

MARCH 2, 2026 - WRITTEN BY STEVEN THOMAS

BUYING CONDITIONS IMPROVE

MORTGAGE RATES ARE SUBSTANTIALLY LOWER COMPARED TO A YEAR AGO, AND THERE ARE MORE HOMES AVAILABLE TO PURCHASE, MAKING THIS A MUCH MORE FAVORABLE TIME TO BE A BUYER.



STRONGER STATS FOR BUYERS

IN ORANGE COUNTY, THE NUMBER OF HOMES AVAILABLE FOR UNDER \$1.5 MILLION IS UP 21% COMPARED TO ONE YEAR AGO.

The Southern California coastline is stunning. Its rolling sets of crashing waves beckon beachgoers to splash in the surf. For first-timers ready to jump in the water after basking in the sun, they are unexpectedly greeted by a very cold Pacific Ocean, where temperatures average the mid-50s during the winter and the upper 60s in late summer. Occasionally, when all the stars align, the water is perfect, reaching the mid-70s.

In recent years, the housing market has felt very cold and unwelcoming for buyers. The supply of available homes, especially in the lower price ranges, had been especially limited, and mortgage rates had been stuck between 6.5% and 7.5% since September 2022. Yet, the conditions have been changing. For buyers new to the market, as they test the waters and dip their toes into the housing arena, they are finding the stars are finally beginning to align. There are more homes available in the more affordable price points, and mortgage rates have dropped to 6%.

Digging deeper into the numbers, there are a total of 3,531 homes available in Orange County. That's up 11%, or 348 homes, compared to last year's 3,183. The increase is not coming from luxury, above \$2.5 million. In fact, luxury is down 18% or 50 homes compared to a year ago. The rest of the market, homes under \$2.5 million, there are 2,677 today compared to 2,244 last year, up 433 or 19%. The lowest price points have grown the most, an excellent development for entry-level, first-time buyers. The supply of properties below \$500,000 is up 89 or 44%. From \$500,000 to \$750,000, it is up 117 or 35%, and from \$750,000 to \$1 million, it is up 85 or 21%.

ORANGE COUNTY YEAR-OVER-YEAR INVENTORY COMPARISON

Price Range	Inventory Levels Feb. 26, 2026	Inventory Levels Feb. 27, 2025	YOY Inventory Change	Percent Change
\$0 - \$500k	293	204	+89	 +44%
\$500k - \$750k	450	333	+117	 +35%
\$750k - \$1m	490	405	+85	 +21%
\$1m - \$1.5m	686	638	+48	 +8%
\$1.5m - \$2.5m	758	664	+94	 +14%
\$2.5m+	854	939	-50	 -18%
Overall	3,531	3,183	+348	 +11%

Inventory levels have been limited for years, and the extra homes are a welcome relief to the chronically low supply. In 2024, there were 1,992 available homes, 44% fewer than today. In 2023, there were 2,218, 37% fewer, and in 2022, there were 1,406, 60% less. Today's 3,531 is the highest end-of-February reading since 2020's 4,161 homes, 18% more than today.

Mortgage rates had been stuck between 6.5% to 7.5% ever since they spiked above 6.5% in September 2022, three-and-a-half years ago. Occasionally, they would drop slightly below 6.5% or rise above 7.5% for a few days, but for the most part, they were stuck right around 7%. With a weakening labor market in 2025, they dipped below 6.5% on September 3rd and have never looked back. It has now been 6 months, indicating that this new, lower-rate environment is here to stay. Recently, rates have been dancing right at 6%, their lowest levels since September 2022, 41 months ago. With today's higher property values, affordability remains squeezed, but the year-over-year improvement is eye-opening.

Buyers desirous of a \$5,000 per month principal and interest payment with 20% down would have been looking at a \$940,000 home last year, when mortgage rates bobbed around 7% (it was last above 7% at the end of May). Today, with mortgage rates right at 6%, that same buyer is looking at a \$1,042,500 home, or an additional \$102,500 in purchasing power. At the same time, home values have been flat year-over-year, down 0.1% according to the Zillow Home Value Index.

Interest Rates Impact on Affordability

	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%	7.5%
\$5,000 Desired Monthly Payment	↓ Price of Home Able to Afford ↓							
	\$1,101,250	\$1,071,250	\$1,042,500	\$1,015,000	\$988,750	\$963,750	\$940,000	\$893,750

*Mortgage Payment is Principal & Interest Only & 20% Down Payment

If the U.S. economy were to downshift further in the coming months, mortgage rates could fall further to 5.75%. When the economy cools, investors shift their focus from stock market volatility to the long-term safety of government treasury bonds and mortgage-backed securities. The buyer seeking that \$5,000 payment would be looking at a \$1,071,250 home.

