Reports on HOUSING
Your Local Real Estate Snapshot
THE ORANGE COUNTY HOUSING REPORT

MAY 26, 2026 - WRITTEN BY STEVEN THOMAS

AFFORDABILITY OBSTACLES

MORTGAGE RATES SURGED IN 2022 AND HAVE REMAINED ELEVATED, SQUEEZING HOME AFFORDABILITY AND KEEPING DEMAND SLUGGISH EVER SINCE.

LOW DEMAND AND AFFORDABILITY

TODAY'S MONTHLY PAYMENT IS 71% OF THE ORANGE COUNTY MEDIAN HOUSEHOLD'S MONTHLY INCOME.

Everyone needs a break from cooking, and going out is the answer. But it is far more expensive than it used to be. A meal that cost $10 in 2000 has more than doubled since then, rising to $24 today. A Disneyland ticket in 2000 cost $41, compared to $169 during the summer and $224 on weekends in late June and July 2026. A grande vanilla latte at Starbucks has climbed from $3.05 in 2000 to $5.45 today, a 79% increase. How about the monthly cost of streaming on Netflix? It has ballooned by 150% from $7.99 in 2011 to $19.99 today, rising by $2 since last year alone. Inflation has made everything more expensive, but some costs have risen far beyond the overall rate of inflation.

Similarly, housing costs have risen sharply, straining home affordability and impacting buyer demand. In looking at home affordability, it is not just prices. It is essential to consider mortgage rates, home prices, and incomes. Mortgage rates have been much higher than where they are today, but that does not mean it was more unaffordable. In 1980, the average mortgage rate was 13.75%, the median income was $22,000, and the median detached sales price was $108,000. That meant the monthly housing payment was 55% of the median household income. Rates continued to drop, and incomes climbed decade after decade. In 2000, mortgage rates were at 8%; the median income had more than doubled since 1980, rising to $56,000; and the median detached sale price climbed to $317,000. Yet, the monthly payment was only 40% of the median income.

Orange County Affordability Over Time

	Average 30-Year Rate	Median Detached Sales Price	Median Household Income*	Payment as % of Income
1980	13.75%	$108,000	$22,000	55%
1990	10.00%	$239,000	$41,000	50%
2000	8.00%	$317,000	$56,000	40%
2006	6.41%	$732,500	$66,000	63%
2012	3.66%	$543,000	$72,000	33%
2020	3.11%	$900,000	$99,000	37%
2021	3.00%	$1,099,000	$102,000	43%
2022	5.33%	$1,235,000	$106,047	62%
2023	6.81%	$1,260,000	$109,768	72%
2024	6.72%	$1,397,000	$114,858	75%
2025	6.60%	$1,415,000	$120,601	72%
2026	6.51%	$1,470,000	$126,631	71%

