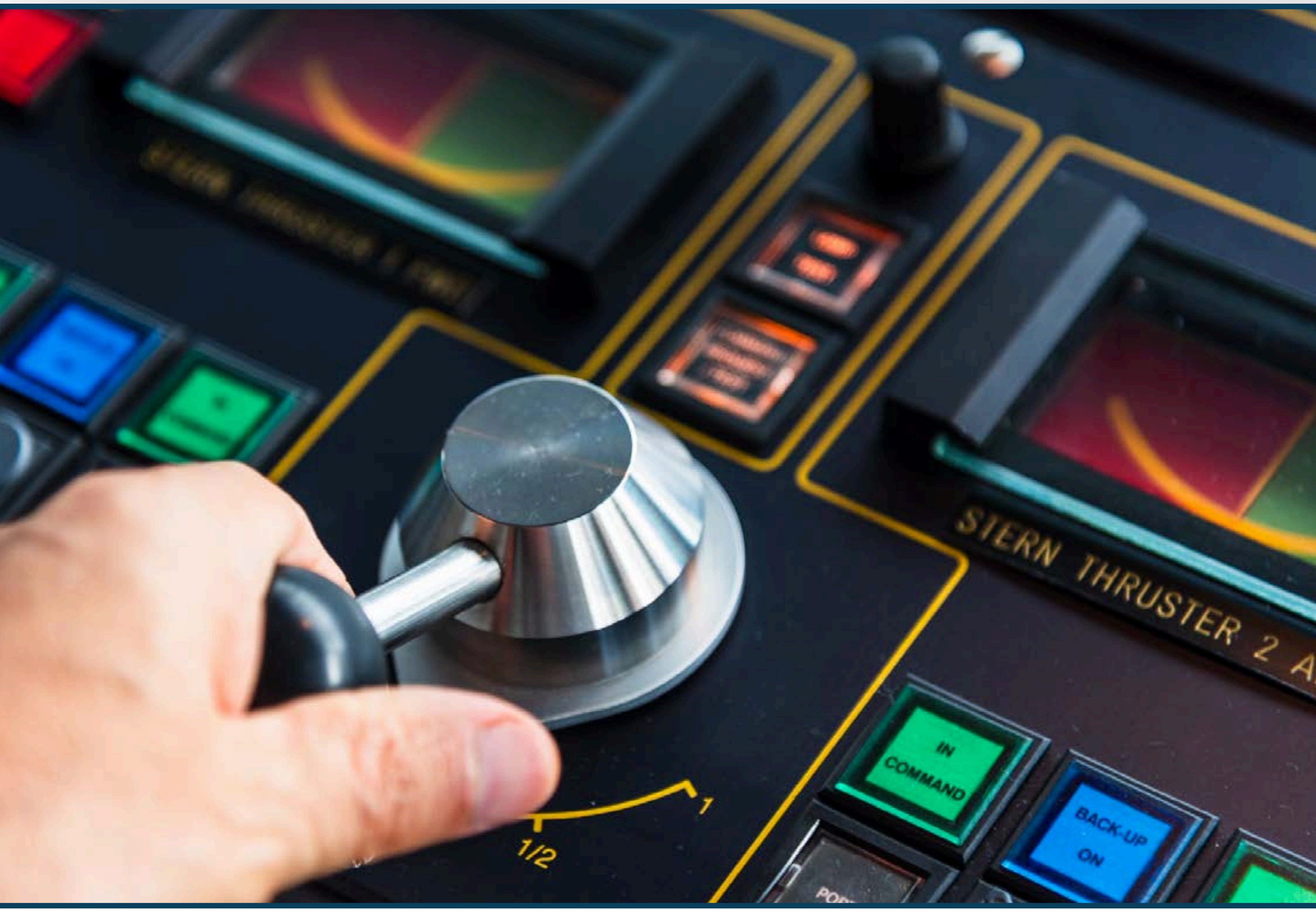
Reports on HOUSING
Your Local Real Estate Snapshot

THE ORANGE COUNTY HOUSING REPORT

MARCH 30, 2026 - WRITTEN BY STEVEN THOMAS

PRECISION PRICING

ONE OF THE MOST IMPORTANT STEPS TO SUCCESSFULLY APPROACHING TODAY'S HOUSING MARKET IS FOR SELLERS TO ARRIVE AT THE ASKING PRICE WITH METICULOUS CARE.



CAREFUL PRICING IS CRUCIAL

THE DATA DEMONSTRATES THAT IMPROPER PRICING RESULTS IN SELLERS WALKING AWAY WITH LESS MONEY AND MUCH LONGER MARKET TIMES.

Ticket scalping is not for the faint of heart. The goal is simple: sell tickets for more than what was originally paid, but doing so requires careful, strategic pricing based on supply and demand. When a price is set excessively high and nobody bites, it often has to be adjusted. The longer a scalper holds onto a ticket, the more inclined they are to reduce the price even further. In some cases, their expectations are so unrealistic that on the day of the event, they are forced to slash the price dramatically a few hours beforehand, often below face value, to avoid being left with a worthless ticket.

Similarly, for sellers, careful, strategic pricing is critical in achieving success. Overprice, and a seller languishes on the market due to unrealistic expectations. The longer a home sits on the market, the less fanfare and excitement the home generates.