Another way to look at the improvement in affordability is to compare the payment on a specific-priced home as rates drop. For a \$1 million home with 20% down, at 7%, the payment is \$5,322. The payment drops to \$4,796 per month at 6%, a \$526-per-month savings, or \$6,307 per year.

Interest Rates Impact on Affordability

	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%	7.5%
↓ Mortgage Payment on a \$1 Million Home with \$800,000 Loan ↓								
Payment	\$4,542	\$4,669	\$4,796	\$4,926	\$5,057	\$5,189	\$5,322	\$5,594
Extra Annual Cost	-\$9,356	-\$7,841	-\$6,307	-\$4,755	-\$3,185	-\$1,599	\$0	\$3,261

The market may have appeared frozen over the past few years, with a limited supply and higher mortgage rates, but Orange County housing has been slowly thawing behind the scenes. The buying conditions have improved dramatically with a growing inventory of

available homes and a much more favorable mortgage rate environment. For many, it may be time to dip their toes into the water.



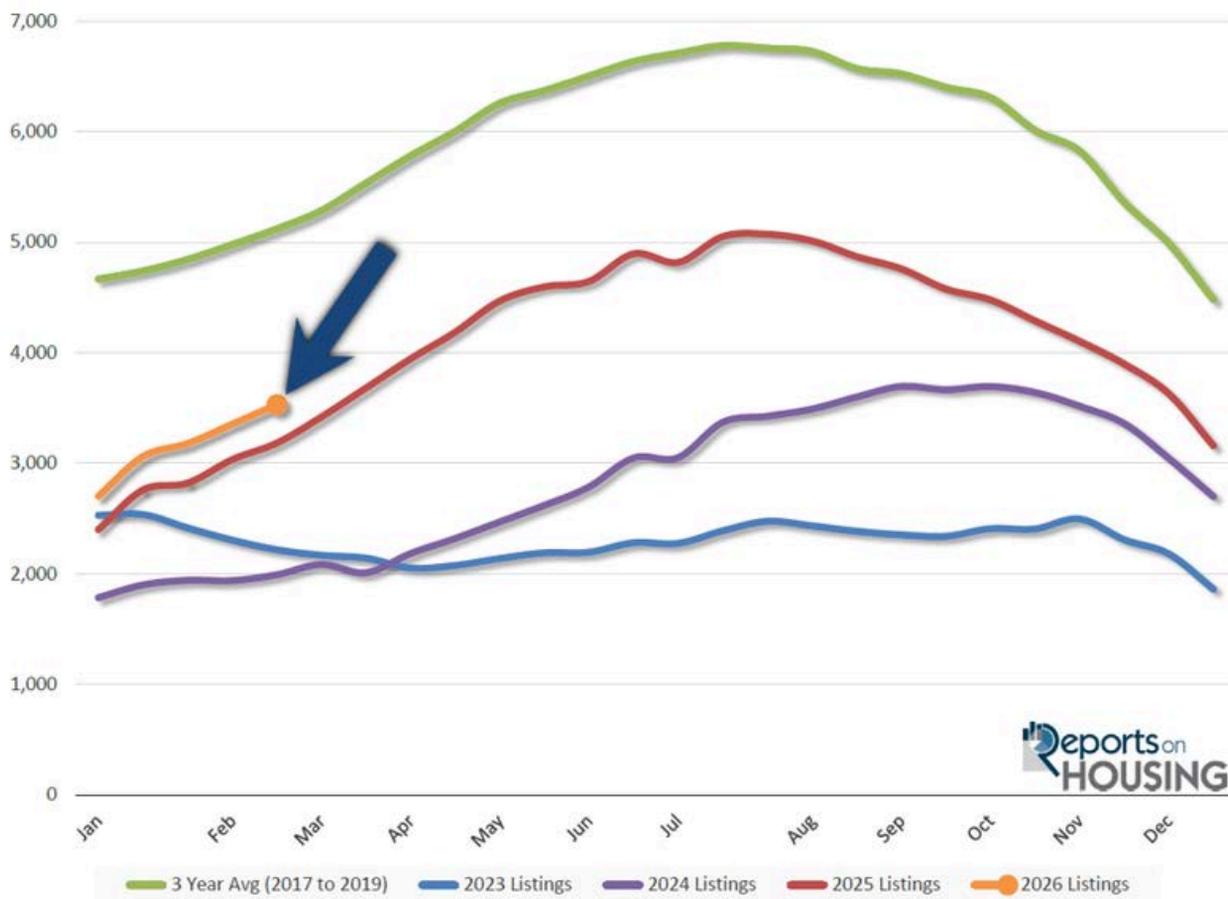
ACTIVE LISTINGS

THE INVENTORY INCREASED BY 5% IN THE PAST COUPLE OF WEEKS.