*2025 and 2026 are projected

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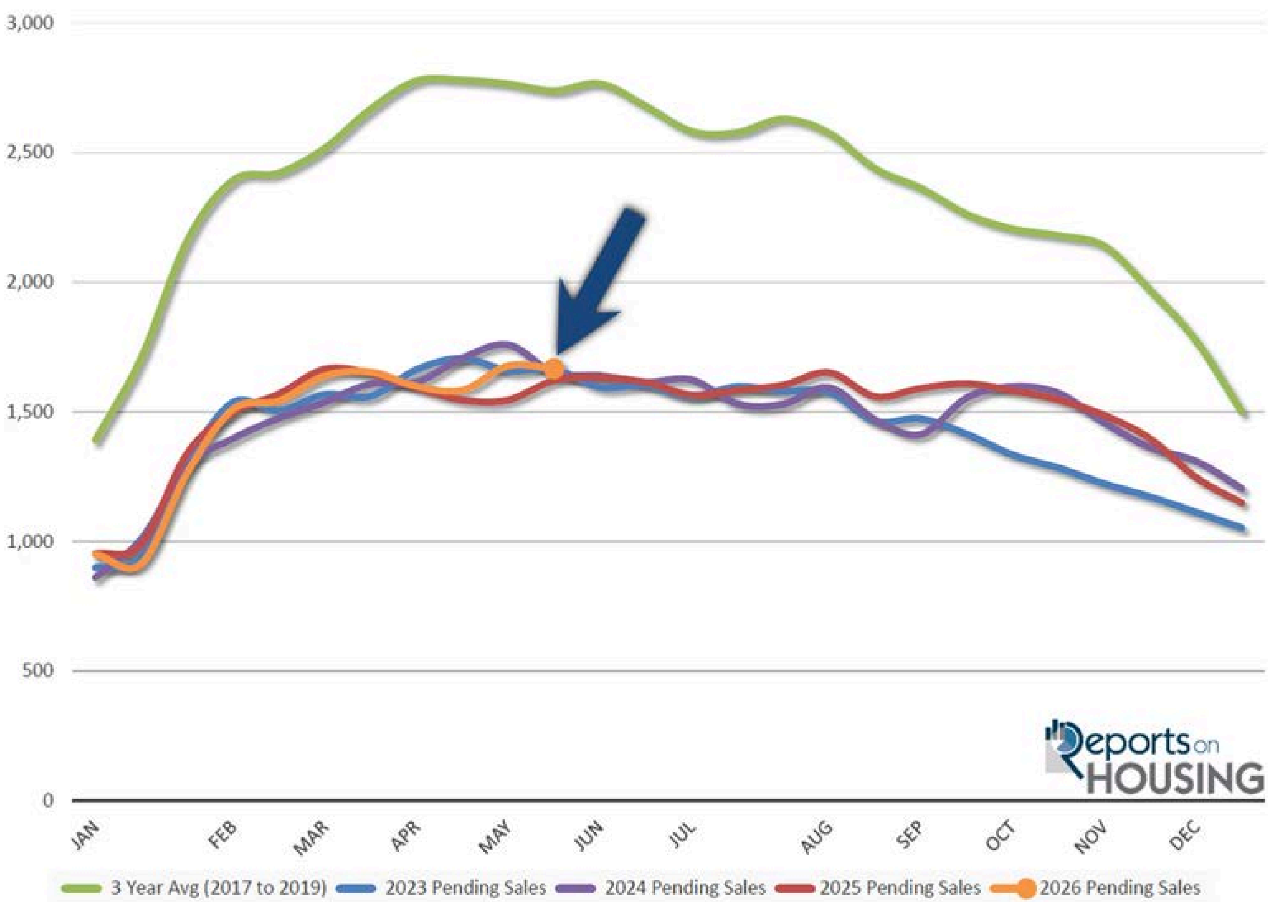
By 2006, just before the Great Recession, the monthly payment had ballooned to 63% of the median household income as prices soared by 131% in just six years. By 2012, prices had dropped by 26%, mortgage rates had plunged from 6.41% in 2006 to 3.66% in 2012, and incomes had grown by 9%. Home affordability improved dramatically, and the monthly payment for the median-priced home was only 33% of income. Homes remained affordable through 2020, just before the run-up in home values during COVID.

During the pandemic, home values surged from $900,000 in 2020 to $1,235,000 by 2022, a 37% increase. Incomes only rose by 7%, yet mortgage rates jumped from 3.11% to 5.33%. The combination of substantially higher home prices and rapidly rising mortgage rates significantly squeezed home affordability. In response to high inflation, which peaked at 9% in June 2022, the Federal Reserve raised the Federal Funds Rate 11 consecutive times from March 2022 through July 2023. By 2022, the monthly payment for the median-priced home jumped to 62% of the median household income. In 2023, with rates at 6.81%, that share increased to 72%. By 2024, it reached 75%. Today, with rates falling to 6.51% and incomes outpacing the rise in home prices, affordability has slowly improved. The monthly payment for the median-priced home has dropped to 71% of the median household income.

Affordability remains the number one obstacle to homeownership for many prospective buyers, and it continues to show up in buyer demand, which has remained muted and virtually unchanged since 2023. Current demand (a snapshot of new pending sales over the prior month) is 1,667. At the end of May last year, it was 1,621. In 2024, it was 1,650, and in 2023 it was 1,665. By comparison, the 3-year average before COVID (2017 to 2019) was 2,738 pending sales. That is an additional 1,071 pending sales, or 64% higher than today.

ORANGE COUNTY
DEMAND YEAR-OVER-YEAR



Buyer demand will remain muted until affordability improves. If mortgage rates drop back down to 6%, where they were at the end of February, and incomes continue to rise by 5% per year, the payment will drop to 67% of the median household income. If rates dropped to 5.5%, the payment would fall further to 63%. Improving affordability would strengthen demand and push it above levels seen in recent years. The frozen Orange County housing market would begin to thaw, resulting in many more pending sales and, ultimately, more closed sales. Until then, affordability will remain the primary obstacle preventing many prospective buyers from purchasing a home.

