

MARCH 16, 2026 - WRITTEN BY STEVEN THOMAS

GLOBAL INFLUENCES ON HOUSING

A STEADY STREAM OF INTERNATIONAL TENSIONS CONTINUES TO MAKE HEADLINES, AT TIMES INFLUENCING THE HOUSING MARKET BY PUSHING MORTGAGE RATES HIGHER.



RIISING RATES CAN IMPACT DEMAND

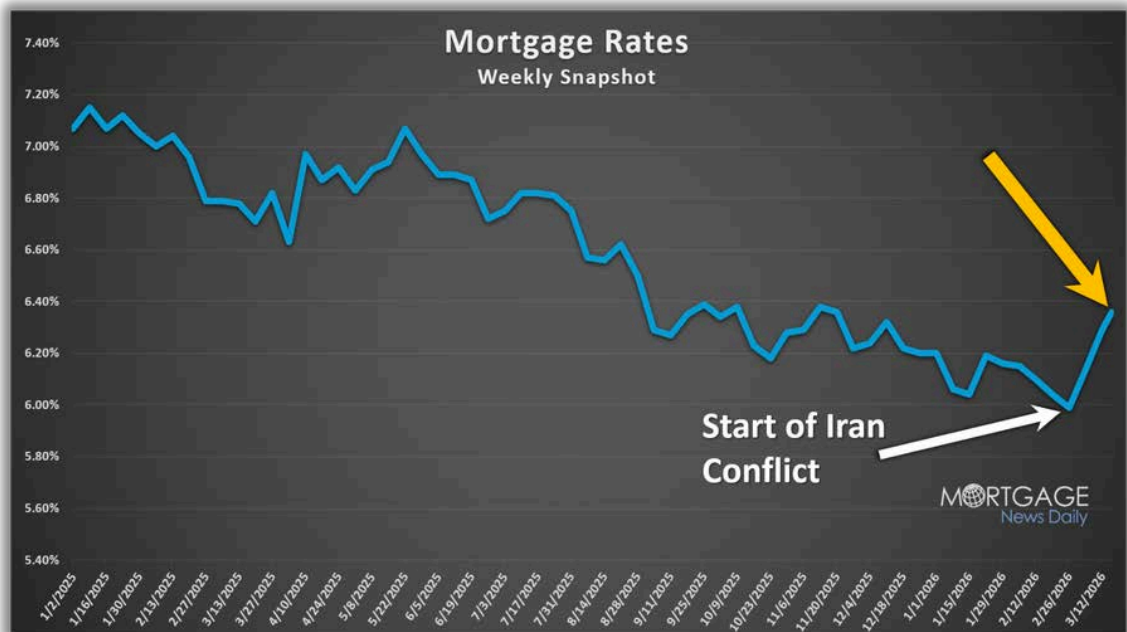
AFTER DROPPING TO 5.99% A FEW WEEKS AGO, MORTGAGE RATES HAVE INCREASED TO 6.36% AMID RISING GAS PRICES AND THE THREAT OF HIGHER INFLATION.

The economic term “exogenous shock” refers to an unexpected, external, unpredictable event that disrupts a system from the outside. For example, a sudden heat wave hits a kid’s lemonade stand, where demand skyrockets. The kid had nothing to do with the instant change in the weather, yet lemonade sales went through the roof. Or when a hit TV show is filmed in a small town. In the blink of an eye, hotels and vacation rentals are completely booked, and there are no more restaurant reservations available. The sleepy town quickly became a tourist destination when it was unexpectedly featured on TV.

There are many examples of exogenous shocks that have had a major impact on the economy. A prime example is the U.S. COVID-19 lockdown of March 2020, six years ago. It was the largest worldwide pandemic in a century, and it touched almost every corner of the economy for years.

The Iran conflict, which began on February 28, 2026, is the latest exogenous shock to hit the U.S. and global economies. Due to the effective closure of the Strait of Hormuz, gas prices abruptly soared. According to AAA, a gallon of gas in California was \$4.64 on February 28th, and today it has soared to \$5.53, an increase of \$0.89, or 19%. With the rapid change in prices, many are turning to COSTCO for gas, averaging \$5.12 per gallon across the state, a substantial savings.