The active listing inventory increased by 177 homes over the past two weeks, up 5%, and now sits at 3,531, its highest end of February level since 2020, when it reached 4,161. The Orange County inventory is following the same trajectory as last year. If this continues, the supply of available homes will slowly but methodically climb until it peaks around the end of July, start of August. The only caveat to that is how demand develops with the improved buying conditions. So far this year, through February, 5% fewer homes have been placed on the market compared to last year, 238 fewer homes. If demand increases and the same number of homes, or slightly fewer, are placed on the market, then the inventory will have trouble growing. That would result in a lower peak than last year.

Last year, the inventory was at 3,183 homes, **10% lower, or 348 fewer**. The 3-year average before COVID (2017 through 2019) was 4,982, an additional 1,451 homes, or 41% more.

ORANGE COUNTY ACTIVE LISTING INVENTORY YEAR-OVER-YEAR

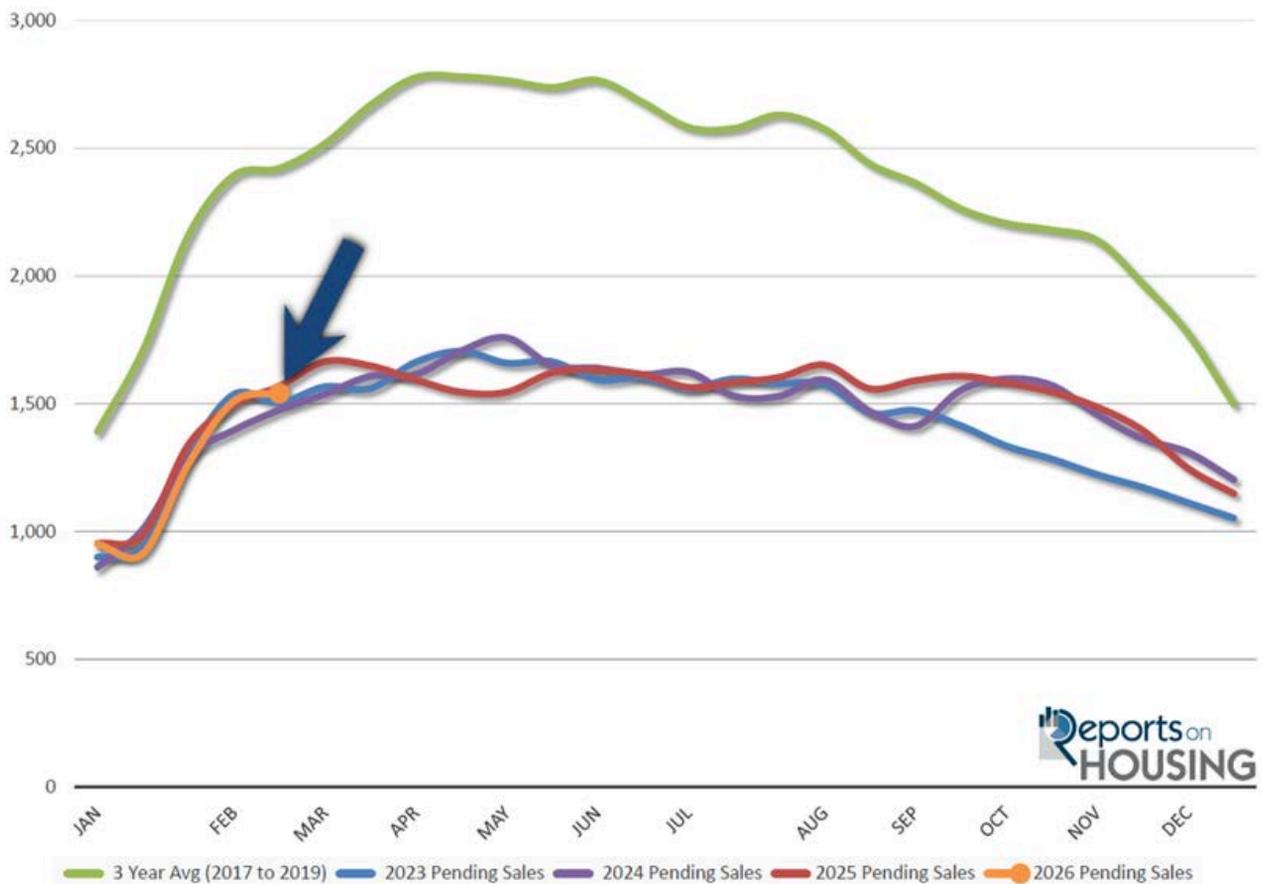


Homeowners continue to “hunker down” in their homes, unwilling to move because of their current, underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through February, 4,803 homes were placed on the market in Orange County, 1,383 fewer than the 3-year average before COVID (2017-2019), 22% less. In 2025, 5,041 homes entered the market (5% more), compared to 4,119 in 2024 (14% less), and 3,472 in 2023 (40% less). Slightly fewer homes have been coming on the market this year compared to last.