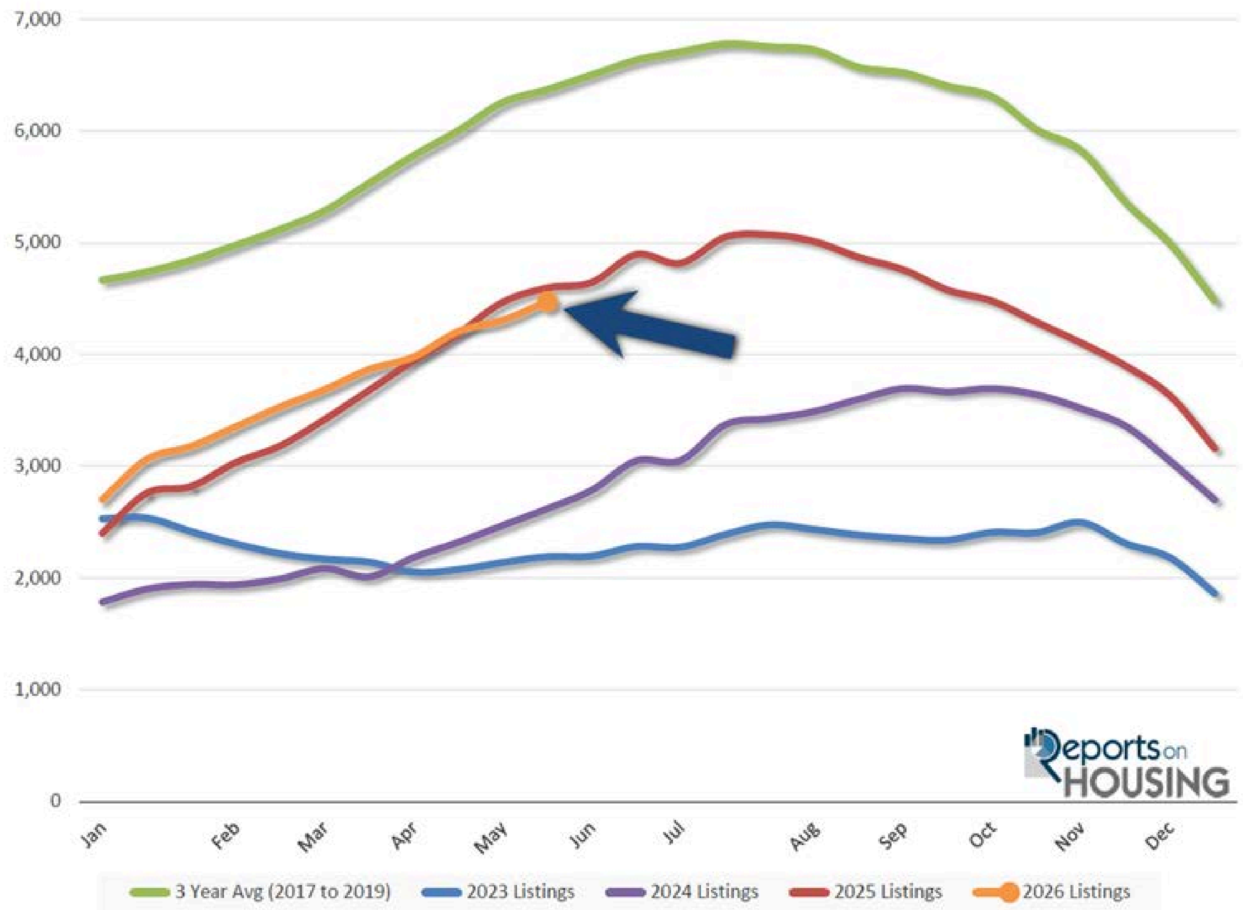
ACTIVE LISTINGS

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

The active listing inventory increased by 168 homes over the past two weeks, up 4%, to 4,475. It is the tail end of the Spring Market, and demand appears to have peaked a couple of weeks ago. With an elevated number of homes coming to market and demand slowly falling, the inventory will continue to grow until it peaks sometime in the summer, between July and August. That means there will be increasing competition among sellers until a peak is reached.

Last year, the inventory was at 4,595 homes, **3% more than today, with 120 additional homes**. The 3-year average before COVID (2017 through 2019) was 6,370, an additional 1,895 homes, or 42% 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 April, 10,584 homes were placed on the market in Orange County, 3,530 fewer than the 3-year average before COVID (2017-2019), 25% less. In 2025, 10,949 homes entered the market (3% more), compared to 9,102 in 2024 (14% less), and 7,752 in 2023 (27% less). Slightly fewer homes have been coming to market this year than last.