The sudden shift in gas prices has many economists and investors concerned about inflation and, ultimately, the Federal Reserve’s response to the threat to price stability. As a result, according to Mortgage News Daily, mortgage rates have climbed from 5.99% on February 27th to 6.36% today. That means that a \$1 million mortgage has increased monthly from \$5,989 to \$6,229, up \$240 per month, or \$2,880 per year.



Even with the recent climb in mortgage rates, it is still below last year’s level. It was at 6.8% a year ago, and eclipsed 7% in April and in May. At 6.8%, that \$1 million mortgage increases to \$6,519, up \$290 from today, and at 7%, it would be \$6,653, up \$424, or \$5,088 per year.

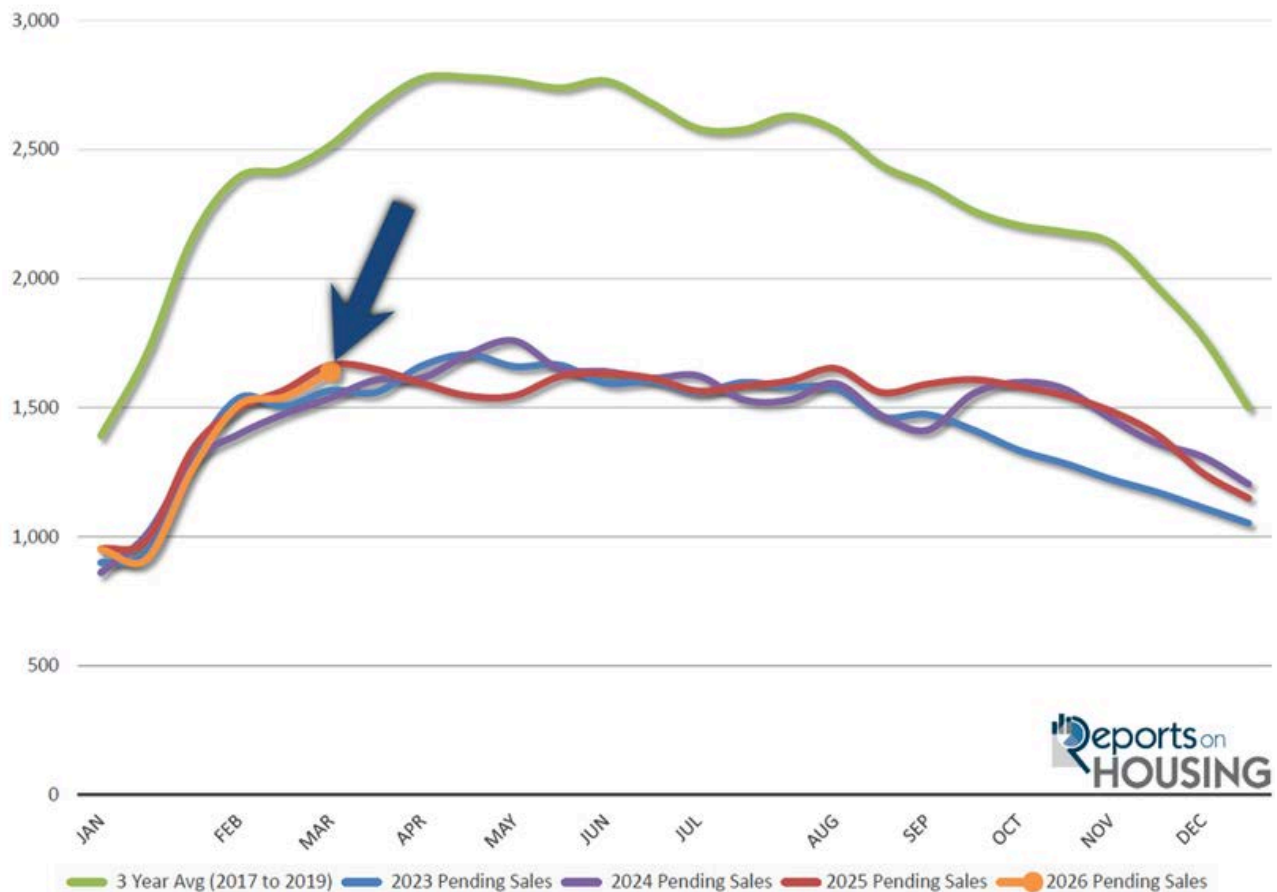
The Federal Reserve's dual mandate is to maintain price stability and promote maximum employment. According to CPI, after rising during the second half of 2025, inflation had been slowly easing. In addition, the labor market was showing further signs of weakening. On March 6th, the February Jobs Report was released, revealing that the U.S. had lost 92,000 jobs. Without the conflict in Iran, mortgage rates would have dropped below their recent 5.99% lows to levels not seen since August 2022.