Today's buyers are educated and know their specific market. They tap into their favorite app morning, noon, and night, waiting for the next new property to hit the market. As soon as one does, buyers view the virtual tour, they scrutinize the property description, all the details, and every photo, and then they look at the price. They look at the home's location, condition, upgrades, and amenities, then analyze its asking price. This is a home's first impression, and sellers only get one shot at it. Based on all these factors, buyers decide whether to tour a home or skip it altogether.

Far too many sellers are initially pricing their homes too high. They are either overzealous, mistakenly believe they need to leave room for negotiations, want to "test" a price, are struggling to remove their emotions from pricing the "family home," or did not spend enough time methodically arriving at the price. They then have to adjust the asking price to secure a buyer willing to write an offer to purchase. An eye-opening 30% of the active listing inventory has reduced the asking price at least once.

The data reveals that starting overpriced and then reducing it results in a seller walking away with less money. The median sales price to **last** list price ratio is very revealing. This refers to the final list price before becoming a pending sale. There are always exceptions, but the overall trend is overwhelming. In Orange County, 79% of all closed sales in March did not reduce the asking price. The median sales price to **last** list price ratio for these homes was 100%, meaning, on average, a home priced appropriately sold at its initial asking price. A house listed at $1 million sold for $1 million. The median days on the market before becoming a pending sale was only 9, demonstrating that accurate pricing also means considerably less time on the market.

Orange County - March 2026*

Reduction	% of Sales	Sales to Last List Price Ratio	Sales to Original List Price Ratio	Median DOM
No Reduction	79%	100.0%	100.0%	9 Days
1% to 4%	12%	98.7%	96.1%	71 Days
5% or more	9%	97.5%	89.7%	115 Days

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Your Local Real Estate Snapshot

*March 1 to March 30

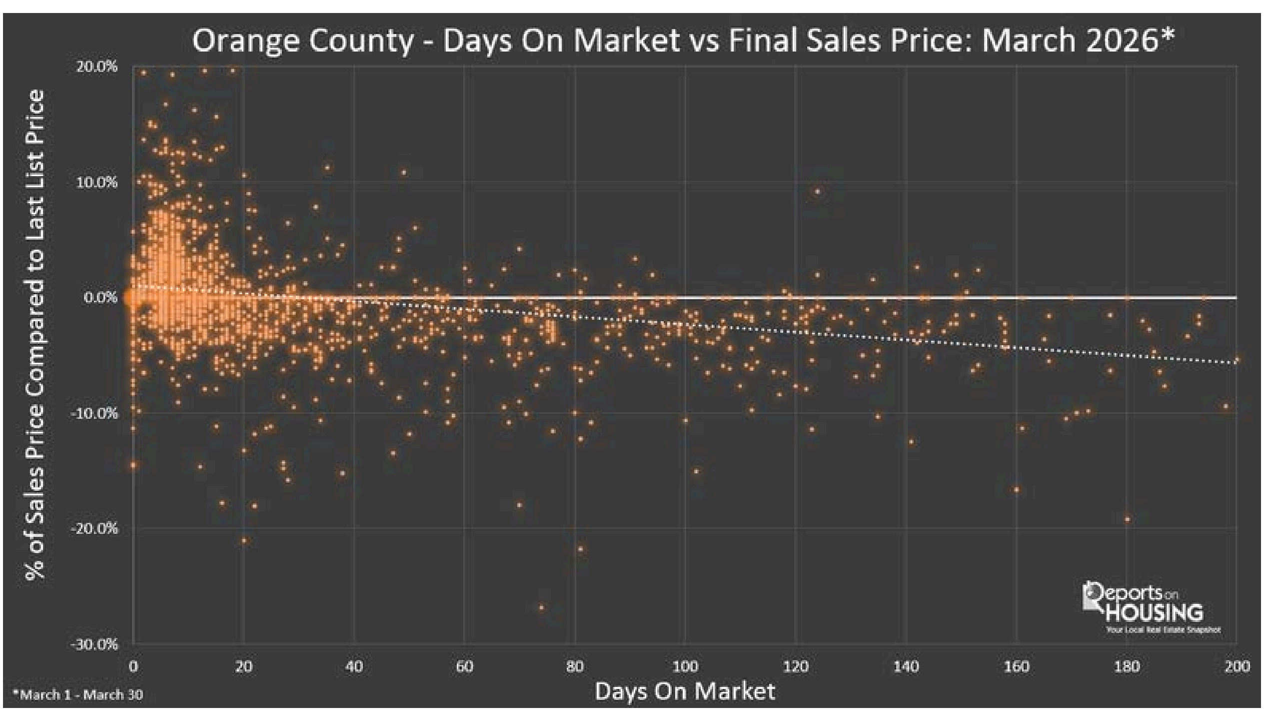
12% of all closed sales reduced their asking prices between 1% and 4%. The sales-to-last list price ratio for these homes was 98.7%; on average, it took 71 days to become a pending sale, or over 2 months. A house that reduced its list price to $1 million sold for $987,000, a substantial $13,000 less than the house that sold for $1 million with no reduction.

For homes that reduced their asking prices by 5% or more, 9% of closed sales in March, the sales-to-last list price ratio was 97.5% after being on the market for 115 days, nearly 4 months. A home that finally reduced its price to $1 million sold for $975,000, an astonishing $25,000 less than the homeowners who did not need to reduce the asking price.