Demand, a snapshot of the number of new pending sales over the prior month, increased from 1,510 to 1,542 in the past couple of weeks, up 32 pending sales, or 2%, the highest level since last October. Despite much-improved buyer conditions and a more favorable mortgage rate environment hovering around 6%, buyer demand has not shown much impact yet. From dystopian AI fears over the past month to geopolitical volatility and uncertainty, some buyers have been holding off on big purchases. There have been other temporary impacts on demand over the years, from the mass adoption of the Internet, to Y2K, to 9-11, to the government pandemic lockdowns, to the implementation of tariffs. Yet, even with the headwinds, year-over-year demand is nearly the same.

Last year, demand was 1,569, with **27 additional pending sales, or 2% more**. It was 13 more just two weeks ago. The 3-year average before COVID (2017 to 2019) was 2,424 pending sales, **57% more than today, or an additional 882**.

ORANGE COUNTY DEMAND YEAR-OVER-YEAR



As the Federal Reserve has indicated, it is essential to watch all economic releases for signs of slowing. That is the only path to lower mortgage rates at this time. These releases can cause mortgage rates to rise or fall, depending on how they compare with market expectations. This week is jobs week, which includes wages and the number of jobs created or lost, one of the month's most important economic data points. Additionally, retail sales will be released on Friday. Next week, the Producer Price Index (PPI) and the Consumer Price Index (CPI) will be released, two crucial inflation indicators. It will be a pivotal two weeks for mortgage rates.

EXPECTED MARKET TIME

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

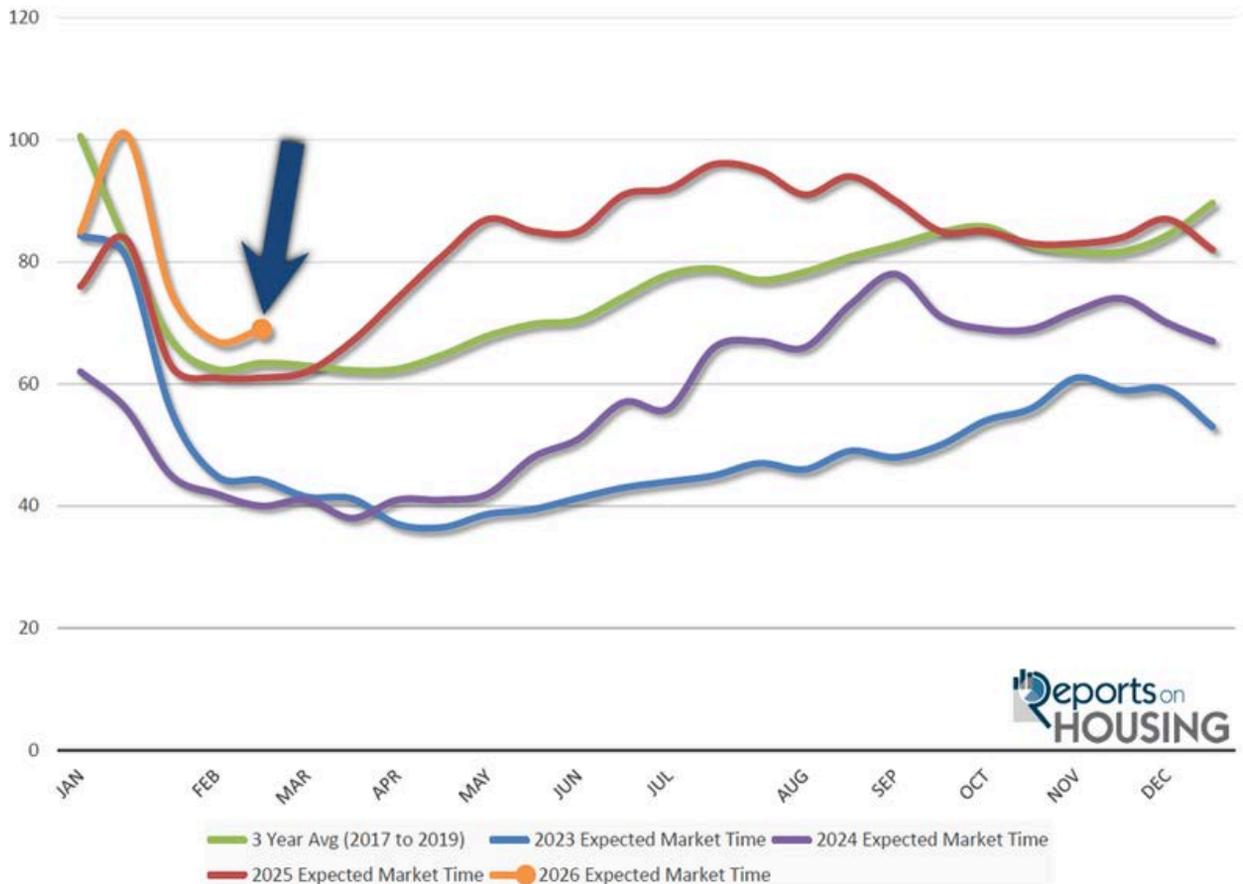
With the supply of available homes rising by 177 homes, **up 5%**, and demand rising by 32 pending sales, **up 2%**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) increased from 67 to 69 days in the past couple of weeks.

