109	93	106	83	58	\$2.2m
San Juan	78	28	84	81	69	77	39	\$2.5m
Santa Ana	181	90	60	65	79	58	30	\$850k
Seal Beach	71	52	41	53	39	61	32	\$495k
Stanton	19	14	41	48	99	22	21	\$725k
Talega	26	4	195	63	70	79	24	\$2.2m
Tustin	86	33	78	58	68	52	28	\$1.2m
Villa Park	17	3	170	180	150	130	330	\$3.0m
Westminster	42	18	70	57	47	33	28	\$1.1m
Yorba Linda	149	45	99	73	71	47	25	\$1.7m
All of O.C.	4,894	1,614	91	85	85	57	43	\$1.5m

ORANGE COUNTY PRICE RANGE REPORT

JUNE 23, 2025 - WELCOME TO A BUYER'S MARKET

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
6/19/2025								
All of O.C.	1,768	654	81	77	77	49	36	\$840k
\$0-\$500k	259	119	65	63	49	43	34	\$415k
\$500k-\$750k	475	202	71	72	75	39	25	\$635k
\$750k-\$1m	393	162	73	63	62	42	34	\$870k
\$1m-\$2m	503	151	100	96	100	66	52	\$1.3m
\$2m+	138	20	207	168	236	168	121	\$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
6/19/2025								
All of O.C.	3,126	960	98	91	91	62	47	\$2.0m
\$0-\$500k	18	4	135	90	90	450	20	\$307k
\$500k-\$750k	61	21	87	97	54	52	32	\$650k
\$750k-\$1m	262	150	52	45	47	26	24	\$917k
\$1m-\$1.25m	304	189	48	54	51	33	28	\$1.2m
\$1.25m-\$1.5m	398	168	71	55	61	41	28	\$1.4m
\$1.5m-\$2m	606	187	97	84	90	51	48	\$1.8m
\$2m-\$2.5m	339	78	130	126	116	-	-	\$2.3m
\$2.5m-\$4m	540	98	165	151	141	-	-	\$3.2m
\$4m-6m	256	34	226	229	209	182	117	\$5.0m
\$6m+	342	31	331	322	373	695	416	\$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
6/19/2025								
All of O.C.	4,894	1,614	91	85	85	57	43	\$1.5m
\$0-\$500k	277	123	68	64	51	46	34	\$415k
\$500k-\$750k	536	223	72	74	73	40	26	\$639k
\$750k-\$1m	655	312	63	55	55	33	28	\$890k
\$1m-\$1.25m	511	254	60	63	62	39	32	\$1.2m
\$1.25m-\$1.5m	550	215	77	64	67	45	31	\$1.4m
\$1.5m-\$2m	750	226	100	86	97	55	51	\$1.7m
\$2m-\$2.5m	377	89	127	124	123	-	-	\$2.2m
\$2.5m-\$4m	602	106	170	151	146	-	-	\$3.2m
\$4m-6m	284	34	251	248	216	197	131	\$5.0m
\$6m+	352	32	330	324	376	715	435	\$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 23, 2025 - WELCOME TO A BUYER'S MARKET