The sales price to **original** list price ratio reveals the difference between a home's original asking price and the value buyers are ultimately willing to pay. This is the price of a home when it initially comes on the market before any price reductions. For homes that reduced their asking price by 1% to 4%, the sales price-to-original list price ratio was 96.1%. For example, a house initially listed at $1,027,000 had to reduce the asking price to $1 million to secure success and ultimately sold for $987,000, an astonishing $40,000 less than the original price.

Homes that reduced their asking price by at least 5% had a sales-to-original-list-price ratio of 89.7%. A house initially listed at $1,087,000 had to lower the asking price, often more than once, to $1 million to find success, and ultimately sold for $975,000. That is an overwhelming $112,000 less than the original asking price.

Homes that linger on the market generate less interest or activity and become "market worn." The scatter chart below shows what happens to homes as they linger on the market. An enlightening 50% of all homes that sold within the first three weeks closed above their asking price. It dropped to 8% for homes that had been on the market for over 2 months. Homeowners who painstakingly arrived at the asking price had a substantially higher probability of selling quickly, very close to their price, and often at or above it. Sellers who were exposed to the market for a long time ultimately had to adjust the price and, for the most part, accepted an offer below their final list price. The dotted line represents the trend line, illustrating how a home's final sales price typically drops as it sits on the market longer.



Precision pricing is **the most important factor** in securing the most successful outcome for sellers. Sellers who scrutinize every recent comparable closed and pending sale, carefully weighing the pros and cons, and contrasting a home's condition, upgrades, location, and amenities, will ultimately arrive at the **Fair Market Value**, the most probable price the market is willing to pay for a home. This tactical approach to today's housing market will enable sellers to walk away with the most amount of money possible, the ultimate goal in selling.

Reports on HOUSING
Your Local Real Estate Snapshot

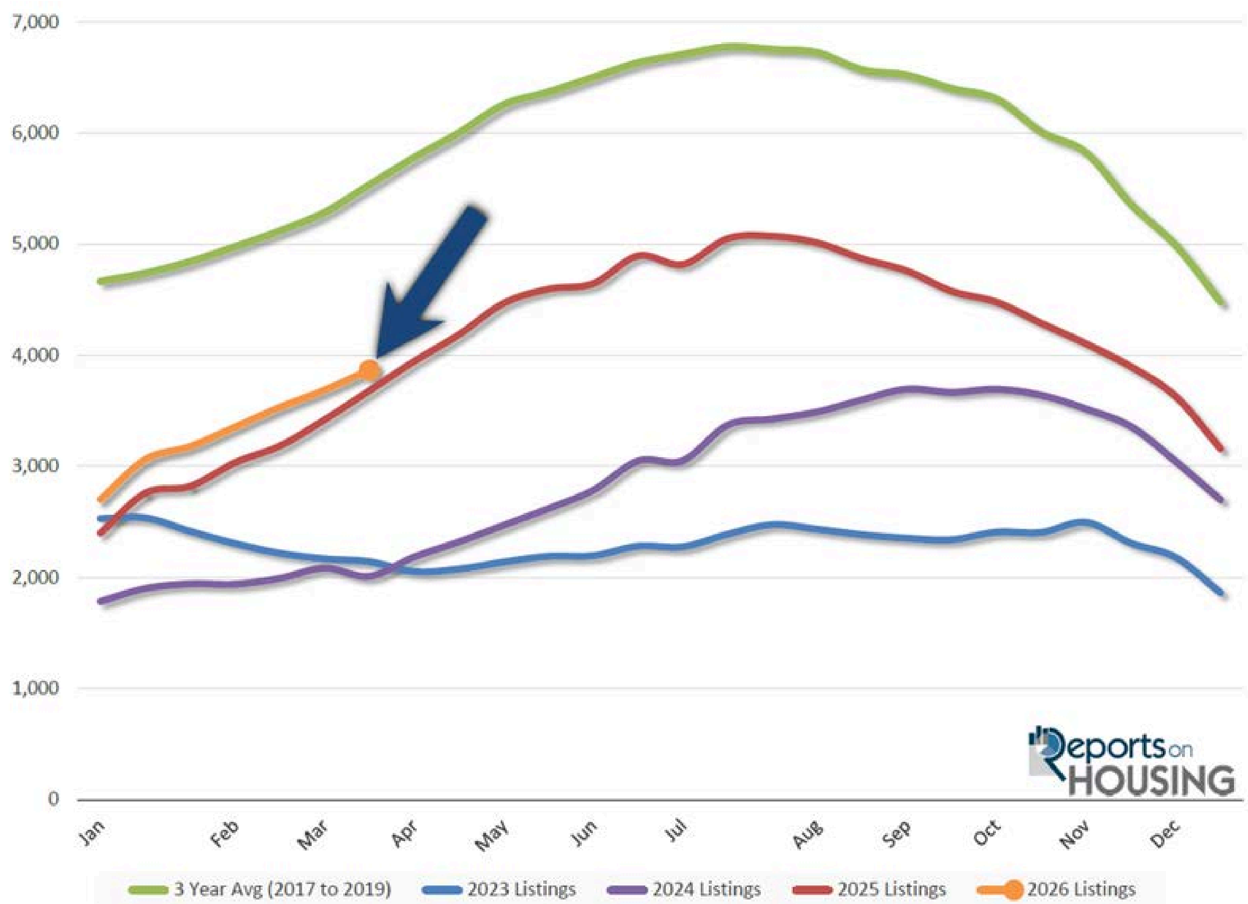
ACTIVE LISTINGS

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

The active listing inventory increased by 179 homes over the past two weeks, up 5%, to 3,866. The Spring Market has arrived. More homes are placed on the market during the spring than any other season of the year. May is the top month for new sellers. The inventory will grow from week to week until it reaches a peak, typically during the summer between July and August. Many homeowners mistakenly think the market continues to heat up each week during spring. In fact, the market slows weekly during the Spring and Summer Markets due to increased seller competition.