DEMAND

DEMAND DECREASED BY 1% IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, decreased from 1,678 to 1,667 in the past couple of weeks, down 11 pending sales, or 1%. It appears that demand established its annual peak a couple of weeks ago. Demand typically peaks during the Spring Market between April and May. From here, expect demand to fall slowly for the remainder of the year. Ever since the start of the conflict in Iran at the end of February, rates have been rising. As rates rise, it is tapping the brakes on demand. The path of demand will be determined by where rates head from here. An end to the conflict could push rates below 6.5% again, to levels seen between September 2025 and mid-March. Improved affordability would increase demand. Yet if the conflict persists, rates could rise further, curtailing buyer demand.

Last year, demand was 1,621, with **46 fewer pending sales (3% lower)**. The 3-year average before COVID (2017 to 2019) was 2,765 pending sales, **65% more than today, or an additional 1,087**.

As the Federal Reserve has indicated, it is essential to monitor all economic releases for signs of a slowdown. These releases can cause mortgage rates to rise or fall, depending on how they compare with market expectations. It is also important to monitor any developments in the Iran conflict and its impact on the oil market, and ultimately inflation, which can also cause mortgage rates to rise or fall. This week, the Personal Consumption Expenditures – Price Index (PCE), the Fed's preferred inflation gauge, will be released on Friday. Next 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. Additionally, the S&P Global Manufacturing and Services Purchasing Managers Index (PMI), which tracks the strength of the U.S. manufacturing and services sectors, will be released.

ORANGE COUNTY EMT BREAKDOWN

EXPECTED MARKET TIME

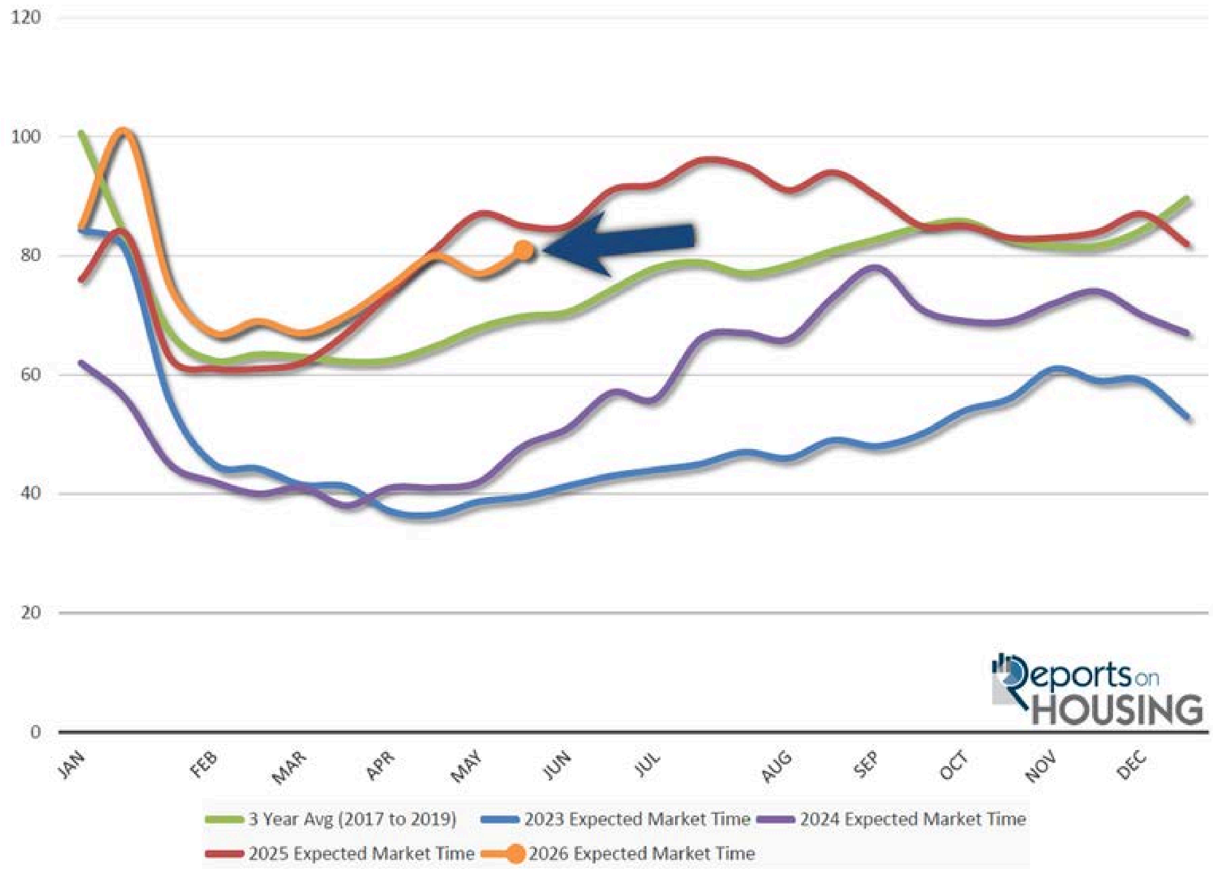
IN THE PAST TWO WEEKS, THE MARKET TIME HAS INCREASED BY FOUR DAYS.