Last year, it was 61 days, slightly faster than today. The 3-year average before COVID (2017 to 2019) was 62 days, also slightly quicker than today.

The Expected Market Time for condominiums and townhomes increased from 68 to 71 days in the past two weeks. It was at 54 days last year. For detached homes, the Expected Market Time increased from 65 to 67 days. It was 66 days a year ago, nearly the same as today. The detached-home market is similar to the attached-home market.

ORANGE COUNTY

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



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 768 to 854 homes, up 86 or 11%. Luxury demand increased by 20 pending sales, up 13%, to 173, its highest level since November. With demand slightly outpacing supply, the Expected Market Time for luxury homes priced above \$2 million decreased from 151 to 148 days, its fastest reading since February of last year. This could be the fastest reading of the year for luxury.

Year over year, the active luxury inventory is down by 85 homes (9%), and luxury demand is down by 27 pending sales (14%). Last year's Expected Market Time was 141 days, similar to today.

In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million increased from 123 to 126 days. For homes priced between \$4 million and \$6 million, the Expected Market Time decreased from 145 to 117 days. For homes priced above \$6 million, the Expected Market Time increased from 245 to 262 days. Luxury is at 148 days overall. At this pace, a seller would be looking at becoming a pending sale around **July 2026**.

ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0 - \$750K 	66 Days	21%	22%	46 Days
\$750k - \$1M 	52 Days	14%	18%	39 Days
\$1M - \$1.25M 	49 Days	10%	14%	39 Days
\$1.25M - \$1.5M 	42 Days	10%	16%	52 Days
\$1.5M - \$2M 	69 Days	13%	14%	69 Days
\$2M - \$2.5M 	101 Days	8%	5%	75 Days
\$2.5M - \$4M 	126 Days	12%	6%	113 Days
\$4M - \$6M 	117 Days	5%	3%	159 Days
\$6M+ 	262 Days	7%	2%	197 Days

- **INVENTORY:** The active listing inventory in the past couple of weeks increased by 177 homes, up 5%, and now stands at 3,531. Last year, there were 3,183 homes on the market, 348 fewer homes, or 10% less. The 3-year average before COVID (2017 to 2019) was 4,982, which is 41% higher. From January through February, 22% fewer homes came on the market than the 3-year average before COVID (2017 to 2019), 1,383 fewer. There were 238 fewer than last year, 684 more than in 2024, and 1,331 more than in 2023.
- **DEMAND:** Buyer demand, the number of pending sales over the prior month, increased by 32 in the past two weeks, up 2%, and now stands at 1,542. Last year, there were 1,569 pending sales, **2% more than today**. The 3-year average before COVID (2017 to 2019) was 2,424, which is 57% higher.
- **MARKET TIME:** With supply increasing faster than demand, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased from 67 to 69 days in the past couple of weeks. It is the highest end-of-February reading since 2019's 84 days. Last year, it was 61 days, slightly faster than today. The 3-year average before COVID (2017-2019) was 62 days, also slightly quicker than today.
- **LUXURY:** In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million increased from 123 to 126 days. For homes priced between \$4 million and \$6 million, the Expected Market Time decreased from 145 to 117 days. For homes priced above \$6 million, the Expected Market Time increased from 245 to 262 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 0.1% of all listings and 0.2% of demand. Two foreclosures and two short sales are available today in Orange County, bringing the total of distressed homes on the active market to four, up one from two weeks ago. Last year, five distressed homes were on the market, similar to today.
- **CLOSED SALES:** There were 1,214 closed residential resales in January, down 4% compared to January 2025's 1,268 sales, and down 26% from December 2025. The sales-to-list price ratio in Orange County was 96.8%. 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