Last year, the inventory was at 3,681 homes, **5% lower, or 185 fewer**. The year-over-year gap continued to narrow over the past couple of weeks. The 3-year average before COVID (2017 through 2019) was 5,533, an additional 1,667 homes, or 43% 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.

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Your Local Real Estate Snapshot

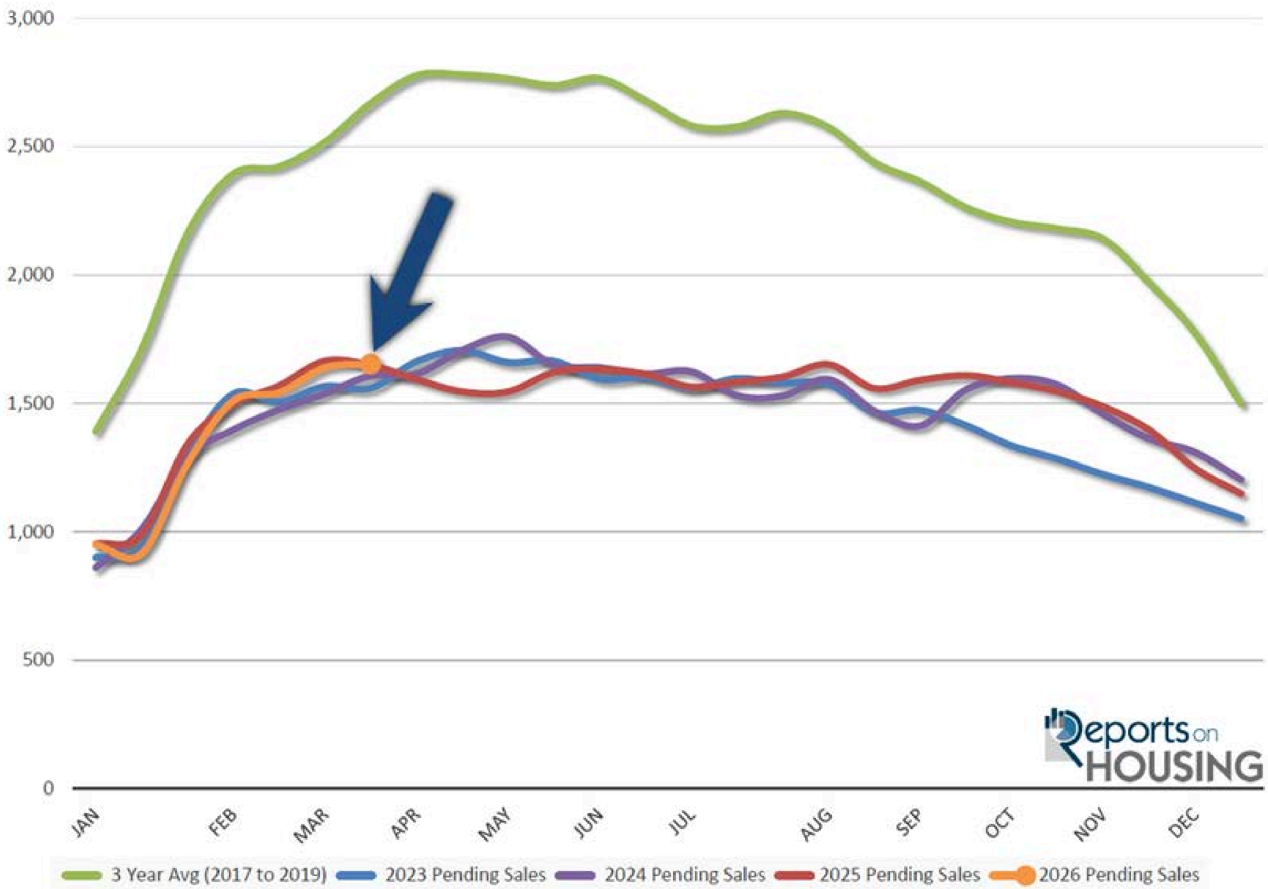
DEMAND

DEMAND INCREASED BY 15 PENDING SALES IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, increased from 1,639 to 1,654 in the past couple of weeks, up 15 pending sales, or 1%. It is the highest level since last year's mid-March peak at 1,665, with only 11 additional pending sales. It appears demand is reaching, or may already have reached, its annual peak. Once the peak is established, demand will drop at an extremely slow rate, appearing nearly flat through September.

Last year, demand was 1,649, with **5 fewer pending sales, nearly identical to today**. The 3-year average before COVID (2017 to 2019) was 2,668 pending sales, **61% more than today, or an additional 1,014**.