With the supply of available homes rising by 168 homes, **up 4%**, and demand falling by 11 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 77 to 81 days in the past couple of weeks.

Last year, it was 85 days, similar to today. The 3-year average before COVID (2017 to 2019) was 70 days, faster than today.

The Expected Market Time for condominiums and townhomes decreased from 88 to 87 days in the past two weeks. It was 77 days last year. For detached homes, the Expected Market Time increased from 70 to 76 days. It was 91 days a year ago. The detached-home market remains 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 SLOWED 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 987 to 1,041, up 54, or 5%. Luxury demand decreased by 12 pending sales, down 6%, to 199. With supply rising and demand falling, the Expected Market Time for luxury homes priced above $2 million increased from 149 to 167 days, its slowest reading since January. Like the rest of the market, the luxury market is beginning to slow.

Year over year, the active luxury inventory is down by 177 homes (-15%), and luxury demand is down by 1 pending sale (-1%). Last year's Expected Market Time was 194 days, slower than today.

In the past two weeks, the Expected Market Time for homes priced between $2.5 million and $4 million increased from 115 to 128 days. For homes priced between $4 million and $6 million, the Expected Market Time increased from 142 to 177 days. For homes priced above $6 million, the Expected Market Time increased from 281 to 295 days. Luxury is at 167 days overall. At this pace, a seller would be looking at becoming a pending sale around **November 2026**.

ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
$0 - $750K	75 Days	20%	22%	64 Days
$750k - $1M	67 Days	14%	16%	55 Days
$1M - $1.25M	61 Days	11%	14%	62 Days
$1.25M - $1.5M	58 Days	11%	15%	67 Days
$1.5M - $2M	73 Days	14%	16%	97 Days
$2M - $2.5M	97 Days	7%	6%	123 Days
$2.5M - $4M	128 Days	11%	7%	146 Days
$4M - $6M	177 Days	5%	2%	216 Days
$6M+	295 Days	7%	2%	376 Days

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ORANGE COUNTY HOUSING SUMMARY

MAY 26, 2026 - AFFORDABILITY OBSTACLES

- **INVENTORY**: The active listing inventory in the past couple of weeks increased by 168 homes, up 4%, and now stands at 4,475. Last year, there were 4,595 homes on the market, 120 additional homes, or 3% more. The 3-year average before COVID (2017 to 2019) was 6,370, which is 42% higher. From January through April, 25% fewer homes came on the market than the 3-year average before COVID (2017 to 2019), 3,530 fewer. There were 365 fewer than last year, 1,482 more than in 2024, and 2,832 more than in 2023.

- **DEMAND**: Buyer demand, the number of pending sales over the prior month, decreased by 11 in the past two weeks, down 1%, and now stands at 1,667. It appears demand peaked a couple of weeks ago. Last year, there were 1,621 pending sales, **3% fewer**. The 3-year average before COVID (2017 to 2019) was 2,765, which is 65% higher than today.

- **MARKET TIME**: With the inventory rising and demand falling, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased from 77 to 81 days in the past couple of weeks. Last year, it was 85 days, similar to today. The 3-year average before COVID (2017-2019) was 70 days, faster than today.

- **LUXURY**: In the past two weeks, the Expected Market Time for homes priced between $2.5 million and $4 million increased from 115 to 128 days. For homes priced between $4 million and $6 million, the Expected Market Time increased from 142 to 177 days. For homes priced above $6 million, the Expected Market Time increased from 281 to 295 days.

- **DISTRESSED HOMES**: Short sales and foreclosures combined, comprised only 0.2% of all listings and 0.4% of demand. Three foreclosures and six short sales are available today in Orange County, bringing the total of distressed homes on the active market to nine, down one from 2 weeks ago. Last year, four distressed homes were on the market, similar to today.