MARCH 2, 2026 - BUYING CONDITIONS IMPROVE

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
2/26/2026								
Aliso Viejo	34	24	43	32	45	34	24	\$829k
Anaheim	158	84	56	49	52	48	41	\$932k
Anaheim Hills	26	22	35	30	25	28	26	\$1.1m
Brea	27	22	37	47	37	20	36	\$1.2m
Buena Park	34	32	32	37	45	46	27	\$935k
Corona Del Mar	74	16	139	223	116	106	86	\$4.7m
Costa Mesa	81	33	74	76	77	64	48	\$1.6m
Coto De Caza	36	22	49	103	116	88	30	\$2.5m
Cypress	32	18	53	41	39	34	22	\$1.0m
Dana Point	91	32	85	94	125	96	119	\$2.4m
Dove Canyon	5	3	50	40	24	Infinite	30	\$1.9m
Foothill Ranch	9	7	39	40	60	23	21	\$1.2m
Fountain Valley	28	20	42	83	48	34	28	\$1.6m
Fullerton	100	55	55	48	54	52	33	\$970k
Garden Grove	79	32	74	78	65	62	28	\$950k
Huntington Beach	217	111	59	63	69	64	49	\$1.5m
Irvine	513	147	105	84	111	92	28	\$1.8m
La Habra	53	26	61	100	79	47	30	\$795k
La Palma	6	5	36	19	21	42	60	\$1.1m
Ladera Ranch	32	26	37	44	46	29	19	\$1.4m
Laguna Beach	150	22	205	201	249	255	104	\$4.9m
Laguna Hills	37	17	65	85	113	36	54	\$1.3m
Laguna Niguel	108	56	58	68	70	83	47	\$1.5m
Laguna Woods	151	63	72	75	133	36	31	\$425k
Lake Forest	135	54	75	81	89	64	20	\$1.4m
Los Alamitos	4	8	15	25	90	33	18	\$1.9m
Mission Viejo	105	80	39	42	53	38	26	\$1.2m
Newport Beach	205	55	112	124	132	93	109	\$4.5m
Newport Coast	50	5	300	206	105	95	93	\$12.2m
North Tustin	21	8	79	36	60	55	38	\$3.2m
Orange	89	75	36	50	54	45	27	\$1.3m
Placentia	43	22	59	60	35	60	23	\$1.1m
Portola Hills	20	5	120	85	77	165	25	\$1.1m
Rancho Mission Viejo	80	27	89	60	67	49	18	\$1.2m
Rancho Santa Marg.	66	28	71	60	50	39	20	\$915k
Rossmoor	6	1	180	50	30	26	38	\$1.9m
San Clemente	104	39	80	65	73	86	46	\$2.2m
San Juan	45	16	84	48	45	97	50	\$2.8m
Santa Ana	178	70	76	85	126	44	63	\$763k
Seal Beach	66	36	55	45	69	34	66	\$423k
Stanton	21	11	57	52	75	35	33	\$655k
Talega	19	6	95	56	80	48	33	\$2.5m
Tustin	61	27	68	52	68	41	24	\$1.4m
Villa Park	9	4	68	120	53	54	54	\$3.3m
Westminster	34	24	43	46	45	83	19	\$1.1m
Yorba Linda	104	46	68	42	55	61	33	\$1.7m
All of O.C.	3,531	1,542	69	67	75	61	40	\$1.4m

ORANGE COUNTY PRICE RANGE REPORT

MARCH 2, 2026 - BUYING CONDITIONS IMPROVE

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
2/26/2026								
All of O.C.	1,552	653	71	68	83	54	34	\$799k
O.C. \$0-\$500k	284	121	70	73	92	42	40	\$395k
O.C. \$500k-\$750k	423	193	66	59	77	49	29	\$635k
O.C. \$750k-\$1m	341	155	66	66	72	43	24	\$870k
O.C. \$1m-\$2m	373	146	77	67	94	73	39	\$1.3m
O.C. \$2m+	131	38	103	141	98	92	88	\$3.1m

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
2/26/2026								
All of O.C.	1,979	889	67	65	70	66	45	\$2.1m
O.C. \$0-\$750k	36	23	47	42	60	66	60	\$650k
O.C. \$750k-\$1m	149	128	35	41	37	35	19	\$935k
O.C. \$1m-\$1.25m	191	141	41	37	32	35	28	\$1.2m
O.C. \$1.25m-\$1.5m	230	197	35	39	43	43	35	\$1.4m
O.C. \$1.5m-\$2m	368	181	61	63	73	61	37	\$1.8m
O.C. \$2m-\$2.5m	242	72	101	80	88	76	-	\$2.3m
O.C. \$2.5m-\$4m	360	79	137	122	131	124	-	\$3.1m
O.C. \$4m-6m	149	38	118	147	183	153	88	\$4.8m
O.C. \$6m+	254	30	254	231	247	192	271	\$10.8m