ORANGE COUNTY CITIES	UNITS SOLD MAY 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 MAY 2024
Aliso Viejo	25	\$875,000	\$895,000	99.7%	\$495,000	\$2,298,000	1,345	\$651	10	43
Anaheim	82	\$876,000	\$866,000	100.3%	\$310,000	\$1,700,000	1,396	\$628	12	102
Anaheim Hills	31	\$1,175,000	\$1,150,000	99.9%	\$550,000	\$2,850,000	1,711	\$687	6	51
Brea	31	\$1,175,000	\$999,900	105.9%	\$650,000	\$1,865,000	1,827	\$643	10	22
Buena Park	23	\$905,000	\$889,000	101.0%	\$699,000	\$1,350,000	1,432	\$632	11	29
Corona Del Mar	27	\$4,200,000	\$4,345,000	98.4%	\$1,488,500	\$17,000,000	2,185	\$1,922	15	13
Costa Mesa	53	\$1,640,000	\$1,630,000	99.5%	\$720,000	\$3,950,000	1,877	\$874	10	57
Coto De Caza	17	\$2,050,000	\$2,000,000	96.8%	\$1,249,500	\$5,880,000	3,457	\$593	33	15
Cypress	26	\$955,500	\$947,000	101.0%	\$510,000	\$2,000,000	1,332	\$717	9	16
Dana Point	36	\$2,118,700	\$2,125,000	96.4%	\$790,000	\$34,000,000	2,427	\$873	19	33
Dove Canyon	3	\$1,900,000	\$1,999,999	96.9%	\$1,600,000	\$2,018,000	3,600	\$528	16	6
Foothill Ranch	9	\$735,000	\$715,000	100.9%	\$560,000	\$2,530,000	1,101	\$668	19	10
Fountain Valley	33	\$1,400,000	\$1,390,000	101.9%	\$555,000	\$2,338,000	1,878	\$745	10	33
Fullerton	78	\$1,090,000	\$1,096,500	100.1%	\$385,000	\$4,800,000	1,651	\$660	12	93
Garden Grove	56	\$982,500	\$984,000	101.9%	\$537,000	\$1,720,000	1,437	\$684	11	59
Huntington Beach	117	\$1,260,000	\$1,265,000	99.7%	\$325,000	\$3,450,000	1,657	\$760	10	127
Irvine	173	\$1,563,000	\$1,549,900	97.4%	\$410,000	\$12,000,000	1,978	\$790	18	223
La Habra	35	\$875,000	\$879,000	99.8%	\$415,000	\$1,435,000	1,501	\$583	9	36
La Palma	5	\$1,275,000	\$1,285,000	101.5%	\$745,000	\$1,492,200	2,264	\$563	2	10
Ladera Ranch	22	\$1,450,000	\$1,412,500	99.4%	\$596,000	\$4,250,000	2,175	\$667	8	25
Laguna Beach	23	\$3,150,000	\$3,395,000	96.5%	\$1,566,000	\$8,250,000	1,663	\$1,894	24	30
Laguna Hills	25	\$1,275,000	\$1,199,000	102.1%	\$460,000	\$3,199,900	2,007	\$635	8	28
Laguna Niguel	58	\$1,463,000	\$1,462,500	98.8%	\$525,000	\$5,400,000	1,860	\$787	16	58
Laguna Woods	68	\$406,000	\$419,500	98.7%	\$44,000	\$1,500,000	1,057	\$384	17	73
Lake Forest	48	\$1,305,000	\$1,299,500	99.6%	\$550,000	\$4,250,000	2,052	\$636	11	37
Los Alamitos	4	\$1,310,000	\$1,399,000	96.6%	\$875,000	\$1,870,000	1,723	\$760	15	12
Mission Viejo	84	\$1,209,051	\$1,225,000	99.9%	\$470,000	\$3,716,715	1,792	\$675	8	116
Newport Beach	51	\$3,800,000	\$3,875,000	96.7%	\$700,000	\$23,000,000	2,670	\$1,423	16	72
Newport Coast	9	\$2,775,000	\$2,775,888	94.5%	\$1,460,200	\$42,000,000	2,400	\$1,156	19	18
North Tustin	22	\$1,751,000	\$1,824,500	98.7%	\$618,000	\$3,150,000	2,607	\$672	10	9
Orange	52	\$1,122,500	\$1,082,450	100.4%	\$595,000	\$3,900,000	1,769	\$635	12	95
Placentia	34	\$1,125,000	\$1,077,394	100.8%	\$540,000	\$1,800,000	1,753	\$642	9	42
Portola Hills	5	\$700,000	\$699,000	97.4%	\$605,000	\$1,985,000	1,015	\$690	6	4
Rancho Mission Viejo	23	\$960,000	\$960,000	99.2%	\$594,990	\$1,675,000	1,605	\$598	18	30
Rancho Santa Margarita	33	\$900,000	\$899,000	100.5%	\$469,000	\$1,400,000	1,230	\$732	13	32
Rossmoor	6	\$1,607,000	\$1,614,500	98.0%	\$1,268,000	\$1,675,000	1,716	\$936	5	5
San Clemente	56	\$1,897,500	\$1,919,350	98.3%	\$850,000	\$7,150,000	2,318	\$819	14	64
San Juan Capistrano	39	\$1,300,000	\$1,300,000	97.7%	\$710,000	\$6,125,000	1,870	\$695	18	49
Santa Ana	69	\$825,000	\$800,000	99.5%	\$325,000	\$2,295,904	1,298	\$636	10	101
Seal Beach	34	\$537,000	\$544,450	100.0%	\$235,000	\$2,540,000	1,100	\$488	17	39
Stanton	14	\$811,750	\$849,250	101.8%	\$440,000	\$975,000	1,196	\$679	12	14
Talega	7	\$1,600,000	\$1,600,000	98.7%	\$1,022,000	\$3,644,000	2,841	\$563	24	17
Tustin	58	\$1,167,500	\$1,181,500	100.1%	\$430,000	\$2,605,000	1,676	\$697	11	46
Villa Park	6	\$2,799,944	\$2,997,444	93.7%	\$2,000,000	\$5,000,000	4,642	\$603	27	7
Westminster	29	\$1,082,500	\$1,049,000	102.5%	\$575,000	\$1,534,500	1,363	\$794	11	34
Yorba Linda	60	\$1,365,000	\$1,339,444	100.7%	\$540,000	\$2,850,000	1,978	\$690	9	59
All of O.C.	1,819	\$1,200,000	\$1,199,000	98.7%	\$44,000	\$42,000,000	1,696	\$708	12	2,127
\$0-\$500k	103	\$399,000	\$399,900	98.8%	\$44,000	\$500,000	950	\$420	20	118
\$500k-\$750k	232	\$650,000	\$648,000	100.5%	\$505,000	\$750,000	1,058	\$614	11	281
\$750k-\$1m	349	\$900,000	\$895,000	100.4%	\$752,000	\$1,000,000	1,379	\$653	11	395
\$1m-\$1.25m	281	\$1,135,000	\$1,135,000	100.6%	\$1,000,050	\$1,250,000	1,644	\$690	9	348
\$1.25m-\$1.5m	277	\$1,370,000	\$1,368,888	100.2%	\$1,251,000	\$1,500,000	1,956	\$700	11	300
\$1.5m-\$2m	259	\$1,699,000	\$1,699,000	99.6%	\$1,502,000	\$2,000,000	2,293	\$741	12	307
\$2m-\$2.5m	105	\$2,199,000	\$2,248,000	98.2%	\$2,009,000	\$2,500,000	2,660	\$827	16	132
\$2.5m-\$4m	128	\$3,025,000	\$3,100,000	97.9%	\$2,502,000	\$3,990,000	3,068	\$986	14	165
\$4m-\$6m	53	\$4,995,000	\$5,000,000	97.6%	\$4,050,000	\$5,900,000	3,367	\$1,484	19	49
\$6m+	32	\$7,900,000	\$7,499,000	94.9%	\$6,125,000	\$42,000,000	4,036	\$1,958	21	33