Housing is about to transition to the Spring Market, the busiest time of the year for buyer activity, which typically peaks between April and May. Where will buyer demand go from here? That largely depends on mortgage rates.

If mortgage rates eclipse 6.5% as prices at the pump continue to climb, expect year-over-year differences in buyer demand and closed sales volume to be nearly the same. However, if the Iran conflict is resolved soon or the Strait of Hormuz reopens, gas prices would drop, easing inflation concerns and putting downward pressure on mortgage rates. The Federal Reserve would likely shift its focus back to the weakening job market and reconsider cutting the Federal Funds Rate. Mortgage rates could fall back to 6%, or even lower if upcoming jobs reports are weak, a substantial year-over-year improvement in affordability. This would likely push buyer demand (a snapshot of the number of new pending sales over the prior month) and closed sales activity higher than levels seen over the past three years.

Orange County demand is currently at 1,639 pending sales, down 26 from last year's 1,665 level, or 2%. In 2024, it was at 1,538 pending sales (-6%), and in 2023, it was at 1,568 (-4%). The 3-year average buyer demand before the pandemic (2017 to 2019) was 2,429 (+48%).

ORANGE COUNTY DEMAND YEAR-OVER-YEAR



ATTENTION SELLERS: Rather than betting on the trajectory of mortgage rates, the better strategy is to price with precision and carefully arrive at a home's Fair Market Value. Carefully consider all recent comparable closed and pending sales. Do NOT overprice. It

will only result in wasted market time and less fanfare when the home is properly priced. In a market with plenty of seller competition, pricing is the ultimate strategy.

ATTENTION BUYERS: Even with the recent rise in mortgage rates, they are still *lower than last year*. With the Spring Market upon us, there will be plenty of buyer competition, and homes that are attractive and expertly priced will fly off the market. Waiting on the sidelines for conditions to improve is often an exercise in futility and in missing plenty of timely opportunities.