- **CLOSED SALES**: There were 1,886 closed residential resales in April, up 1% compared to April 2025's 1,863 sales, and up 2% from March 2026. The sales-to-list price ratio in Orange County was 100.0%. There were no foreclosures, and short sales accounted for 0.1% of all closed sales. That means that 99.9% of all sales were sellers with equity.a

ORANGE COUNTY MARKET TIME REPORT

MAY 26, 2026 - AFFORDABILITY OBSTACLES

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ORANGE COUNTY CITIES 5/21/2026	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	59	36	49	63	51	58	28	$899k
Anaheim	210	83	76	81	69	66	35	$899k
Anaheim Hills	35	25	42	50	37	58	38	$1.4m
Brea	39	21	56	57	43	53	50	$1.3m
Buena Park	50	43	35	35	45	94	54	$939k
Corona Del Mar	84	19	133	148	189	180	213	$4.8m
Costa Mesa	115	42	82	76	75	49	54	$1.7m
Coto De Caza	55	15	110	74	90	133	68	$2.5m
Cypress	38	36	32	37	49	46	40	$1.1m
Dana Point	93	25	112	120	70	99	122	$2.3m
Dove Canyon	8	5	48	55	54	54	23	$1.8m
Foothill Ranch	9	11	25	30	18	51	40	$990k
Fountain Valley	29	39	22	37	56	43	35	$1.4m
Fullerton	113	75	45	43	56	61	30	$988k
Garden Grove	78	52	45	37	49	53	36	$999k
Huntington Beach	295	118	75	87	68	94	43	$1.4m
Irvine	695	134	156	134	147	136	37	$1.7m
La Habra	69	18	115	60	76	52	38	$850k
La Palma	6	5	36	20	70	100	34	$1.4m
Ladera Ranch	46	22	63	66	84	59	35	$1.5m
Laguna Beach	174	29	180	170	198	220	170	$4.7m
Laguna Hills	49	12	122	73	48	116	44	$1.3m
Laguna Niguel	140	57	74	74	79	90	42	$1.6m
Laguna Woods	168	57	88	78	97	54	37	$400k
Lake Forest	174	63	83	73	59	100	37	$1.3m
Los Alamitos	11	6	55	30	43	72	9	$1.7m
Mission Viejo	156	69	68	56	53	65	29	$1.2m
Newport Beach	263	44	179	172	161	161	117	$4.8m
Newport Coast	45	11	123	115	117	123	293	$12.5m
North Tustin	20	15	40	67	97	90	69	$2.6m
Orange	127	60	64	47	50	84	31	$1.3m
Placentia	50	29	52	53	51	51	29	$950k
Portola Hills	17	4	128	135	71	94	75	$1.1m
Rancho Mission Viejo	90	26	104	113	104	82	33	$1.2m
Rancho Santa Marg.	69	26	80	72	83	70	27	$704k
Rossmoor	6	3	60	30	45	30	35	$1.8m
San Clemente	115	53	65	62	54	106	85	$2.2m
San Juan	73	32	68	65	93	69	45	$2.0m
Santa Ana	190	71	80	90	98	79	41	$798k
Seal Beach	88	39	68	59	59	39	60	$504k
Stanton	21	15	42	40	56	99	65	$665k
Talega	25	8	94	57	57	70	44	$2.2m
Tustin	95	37	77	65	93	68	22	$1.2m
Villa Park	11	2	165	42	80	150	78	$3.3m
Westminster	42	25	50	57	92	47	30	$1.2m
Yorba Linda	123	43	86	73	64	71	44	$1.5m
All of O.C.	4,475	1,667	81	77	80	85	48	$1.4m

ORANGE COUNTY PRICE RANGE REPORT

MAY 26, 2026 - AFFORDABILITY OBSTACLES

ORANGE COUNTY ATTACHED HOMES 5/21/2026	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.	1,939	666	87	88	93	77	46	$800k
O.C. $0-$500k	338	121	84	86	95	49	46	$403k
O.C. $500k-$750k	532	218	73	76	83	75	34	$621k
O.C. $750k-$1m	422	147	86	75	73	62	44	$875k
O.C. $1m-$2m	509	145	105	113	125	100	54	$1.3m
O.C. $2m+	138	35	118	119	118	236	120	$3.0m

ORANGE COUNTY DETACHED HOMES 5/21/2026	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.	2,536	1,001	76	70	72	91	48	$2.0m
O.C. $0-$750k	37	22	50	65	51	91	37	$575k
O.C. $750k-$1m	193	129	45	37	41	47	29	$919k
O.C. $1m-$1.25m	280	173	49	45	44	51	23	$1.1m
O.C. $1.25m-$1.5m	314	195	48	46	44	61	35	$1.4m
O.C. $1.5m-$2m	501	235	64	67	60	90	31	$1.8m
O.C. $2m-$2.5m	266	83	96	80	87	116	-	$2.3m
O.C. $2.5m-$4m	442	103	129	112	137	141	-	$3.1m
O.C. $4m-6m	197	30	197	149	154	209	145	$4.9m
O.C. $6m+	306	31	296	282	297	373	372	$10.4m