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
2/26/2026								
All of O.C.	3,531	1,542	69	67	75	61	40	\$1.4m
O.C. \$0-\$500k	293	122	72	73	92	43	42	\$395k
O.C. \$500k-\$750k	450	215	63	57	75	48	32	\$639k
O.C. \$750k-\$1m	490	283	52	55	56	39	22	\$888k
O.C. \$1m-\$1.25m	346	213	49	44	46	39	29	\$1.2m
O.C. \$1.25m-\$1.5m	340	244	42	44	54	52	38	\$1.4m
O.C. \$1.5m-\$2m	476	208	69	69	81	69	39	\$1.8m
O.C. \$2m-\$2.5m	282	84	101	85	88	89	-	\$2.3m
O.C. \$2.5m-\$4m	416	99	126	123	117	149	-	\$3.1m
O.C. \$4m-6m	167	43	117	145	170	113	-	\$4.8m
O.C. \$6m+	271	31	262	245	267	159	97	\$10.5m

*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

MARCH 2, 2026 - BUYING CONDITIONS IMPROVE

ORANGE COUNTY CITIES	UNITS SOLD JAN 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 JAN 2025
Aliso Viejo	18	\$937,425	\$907,500	98.1%	\$535,000	\$2,200,000	1,364	\$687	24	15
Anaheim	68	\$878,500	\$882,995	100.0%	\$55,000	\$1,560,000	1,410	\$623	17	68
Anaheim Hills	14	\$1,115,000	\$1,129,000	98.3%	\$645,000	\$5,600,000	1,764	\$632	40	24
Brea	11	\$1,150,000	\$1,125,000	100.1%	\$725,000	\$1,700,000	1,860	\$618	13	22
Buena Park	20	\$920,000	\$899,000	100.7%	\$560,000	\$1,400,000	1,548	\$594	8	28
Corona Del Mar	13	\$3,500,000	\$3,575,000	96.5%	\$1,600,000	\$17,965,000	2,053	\$1,705	91	19
Costa Mesa	35	\$1,460,000	\$1,495,000	98.0%	\$780,000	\$3,035,000	1,787	\$817	28	36
Coto De Caza	12	\$2,099,000	\$2,164,000	95.3%	\$970,000	\$5,500,000	3,990	\$526	78	9
Cypress	15	\$935,000	\$929,999	100.3%	\$570,000	\$1,415,000	1,535	\$609	15	17
Dana Point	17	\$2,350,000	\$2,350,000	97.9%	\$595,000	\$15,250,000	2,250	\$1,044	66	31
Dove Canyon	3	\$1,728,108	\$1,798,000	98.1%	\$1,421,222	\$2,075,000	3,137	\$551	50	1
Foothill Ranch	2	\$967,500	\$1,010,500	95.8%	\$870,000	\$1,065,000	1,412	\$685	181	4
Fountain Valley	17	\$1,475,000	\$1,430,000	100.0%	\$625,000	\$2,100,000	2,009	\$734	11	11
Fullerton	43	\$1,100,000	\$999,000	100.0%	\$412,000	\$3,020,000	1,810	\$608	21	43
Garden Grove	32	\$851,000	\$842,500	100.0%	\$399,990	\$1,550,000	1,340	\$635	19	36
Huntington Beach	101	\$1,200,000	\$1,175,000	100.0%	\$345,000	\$5,000,000	1,580	\$759	21	89
Irvine	124	\$1,402,500	\$1,437,000	97.7%	\$425,000	\$17,550,000	1,921	\$730	36	117
La Habra	8	\$699,950	\$707,449	100.0%	\$385,000	\$939,000	1,166	\$600	17	2
La Palma	5	\$1,206,000	\$1,245,000	96.6%	\$1,190,000	\$1,260,000	2,197	\$549	25	5
Ladera Ranch	14	\$1,220,000	\$1,232,500	99.0%	\$745,000	\$4,800,000	1,880	\$649	31	18
Laguna Beach	20	\$2,952,075	\$2,925,000	96.5%	\$835,000	\$8,500,000	1,864	\$1,584	29	21
Laguna Hills	14	\$1,961,000	\$1,989,000	97.4%	\$610,000	\$8,500,000	3,022	\$649	33	35
Laguna Niguel	42	\$1,272,500	\$1,297,500	98.4%	\$465,000	\$4,782,500	1,752	\$726	17	34
Laguna Woods	48	\$448,750	\$447,500	98.9%	\$170,000	\$2,450,000	1,077	\$417	43	58