ACTIVE LISTINGS

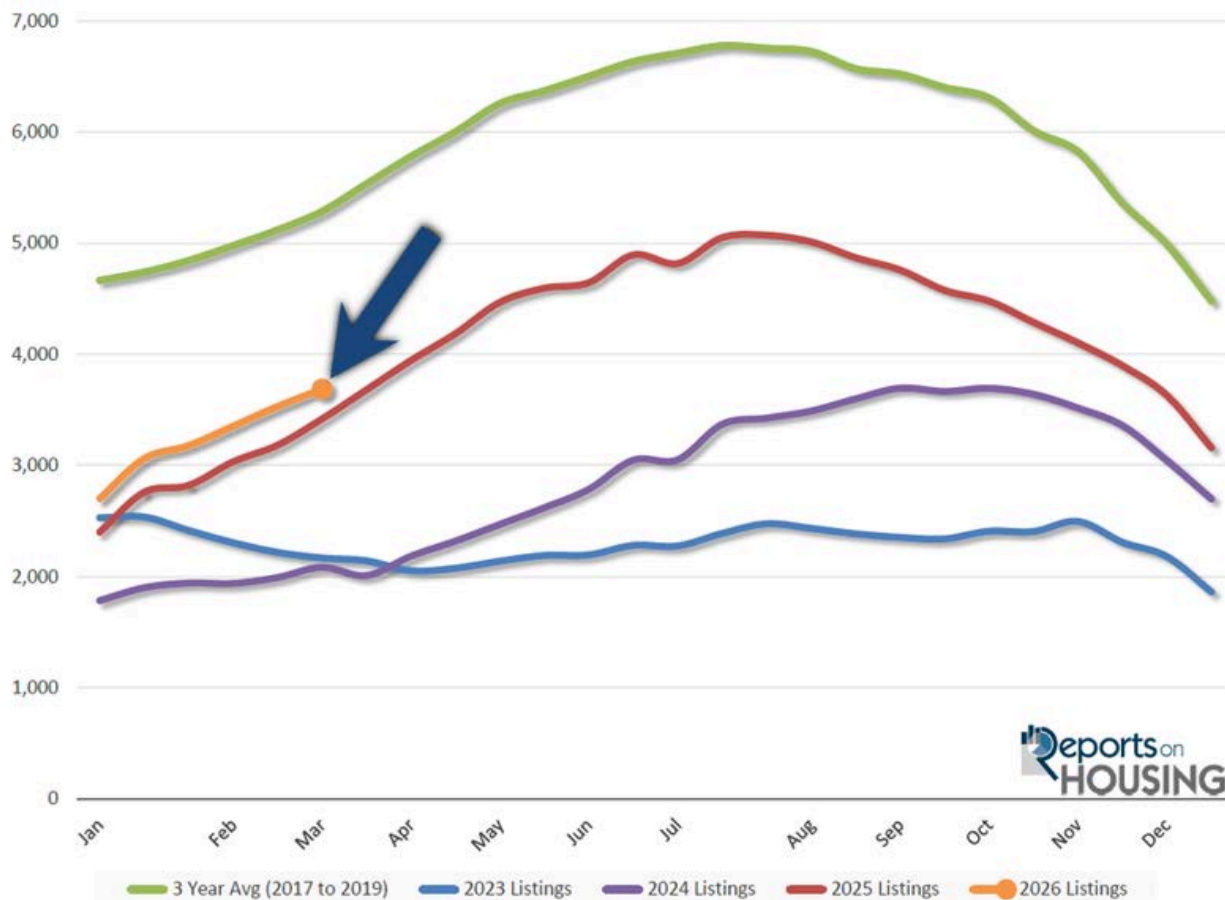
THE INVENTORY INCREASED BY 4% IN THE PAST COUPLE OF WEEKS.

The active listing inventory increased by 156 homes over the past two weeks, up 4%, to 3,687. As Orange County transitions to the Spring Market, expect the inventory to slowly but surely climb from now until it reaches its peak, sometime between July and August. So far this year, the inventory has climbed from 2,703 homes to 3,687, up 36% or 984 homes.

Last year, the inventory was at 3,419 homes, **7% lower, or 268 fewer**. The year-over-year gap is narrowing. The 3-year average before COVID (2017 through 2019) was 5,100, an additional 1,413 homes, or 38% 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

DEMAND INCREASED BY 6% IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, increased from 1,542 to 1,639 in the past couple of weeks, up 97 pending sales, or 6%, the highest level since last August. During the upcoming Spring Market, expect demand to peak sometime between April and May. From there, demand will fall at a very slow pace through the Spring and Summer Markets. The changes in buyer demand will be almost undetectable within the market. A key caveat to this outlook would be a sudden easing of inflation concerns driven by falling gas prices. That would result in lower mortgage rates and could ultimately boost demand. Only time will tell.

Last year, demand was 1,665, with **26 additional pending sales, or 2% more**. The 3-year average before COVID (2017 to 2019) was 2,429 pending sales, **48% more than today, or an additional 790**.

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, Retail Sales will be released on Tuesday, and on Wednesday, 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. It will be a pivotal week for mortgage rates.

EXPECTED MARKET TIME

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

With the supply of available homes rising by 156 homes, **up 4%**, and demand rising by 97 pending sales, **up 6%**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) decreased from 69 to 67 days in the past couple of weeks, identical to one month ago and its fastest level of the year.