ORANGE COUNTY
DEMAND YEAR-OVER-YEAR



As the Federal Reserve has indicated, it is essential to watch all economic releases for signs of slowing. 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 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. In addition, retail sales will be released.

Next week, the Personal Consumption Expenditures – Price Index (PCE) for February, the Fed's preferred inflation gauge, will be released on Thursday, and the Consumer Price Index (CPI) for March will be released on Friday. It will be a pivotal two weeks for rates.

EXPECTED MARKET TIME

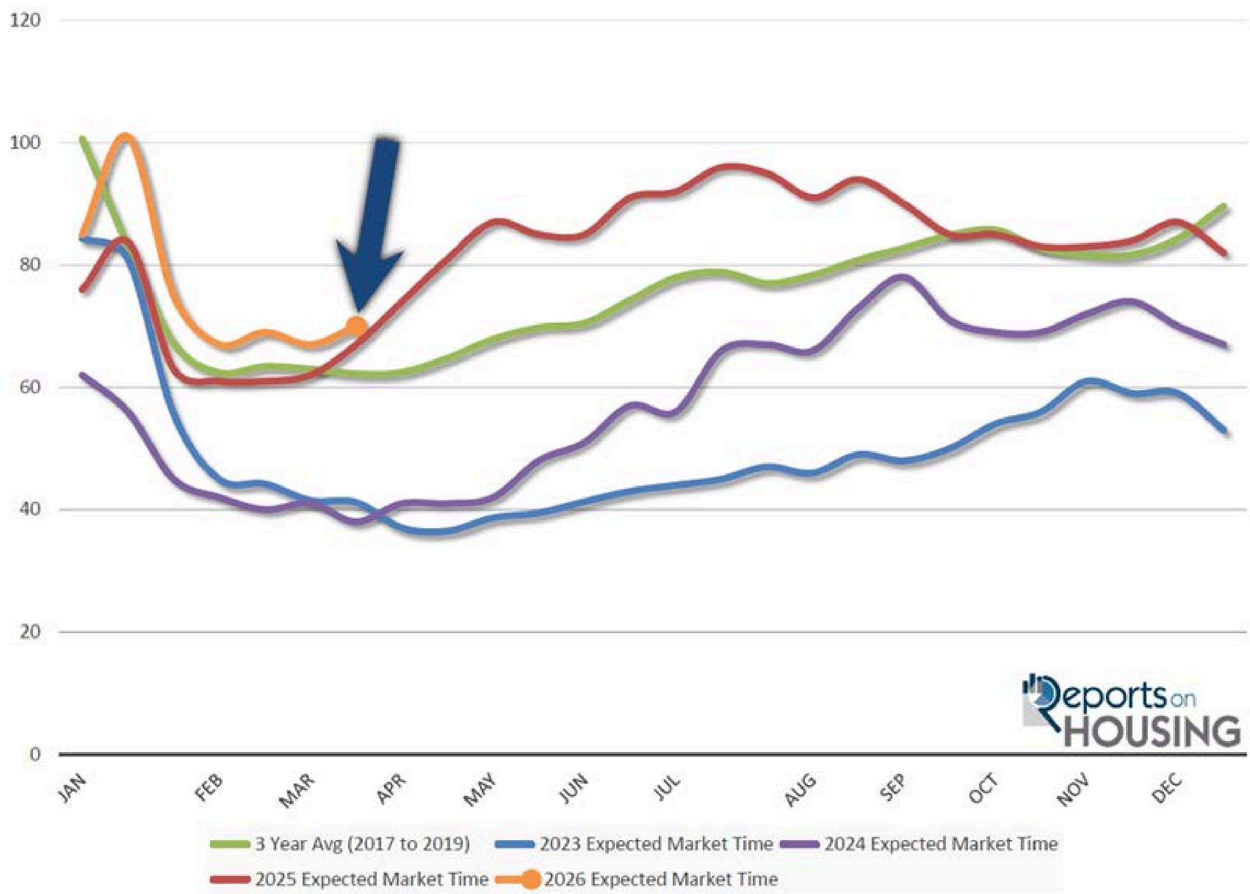
IN THE PAST TWO WEEKS, THE MARKET TIME HAS INCREASED BY THREE DAYS.

With the supply of available homes rising by 179 homes, **up 5%**, and demand rising by 15 pending sales, **up 1%**, 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 70 days in the past couple of weeks, its highest level since the end of January when it had dropped to 75 days.

Last year, it was 67 days, similar to today. The 3-year average before COVID (2017 to 2019) was 63 days, slightly quicker than today.

The Expected Market Time for condominiums and townhomes increased from 74 to 77 days in the past two weeks. It was 60 days last year. For detached homes, the Expected Market Time increased from 64 to 67 days. It was 72 days a year ago. The detached-home market is faster than the attached-home market.

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



ORANGE COUNTY LUXURY END BREAKDOWN

LUXURY END

THE LUXURY MARKET REMAINED UNCHANGED OVER THE PAST COUPLE OF WEEKS.

In the past couple of weeks, the luxury inventory of homes priced above $2.5 million (the top 10% of the Orange County housing market) increased from 900 to 937 homes, up 37 or 4%. Luxury demand increased by 8 pending sales, up 4%, to 188, its highest level since last May. With supply and demand rising at a similar pace, the Expected Market Time for luxury homes priced above $2 million remained unchanged at 150 days. With increased economic uncertainty, the luxury market could slow from here.