Lake Forest	43	\$1,120,000	\$1,149,000	98.8%	\$410,000	\$2,976,552	1,610	\$696	48	38
Los Alamitos	4	\$1,067,500	\$1,174,000	97.6%	\$875,000	\$1,475,000	1,765	\$605	19	1
Mission Viejo	53	\$1,225,000	\$1,199,000	98.3%	\$500,000	\$2,512,500	1,752	\$699	37	69
Newport Beach	40	\$4,787,500	\$4,922,500	96.1%	\$1,500,000	\$19,000,000	2,652	\$1,805	58	32
Newport Coast	11	\$9,350,000	\$10,280,000	94.0%	\$1,930,000	\$31,500,000	3,937	\$2,375	15	9
North Tustin	7	\$1,955,000	\$1,995,000	98.7%	\$1,035,000	\$3,425,000	3,393	\$576	42	9
Orange	45	\$1,200,000	\$1,199,000	99.1%	\$400,000	\$3,975,000	1,829	\$656	20	35
Placentia	15	\$1,088,000	\$1,080,000	100.0%	\$540,000	\$1,611,301	1,810	\$601	18	18
Portola Hills	7	\$1,656,000	\$1,695,000	97.5%	\$615,000	\$2,300,000	2,554	\$648	48	2
Rancho Mission Viejo	17	\$1,150,000	\$1,185,000	96.0%	\$850,000	\$2,875,000	1,921	\$599	33	9
Rancho Santa Margarita	22	\$1,112,500	\$1,124,000	98.5%	\$470,000	\$2,200,000	1,657	\$671	50	17
Rossmoor	1	\$1,467,500	\$1,599,000	91.8%	\$1,467,500	\$1,467,500	2,003	\$733	14	1
San Clemente	29	\$1,640,000	\$1,649,999	98.1%	\$435,500	\$4,900,000	2,166	\$757	46	53
San Juan Capistrano	21	\$1,325,000	\$1,375,000	98.7%	\$498,000	\$6,140,000	2,138	\$620	30	17
Santa Ana	56	\$850,913	\$850,913	100.0%	\$292,000	\$2,000,000	1,345	\$633	26	62
Seal Beach	34	\$488,500	\$492,000	97.9%	\$224,000	\$4,600,000	1,055	\$463	31	15
Stanton	8	\$644,000	\$629,500	100.0%	\$499,000	\$960,000	1,254	\$514	13	7
Talega	2	\$1,672,000	\$1,647,000	101.7%	\$1,549,000	\$1,795,000	2,491	\$671	49	10
Tustin	18	\$1,125,000	\$1,154,000	99.5%	\$572,000	\$1,950,000	1,499	\$751	35	31
Villa Park	4	\$3,069,444	\$3,099,444	96.7%	\$2,725,000	\$3,350,000	4,065	\$755	42	6
Westminster	17	\$1,175,000	\$1,100,000	100.0%	\$800,000	\$3,500,000	1,776	\$662	5	21
Yorba Linda	46	\$1,182,500	\$1,199,500	98.3%	\$499,000	\$3,300,000	1,904	\$621	37	5
All of O.C.	1,214	\$1,175,000	\$1,189,500	98.7%	\$55,000	\$31,500,000	1,697	\$693	30	1,268
\$0-\$500k	87	\$402,000	\$410,000	98.2%	\$55,000	\$500,000	931	\$432	41	105
\$500k-\$750k	169	\$633,000	\$649,000	99.2%	\$508,500	\$750,000	1,052	\$602	39	175
\$750k-\$1m	211	\$880,000	\$888,000	99.9%	\$751,000	\$1,000,000	1,411	\$624	26	242
\$1m-\$1.25m	217	\$1,140,000	\$1,149,000	99.6%	\$1,005,000	\$1,250,000	1,648	\$692	23	168
\$1.25m-\$1.5m	163	\$1,375,000	\$1,399,000	99.1%	\$1,254,000	\$1,500,000	2,000	\$688	28	177
\$1.5m-\$2m	155	\$1,700,000	\$1,725,000	98.3%	\$1,505,000	\$2,000,000	2,414	\$704	27	166
\$2m-\$2.5m	52	\$2,225,000	\$2,300,000	98.3%	\$2,025,000	\$2,500,000	2,700	\$824	43	80
\$2.5m-\$4m	84	\$3,002,075	\$3,174,500	96.5%	\$2,512,500	\$3,975,000	3,301	\$910	48	91
\$4m-\$6m	44	\$4,791,250	\$4,997,000	95.9%	\$4,050,000	\$6,000,000	3,841	\$1,247	26	38
\$6m+	32	\$9,100,000	\$9,995,000	95.0%	\$6,075,000	\$31,500,000	4,341	\$2,096	69	26