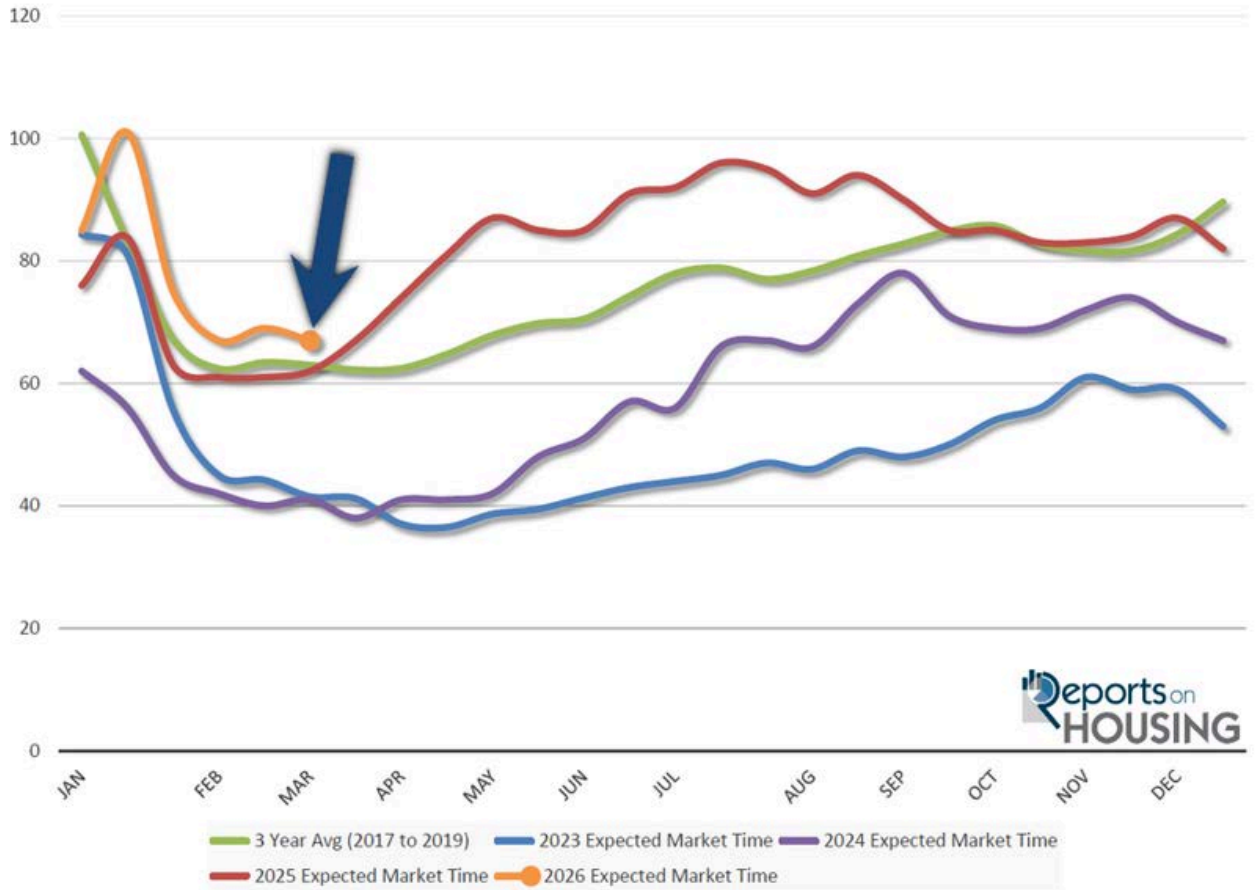
Last year, it was 62 days, slightly faster than today. The 3-year average before COVID (2017 to 2019) was 63 days, also slightly quicker than today.

The Expected Market Time for condominiums and townhomes increased from 71 to 74 days in the past two weeks. It was at 56 days last year. For detached homes, the Expected Market Time decreased from 67 to 64 days, its fastest reading of the year. It was 65 days a year ago, nearly the same as today. The detached-home market is faster than the attached-home market.

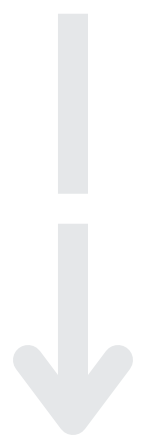
ORANGE COUNTY EXPECTED MARKET TIME Y-O-Y CHART



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 854 to 900 homes, up 46 or 5%. Luxury demand increased by 7 pending sales, up 4%, to 180, its highest level since November. With supply slightly outpacing demand, the Expected Market Time for luxury homes priced above \$2 million increased from 148 to 150 days. Due to the increased volatility of Wall Street and the uncertainty surrounding the economy, luxury may slow further from here.