ORANGE COUNTY ALL HOMES 5/21/2026	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.	4,475	1,667	81	77	80	85	48	$1.4m
O.C. $0-$500k	352	123	86	87	92	51	47	$404k
O.C. $500k-$750k	555	238	70	75	81	73	34	$625k
O.C. $750k-$1m	615	276	67	57	59	55	36	$895k
O.C. $1m-$1.25m	496	242	61	58	58	62	27	$1.1m
O.C. $1.25m-$1.5m	474	246	58	56	57	67	38	$1.4m
O.C. $1.5m-$2m	634	260	73	78	70	97	37	$1.8m
O.C. $2m-$2.5m	308	95	97	81	87	123	-	$2.3m
O.C. $2.5m-$4m	499	117	128	115	131	146	-	$3.1m
O.C. $4m-6m	218	37	177	142	161	216	154	$4.9m
O.C. $6m+	324	33	295	281	303	376	384	$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.

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ORANGE COUNTY SOLD REPORT

MAY 26, 2026 - AFFORDABILITY OBSTACLES

ORANGE COUNTY CITIES	UNITS SOLD APR 2026	MEDIAN SALES PRICE	MEDIAN LIST PRICE	SALES TO LIST PRICE RATIO	LOW PRICE	HIGH PRICE	MEDIAN SQ FT.	MEDIAN $ PER SQ FT.	MEDIAN DOM	UNITS SOLD APR 2025
Aliso Viejo	35	$900,000	$899,000	100.0%	$620,000	$2,959,000	1,372	$656	9	36
Anaheim	98	$941,444	$925,000	100.1%	$464,900	$1,700,000	1,431	$658	10	92
Anaheim Hills	20	$1,129,500	$1,149,000	100.0%	$575,000	$2,935,000	1,928	$586	12	33
Brea	23	$1,160,000	$1,150,000	100.0%	$602,222	$2,800,000	1,980	$586	13	19
Buena Park	33	$955,000	$948,888	100.0%	$638,000	$2,300,000	1,586	$602	21	30
Corona Del Mar	22	$3,812,500	$4,045,000	97.8%	$1,280,000	$12,250,000	1,932	$1,973	31	20
Costa Mesa	61	$1,450,000	$1,450,000	100.0%	$640,000	$4,120,000	1,624	$893	8	51
Coto De Caza	12	$2,104,500	$2,098,500	99.4%	$1,475,000	$3,960,000	3,125	$674	22	18
Cypress	30	$1,017,500	$1,022,498	100.0%	$745,000	$1,732,500	1,673	$608	13	24
Dana Point	39	$1,800,000	$1,749,000	98.7%	$609,900	$17,000,000	1,849	$973	14	33
Dove Canyon	3	$2,200,000	$2,300,000	97.1%	$1,650,000	$2,350,000	3,669	$600	8	3
Foothill Ranch	8	$1,249,900	$1,224,850	100.0%	$579,000	$2,015,000	1,637	$764	7	5
Fountain Valley	31	$1,500,000	$1,450,000	101.9%	$690,000	$2,320,000	1,910	$785	9	28
Fullerton	65	$965,000	$960,000	99.5%	$345,000	$2,950,000	1,580	$611	19	73
Garden Grove	53	$1,060,000	$1,040,000	100.0%	$425,000	$1,800,000	1,430	$741	11	50
Huntington Beach	132	$1,355,000	$1,349,388	98.8%	$210,000	$4,350,000	1,635	$829	14	132
Irvine	180	$1,517,500	$1,565,439	98.5%	$395,000	$7,150,000	2,022	$750	19	173
La Habra	34	$799,995	$797,495	100.0%	$398,500	$2,145,000	1,447	$553	16	25
La Palma	8	$1,162,500	$1,187,000	99.5%	$870,000	$1,400,000	1,853	$628	6	3
Ladera Ranch	27	$1,650,000	$1,649,000	100.0%	$799,000	$5,200,000	2,419	$682	6	24
Laguna Beach	23	$3,350,000	$3,475,000	99.5%	$1,200,000	$19,750,000	2,120	$1,580	24	25
Laguna Hills	22	$1,342,500	$1,322,450	100.0%	$517,500	$6,925,000	1,966	$683	22	27
Laguna Niguel	62	$1,497,500	$1,497,000	98.8%	$550,000	$6,850,000	1,767	$847	13	64