Year over year, the active luxury inventory is down by 101 homes (10%), and luxury demand is unchanged. Last year's Expected Market Time was 166 days, slightly slower than today.

In the past two weeks, the Expected Market Time for homes priced between $2.5 million and $4 million decreased from 123 to 118 days. For homes priced between $4 million and $6 million, the Expected Market Time increased from 111 to 146 days. For homes priced above $6 million, the Expected Market Time decreased from 330 to 270 days. Luxury is at 150 days overall. At this pace, a seller would be looking at becoming a pending sale around **August 2026**.

ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
$0 - $750K	70 Days	21%	21%	53 Days
$750k - $1M	48 Days	13%	19%	42 Days
$1M - $1.25M	51 Days	10%	15%	45 Days
$1.25M - $1.5M	52 Days	10%	14%	54 Days
$1.5M - $2M	61 Days	13%	15%	72 Days
$2M - $2.5M	105 Days	8%	5%	83 Days
$2.5M - $4M	118 Days	12%	7%	133 Days
$4M - $6M	146 Days	5%	2%	150 Days
$6M+	270 Days	8%	2%	311 Days

ORANGE COUNTY HOUSING SUMMARY

MARCH 30, 2026 - PRECISION PRICING

- **INVENTORY**: The active listing inventory in the past couple of weeks increased by 179 homes, up 5%, and now stands at 3,866. Last year, there were 3,681 homes on the market, 185 fewer homes, or 5% less. The 3-year average before COVID (2017 to 2019) was 5,533, which is 43% 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 15 in the past two weeks, up 1%, and now stands at 1,654. It appears as if demand may be reaching, or may have reached, its annual peak. Last year, there were 1,649 pending sales, **nearly identical to today**. The 3-year average before COVID (2017 to 2019) was 2,668, which is 61% higher.

- **MARKET TIME**: With supply increasing much 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 70 days in the past couple of weeks, its highest level since the end of January. Last year, it was 67 days, similar to today. The 3-year average before COVID (2017-2019) was 63 days, slightly quicker than today.

- **LUXURY**: In the past two weeks, the Expected Market Time for homes priced between $2.5 million and $4 million decreased from 123 to 118 days. For homes priced between $4 million and $6 million, the Expected Market Time increased from 111 to 146 days. For homes priced above $6 million, the Expected Market Time decreased from 330 to 270 days.

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

- **CLOSED SALES**: There were 1,364 closed residential resales in February, down 7% compared to February 2025's 1,465 sales, and up 12% from January 2026. The sales-to-list price ratio in Orange County was 99.4%. Foreclosures accounted for 0.2% of all closed sales, and there were no short sales. That means that 99.8% of all sales were sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

Reports on HOUSING — Your Local Real Estate Snapshot

MARCH 30, 2026 - PRECISION PRICING

ORANGE COUNTY CITIES 3/26/2026	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
Aliso Viejo	44	30	44	41	43	41	23	$770k
Anaheim	181	83	65	73	56	47	36	$890k
Anaheim Hills	28	18	47	41	35	41	37	$1.2m
Brea	31	23	40	29	37	45	15	$1.2m
Buena Park	46	25	55	32	32	34	22	$930k
Corona Del Mar	83	15	166	108	139	113	77	$4.5m
Costa Mesa	93	42	66	94	74	50	27	$1.5m
Coto De Caza	47	11	128	71	49	122	19	$2.8m
Cypress	39	25	47	51	53	58	25	$1.0m
Dana Point	88	32	83	107	85	120	83	$2.3m
Dove Canyon	6	6	30	270	50	150	5	$1.8m
Foothill Ranch	10	8	38	39	39	45	25	$888k
Fountain Valley	42	22	57	54	42	46	35	$1.4m
Fullerton	92	56	49	43	55	53	31	$977k
Garden Grove	91	39	70	57	74	49	24	$1.1m
Huntington Beach	251	110	68	70	59	80	39	$1.4m
Irvine	574	143	120	105	105	91	27	$1.8m
La Habra	50	32	47	50	61	41	26	$841k
La Palma	6	6	30	21	36	53	24	$1.3m
Ladera Ranch	35	29	36	44	37	44	16	$1.6m
Laguna Beach	164	27	182	237	205	222	137	$4.6m
Laguna Hills	41	21	59	48	65	42	54	$1.4m
Laguna Niguel	122	52	70	54	58	68	43	$1.4m
Laguna Woods	156	56	84	72	72	69	35	$430k
Lake Forest	142	72	59	48	75	64	21	$1.5m
Los Alamitos	6	4	45	60	15	11	14	$1.9m
Mission Viejo	123	88	42	40	39	47	22	$1.2m
Newport Beach	222	57	117	144	112	104	118	$4.8m
Newport Coast	56	5	336	270	300	114	146	$12.2m
North Tustin	29	9	97	110	79	83	60	$2.8m
Orange	104	69	45	34	36	42	21	$1.3m
Placentia	44	25	53	38	59	42	29	$997k
Portola Hills	21	8	79	95	120	113	30	$1.1m
Rancho Mission Viejo	76	31	74	85	89	87	31	$1.2m
Rancho Santa Marg.	64	37	52	56	71	46	12	$880k
Rossmoor	5	5	30	45	180	36	70	$2.2m
San Clemente	105	53	59	75	80	88	63	$2.4m
San Juan	54	22	74	75	84	138	48	$2.6m
Santa Ana	168	78	65	66	76	66	32	$792k
Seal Beach	71	53	40	47	55	44	41	$415k
Stanton	26	14	56	73	57	53	14	$679k
Talega	18	8	68	86	95	63	32	$2.5m
Tustin	79	27	88	60	68	32	21	$1.3m
Villa Park	10	4	75	40	68	160	135	$3.3m
Westminster	35	18	58	56	43	33	33	$1.2m
Yorba Linda	103	66	47	61	68	48	39	$1.6m
All of O.C.	3,866	1,654	70	67	69	67	38	$1.4m