Year over year, the active luxury inventory is down by 78 homes (8%), and luxury demand is down by 16 pending sales (8%). Last year's Expected Market Time was 150 days, the same as today.

In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million decreased from 126 to 123 days. For homes priced between \$4 million and \$6 million, the Expected Market Time decreased from 117 to 111 days. For homes priced above \$6 million, the Expected Market Time increased from 262 to 330 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 	63 Days	20%	22%	46 Days
\$750k - \$1M 	50 Days	14%	19%	40 Days
\$1M - \$1.25M 	51 Days	10%	13%	42 Days
\$1.25M - \$1.5M 	45 Days	10%	15%	51 Days
\$1.5M - \$2M 	62 Days	14%	15%	69 Days
\$2M - \$2.5M 	91 Days	8%	5%	73 Days
\$2.5M - \$4M 	123 Days	12%	7%	121 Days
\$4M - \$6M 	111 Days	4%	3%	140 Days
\$6M+ 	330 Days	8%	1%	261 Days

- **INVENTORY:** The active listing inventory in the past couple of weeks increased by 156 homes, up 4%, and now stands at 3,687. Last year, there were 3,419 homes on the market, 268 fewer homes, or 7% less. The 3-year average before COVID (2017 to 2019) was 5,100, which is 38% 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 97 in the past two weeks, up 6%, and now stands at 1,639. Last year, there were 1,665 pending sales, **2% more than today**. The 3-year average before COVID (2017 to 2019) was 2,429, which is 48% higher.
- **MARKET TIME:** With demand increasing faster than supply, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, decreased from 69 to 67 days in the past couple of weeks. Last year, it was 62 days, slightly faster than today. The 3-year average before COVID (2017-2019) was 63 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 decreased from 126 to 123 days. For homes priced between \$4 million and \$6 million, the Expected Market Time decreased from 117 to 111 days. For homes priced above \$6 million, the Expected Market Time increased from 262 to 330 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 0.2% of all listings and 0.2% of demand. Two foreclosures and five short sales are available today in Orange County, bringing the total of distressed homes on the active market to seven, up three from two weeks ago. Last year, four 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

MARCH 16, 2026 - GLOBAL INFLUENCES ON HOUSING

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
3/12/2026								
Aliso Viejo	37	27	41	43	32	28	24	\$775k
Anaheim	188	77	73	56	49	49	28	\$899k
Anaheim Hills	26	19	41	35	30	26	20	\$1.2m
Brea	26	27	29	37	47	35	30	\$1.2m
Buena Park	33	31	32	32	37	38	40	\$945k
Corona Del Mar	72	20	108	139	223	97	102	\$4.7m
Costa Mesa	103	33	94	74	76	45	35	\$1.5m
Coto De Caza	38	16	71	49	103	90	37	\$2.4m
Cypress	34	20	51	53	41	34	18	\$950k
Dana Point	96	27	107	85	94	114	118	\$2.4m
Dove Canyon	9	1	270	50	40	150	10	\$1.9m
Foothill Ranch	9	7	39	39	40	39	23	\$1.2m
Fountain Valley	38	21	54	42	83	44	42	\$1.5m
Fullerton	89	62	43	55	48	50	30	\$965k
Garden Grove	78	41	57	74	78	44	45	\$1.1m
Huntington Beach	247	106	70	59	63	71	37	\$1.4m
Irvine	526	151	105	105	84	91	29	\$1.8m
La Habra	57	34	50	61	100	86	40	\$800k
La Palma	5	7	21	36	19	42	15	\$1.3m
Ladera Ranch	34	23	44	37	44	41	13	\$1.5m
Laguna Beach	158	20	237	205	201	233	130	\$4.9m
Laguna Hills	35	22	48	65	85	26	33	\$1.5m
Laguna Niguel	115	64	54	58	68	68	34	\$1.4m
Laguna Woods	147	61	72	72	75	50	34	\$425k
Lake Forest	124	77	48	75	81	74	32	\$1.5m
Los Alamitos	8	4	60	15	25	23	30	\$1.7m
Mission Viejo	116	86	40	39	42	45	25	\$1.1m
Newport Beach	216	45	144	112	124	109	146	\$4.6m
Newport Coast	54	6	270	300	206	108	146	\$12.2m
North Tustin	22	6	110	79	36	51	50	\$3.0m
Orange	91	80	34	36	50	46	28	\$1.4m
Placentia	35	28	38	59	60	38	27	\$960k
Portola Hills	19	6	95	120	85	110	9	\$1.8m
Rancho Mission Viejo	82	29	85	89	60	61	29	\$1.2m
Rancho Santa Marg.	63	34	56	71	60	42	25	\$995k
Rossmoor	6	4	45	180	50	30	90	\$1.8m
San Clemente	110	44	75	80	65	77	53	\$2.1m
San Juan	55	22	75	84	48	120	68	\$2.7m
Santa Ana	168	76	66	76	85	58	40	\$799k
Seal Beach	69	44	47	55	45	35	57	\$409k
Stanton	29	12	73	57	52	15	15	\$655k
Talega	20	7	86	95	56	90	30	\$2.1m
Tustin	66	33	60	68	52	37	30	\$1.3m
Villa Park	8	6	40	68	120	55	60	\$3.2m
Westminster	37	20	56	43	46	41	38	\$1.3m
Yorba Linda	107	53	61	68	42	46	49	\$1.6m
All of O.C.	3,687	1,639	67	69	67	62	41	\$1.4m