Laguna Woods	42	$476,000	$471,750	100.0%	$93,000	$1,985,000	1,025	$464	17	66
Lake Forest	87	$1,255,000	$1,250,000	100.0%	$343,500	$3,168,000	1,848	$679	15	56
Los Alamitos	6	$1,612,500	$1,599,500	100.7%	$870,000	$2,850,000	1,977	$816	33	11
Mission Viejo	105	$1,315,000	$1,315,000	100.0%	$400,000	$2,100,000	1,882	$699	9	100
Newport Beach	65	$3,380,000	$3,388,000	98.6%	$649,000	$33,500,000	2,182	$1,549	13	68
Newport Coast	10	$3,387,500	$3,641,500	96.5%	$1,549,000	$28,500,000	2,765	$1,225	35	7
North Tustin	13	$2,095,000	$2,099,000	99.8%	$1,150,000	$8,800,000	2,547	$823	7	10
Orange	65	$1,162,500	$1,190,000	100.0%	$525,000	$4,000,000	1,828	$636	10	83
Placentia	26	$1,187,500	$1,138,889	100.1%	$620,000	$1,765,000	1,813	$655	10	27
Portola Hills	11	$1,480,000	$1,475,000	100.0%	$637,000	$3,100,000	2,322	$637	8	4
Rancho Mission Viejo	30	$1,011,495	$1,027,500	100.0%	$660,000	$2,550,000	1,589	$637	31	21
Rancho Santa Margarita	30	$1,049,500	$999,400	100.0%	$485,000	$1,680,000	1,551	$677	15	33
Rossmoor	7	$1,800,000	$1,899,000	100.0%	$1,560,000	$4,100,000	2,330	$773	19	5
San Clemente	70	$1,852,500	$1,889,000	100.0%	$455,000	$13,000,000	2,342	$791	10	58
San Juan Capistrano	24	$2,002,500	$1,947,000	100.0%	$685,000	$3,700,000	2,446	$819	12	28
Santa Ana	78	$965,000	$979,950	100.0%	$280,000	$2,925,000	1,464	$659	16	72
Seal Beach	50	$394,000	$404,000	98.8%	$235,000	$5,550,000	950	$415	19	54
Stanton	18	$710,000	$709,400	100.0%	$429,500	$1,125,000	1,245	$571	14	11
Talega	13	$1,850,000	$1,849,000	100.0%	$866,000	$4,675,000	2,699	$685	9	15
Tustin	34	$1,342,500	$1,366,500	100.0%	$475,000	$4,995,000	1,868	$719	13	40
Villa Park	5	$3,300,000	$3,299,000	100.0%	$2,175,000	$3,695,000	4,005	$824	67	3
Westminster	24	$1,075,000	$1,097,000	100.5%	$702,000	$2,150,000	1,545	$696	9	39
Yorba Linda	60	$1,277,500	$1,299,944	100.0%	$529,000	$4,700,000	1,859	$687	11	55
All of O.C.	1,886	$1,238,125	$1,247,000	100.0%	$93,000	$33,500,000	1,723	$719	13	1,863
$0-$500k	102	$392,500	$396,750	99.1%	$93,000	$500,000	800	$491	24	127
$500k-$750k	234	$640,000	$649,000	100.0%	$503,000	$750,000	1,043	$614	17	229
$750k-$1m	324	$883,995	$885,000	100.0%	$752,000	$1,000,000	1,387	$638	10	364
$1m-$1.25m	311	$1,140,000	$1,148,000	100.0%	$1,003,000	$1,250,000	1,605	$710	11	286
$1.25m-$1.5m	274	$1,360,000	$1,360,000	100.0%	$1,254,400	$1,500,000	1,943	$700	11	271
$1.5m-$2m	293	$1,710,000	$1,749,500	99.5%	$1,505,000	$2,000,000	2,365	$723	12	271
$2m-$2.5m	121	$2,199,000	$2,199,000	98.6%	$2,001,000	$2,500,000	2,662	$826	14	107
$2.5m-$4m	147	$3,050,000	$2,999,000	98.7%	$2,515,000	$4,000,000	3,269	$933	19	121
$4m-$6m	46	$4,685,000	$4,775,000	98.3%	$4,025,000	$6,000,000	3,113	$1,505	11	48
$6m+	34	$9,000,000	$9,097,500	95.6%	$6,100,000	$33,500,000	4,249	$2,118	40	39