ORANGE COUNTY PRICE RANGE REPORT

MARCH 30, 2026 - PRECISION PRICING

ORANGE COUNTY ATTACHED HOMES 3/26/2026	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
All of O.C.	1,716	670	77	72	71	60	35	$800k
O.C. $0-$500k	287	121	71	69	70	62	40	$399k
O.C. $500k-$750k	491	200	74	62	66	50	24	$635k
O.C. $750k-$1m	373	183	61	63	66	49	30	$869k
O.C. $1m-$2m	425	139	92	84	77	70	44	$1.3m
O.C. $2m+	140	27	156	153	103	107	98	$3.0m

ORANGE COUNTY DETACHED HOMES 3/26/2026	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
All of O.C.	2,150	984	66	64	67	72	39	$2.1m
O.C. $0-$750k	31	24	39	42	47	72	38	$550k
O.C. $750k-$1m	135	135	30	34	35	35	18	$925k
O.C. $1m-$1.25m	225	168	40	40	41	40	20	$1.2m
O.C. $1.25m-$1.5m	267	182	44	39	35	50	27	$1.4m
O.C. $1.5m-$2m	393	228	52	54	61	67	31	$1.8m
O.C. $2m-$2.5m	252	80	95	81	101	86	-	$2.3m
O.C. $2.5m-$4m	404	101	120	126	137	135	-	$3.0m
O.C. $4m-6m	169	36	141	108	118	151	106	$4.9m
O.C. $6m+	274	30	274	338	254	317	241	$11.0m

ORANGE COUNTY ALL HOMES 3/26/2026	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
All of O.C.	3,866	1,654	70	67	69	67	38	$1.4m
O.C. $0-$500k	299	125	72	70	72	61	41	$399k
O.C. $500k-$750k	510	220	70	59	63	49	25	$635k
O.C. $750k-$1m	508	318	48	50	52	42	24	$889k
O.C. $1m-$1.25m	402	238	51	51	49	45	24	$1.2m
O.C. $1.25m-$1.5m	396	227	52	45	42	54	29	$1.4m
O.C. $1.5m-$2m	512	252	61	62	69	72	35	$1.8m
O.C. $2m-$2.5m	302	86	105	91	101	73	-	$2.3m
O.C. $2.5m-$4m	459	117	118	123	126	121	-	$3.1m
O.C. $4m-6m	190	39	146	111	117	133	-	$4.9m
O.C. $6m+	288	32	270	330	262	150	109	$11.0m