ORANGE COUNTY PRICE RANGE REPORT

MARCH 16, 2026 - GLOBAL INFLUENCES ON HOUSING

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
3/12/2026								
All of O.C.	1,619	675	72	71	68	56	37	\$800k
O.C. \$0-\$500k	288	126	69	70	73	52	37	\$395k
O.C. \$500k-\$750k	431	207	62	66	59	44	27	\$639k
O.C. \$750k-\$1m	363	174	63	66	66	47	33	\$870k
O.C. \$1m-\$2m	394	140	84	77	67	78	47	\$1.3m
O.C. \$2m+	143	28	153	103	141	91	107	\$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
3/12/2026								
All of O.C.	2,068	964	64	67	65	65	43	\$2.1m
O.C. \$0-\$750k	31	22	42	47	42	45	32	\$600k
O.C. \$750k-\$1m	152	136	34	35	41	33	22	\$935k
O.C. \$1m-\$1.25m	200	151	40	41	37	35	27	\$1.2m
O.C. \$1.25m-\$1.5m	251	192	39	35	39	44	28	\$1.4m
O.C. \$1.5m-\$2m	392	217	54	61	63	60	31	\$1.8m
O.C. \$2m-\$2.5m	240	89	81	101	80	76	-	\$2.3m
O.C. \$2.5m-\$4m	385	92	126	137	122	131	-	\$3.1m
O.C. \$4m-6m	147	41	108	118	147	129	118	\$4.9m
O.C. \$6m+	270	24	338	254	231	258	330	\$11.0m

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
3/12/2026								
All of O.C.	3,687	1,639	67	69	67	62	41	\$1.4m
O.C. \$0-\$500k	298	127	70	72	73	52	38	\$397k
O.C. \$500k-\$750k	452	228	59	63	57	43	27	\$640k
O.C. \$750k-\$1m	515	310	50	52	55	40	27	\$889k
O.C. \$1m-\$1.25m	366	214	51	49	44	42	29	\$1.2m
O.C. \$1.25m-\$1.5m	367	244	45	42	44	51	33	\$1.4m
O.C. \$1.5m-\$2m	504	242	62	69	69	69	35	\$1.8m
O.C. \$2m-\$2.5m	285	94	91	101	85	73	-	\$2.3m
O.C. \$2.5m-\$4m	447	109	123	126	123	121	-	\$3.1m
O.C. \$4m-6m	167	45	111	117	145	140	118	\$4.9m
O.C. \$6m+	286	26	330	262	245	261	341	\$10.8m

*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 16, 2026 - GLOBAL INFLUENCES ON HOUSING

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
Rossmore	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