*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

MARCH 30, 2026 - PRECISION PRICING

ORANGE COUNTY CITIES	UNITS SOLD FEB 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 FEB 2025
Aliso Viejo	24	$875,500	$874,500	99.3%	$515,000	$3,600,000	1,326	$661	12	22
Anaheim	79	$850,000	$849,000	100.0%	$130,000	$1,550,000	1,420	$599	15	83
Anaheim Hills	21	$1,025,000	$1,050,000	98.9%	$700,000	$2,005,000	1,638	$626	13	20
Brea	18	$1,074,400	$996,500	100.3%	$660,000	$1,525,000	1,579	$680	8	19
Buena Park	25	$910,000	$899,999	100.0%	$625,000	$1,698,000	1,370	$664	15	41
Corona Del Mar	15	$4,900,000	$4,995,000	96.7%	$1,850,000	$15,000,000	2,320	$2,112	17	21
Costa Mesa	34	$1,600,500	$1,549,500	100.0%	$745,000	$4,190,000	1,815	$882	10	45
Coto De Caza	8	$1,724,500	$1,749,000	98.8%	$1,036,000	$2,510,000	2,615	$659	22	18
Cypress	24	$1,045,000	$1,045,000	100.7%	$670,000	$1,495,800	1,536	$680	11	22
Dana Point	27	$1,900,000	$2,175,000	97.2%	$555,000	$16,250,000	2,064	$921	54	29
Dove Canyon	5	$1,768,000	$1,799,900	98.3%	$1,720,000	$2,385,000	3,762	$470	20	4
Foothill Ranch	4	$1,242,500	$1,261,500	99.5%	$695,000	$1,315,000	1,682	$739	7	11
Fountain Valley	21	$1,280,000	$1,198,000	100.2%	$420,000	$2,160,000	1,820	$703	5	18
Fullerton	53	$1,070,000	$1,050,000	100.0%	$227,000	$2,100,000	1,645	$650	14	55
Garden Grove	32	$965,000	$900,000	100.6%	$417,000	$1,500,000	1,450	$666	11	45
Huntington Beach	93	$1,267,500	$1,290,000	99.1%	$435,000	$6,500,000	1,690	$750	10	83
Irvine	147	$1,585,000	$1,599,999	98.1%	$400,000	$9,250,000	2,091	$758	23	144
La Habra	27	$878,000	$880,000	100.0%	$350,000	$2,060,000	1,374	$639	11	2
La Palma	4	$1,109,500	$1,122,000	101.2%	$645,000	$1,380,000	1,749	$634	18	3
Ladera Ranch	22	$1,330,000	$1,312,500	99.1%	$675,000	$4,250,000	2,142	$621	13	10
Laguna Beach	18	$2,912,500	$2,997,000	96.5%	$1,350,000	$17,000,000	1,978	$1,472	42	23
Laguna Hills	11	$810,000	$799,999	99.3%	$450,000	$1,880,000	1,303	$622	15	38
Laguna Niguel	44	$1,357,500	$1,375,000	98.7%	$497,000	$5,242,505	1,642	$827	14	42
Laguna Woods	35	$450,000	$475,000	97.8%	$230,000	$2,100,000	1,040	$433	37	48
Lake Forest	42	$1,190,000	$1,174,500	99.7%	$435,000	$2,370,000	1,781	$668	15	38
Los Alamitos	4	$830,000	$824,900	101.5%	$757,410	$1,500,000	1,325	$626	7	8
Mission Viejo	70	$1,146,500	$1,157,500	100.0%	$530,000	$2,120,000	1,677	$684	20	63
Newport Beach	49	$3,495,000	$3,495,000	97.6%	$900,000	$19,700,000	2,516	$1,389	9	58
Newport Coast	6	$3,150,000	$3,194,000	96.2%	$1,575,000	$11,500,000	2,412	$1,306	5	8
North Tustin	11	$1,655,000	$1,650,000	100.0%	$1,210,000	$2,095,000	2,225	$744	13	15
Orange	53	$1,110,000	$1,150,000	99.4%	$350,000	$2,863,000	1,620	$685	14	67
Placentia	23	$1,120,000	$1,100,000	100.0%	$595,000	$1,725,000	1,850	$605	15	17
Portola Hills	7	$1,130,000	$1,138,000	95.5%	$675,000	$2,307,000	1,620	$698	94	6
Rancho Mission Viejo	27	$1,249,000	$1,250,000	98.9%	$627,500	$1,735,000	1,814	$689	31	18
Rancho Santa Margarita	37	$1,095,000	$1,099,000	99.6%	$399,000	$2,385,000	1,600	$684	15	23
Rossmoor	4	$2,287,500	$2,350,000	96.0%	$1,250,000	$3,150,000	2,238	$1,022	77	3
San Clemente	43	$1,587,777	$1,599,000	99.3%	$480,000	$4,700,000	1,559	$1,018	11	45
San Juan Capistrano	27	$1,700,000	$1,700,000	100.0%	$499,000	$5,650,000	2,173	$782	18	28
Santa Ana	46	$860,000	$874,000	100.0%	$284,000	$2,216,300	1,478	$582	23	53
Seal Beach	30	$435,000	$445,000	99.6%	$200,000	$2,825,000	1,100	$395	25	7
Stanton	7	$670,000	$669,880	100.0%	$555,000	$789,880	1,121	$598	12	12
Talega	8	$1,745,000	$1,824,500	99.1%	$880,000	$4,700,000	2,606	$670	4	8
Tustin	36	$1,132,500	$1,099,000	100.0%	$470,000	$2,450,000	1,401	$808	24	23
Villa Park	4	$2,701,769	$2,759,944	96.2%	$2,165,000	$4,840,000	3,893	$694	168	4
Westminster	16	$915,000	$899,000	100.1%	$605,000	$1,675,000	1,402	$653	13	15
Yorba Linda	39	$1,208,500	$1,190,000	98.4%	$505,000	$4,550,000	1,841	$656	39	4
All of O.C.	1,364	$1,185,000	$1,179,950	99.4%	$130,000	$19,700,000	1,665	$712	15	1,465
$0-$500k	88	$418,500	$432,500	96.6%	$130,000	$500,000	889	$471	47	112
$500k-$750k	182	$647,500	$650,000	98.9%	$505,000	$750,000	1,093	$592	23	180
$750k-$1m	255	$880,000	$879,000	99.9%	$751,000	$1,000,000	1,374	$640	11	294
$1m-$1.25m	223	$1,138,000	$1,149,000	100.1%	$1,001,000	$1,250,000	1,660	$686	20	203
$1.25m-$1.5m	188	$1,367,750	$1,375,000	99.4%	$1,255,000	$1,500,000	1,975	$693	14	195
$1.5m-$2m	193	$1,695,030	$1,699,888	98.6%	$1,505,000	$2,000,000	2,365	$717	14	226
$2m-$2.5m	87	$2,286,474	$2,300,000	98.5%	$2,005,000	$2,500,000	2,727	$838	32	102
$2.5m-$4m	89	$2,900,000	$2,995,000	97.9%	$2,501,000	$4,000,000	2,890	$1,003	37	92
$4m-$6m	31	$4,650,000	$4,850,000	97.8%	$4,050,000	$6,000,000	3,461	$1,344	11	32
$6m+	28	$7,460,000	$7,385,000	94.7%	$6,050,000	$19,700,000	4,265	$1,749	63	29