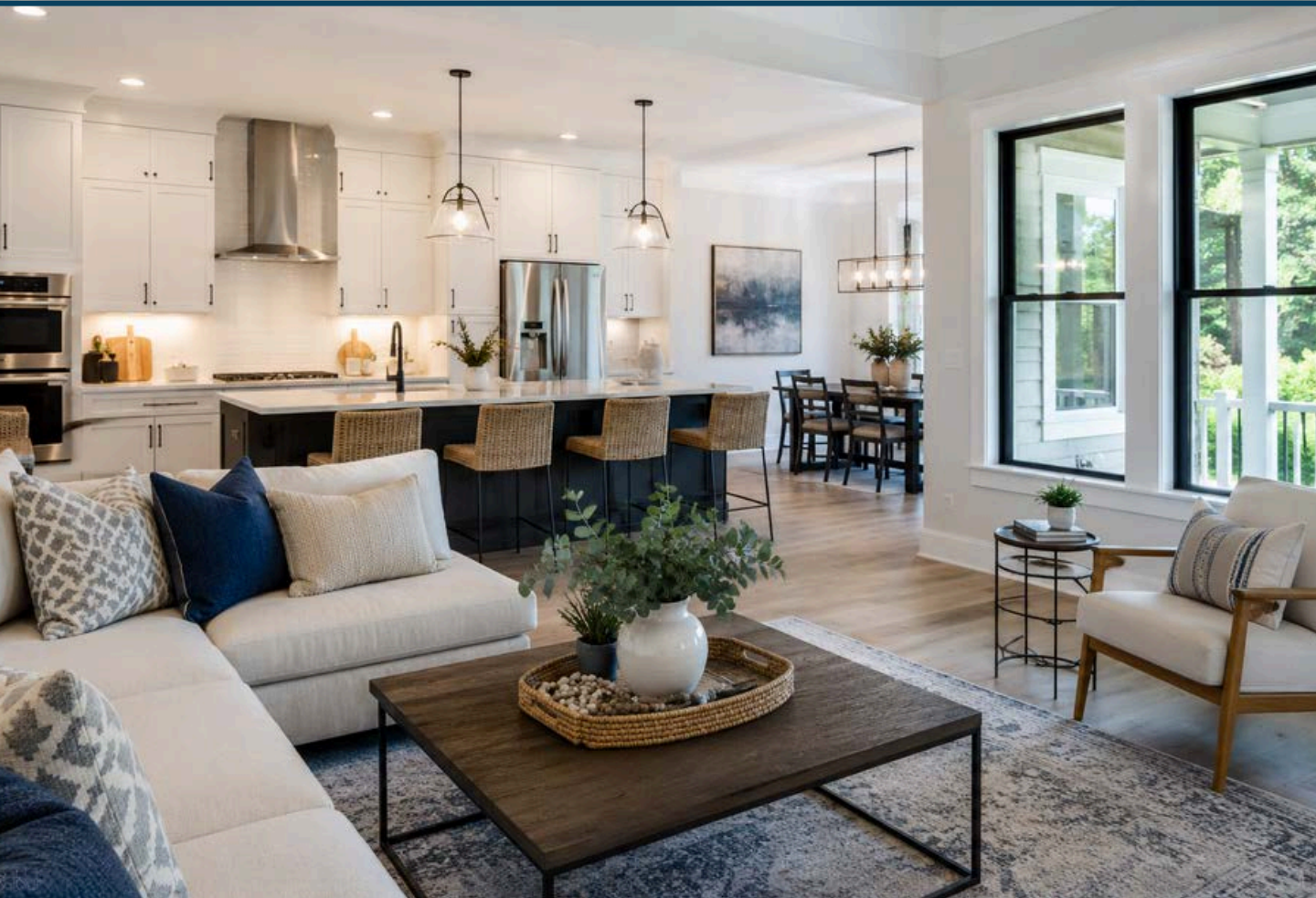


MAY 11, 2026 - WRITTEN BY STEVEN THOMAS

# SHOWCASE HOMES

BUYERS ARE COMPETING FOR TURNKEY HOMES, WHERE PRICING, CONDITION, UPDATES, AND UPGRADES CREATE BUYER URGENCY AND MULTIPLE-OFFER SITUATIONS.



# HOMES THAT SELL FOR TOP DOLLAR

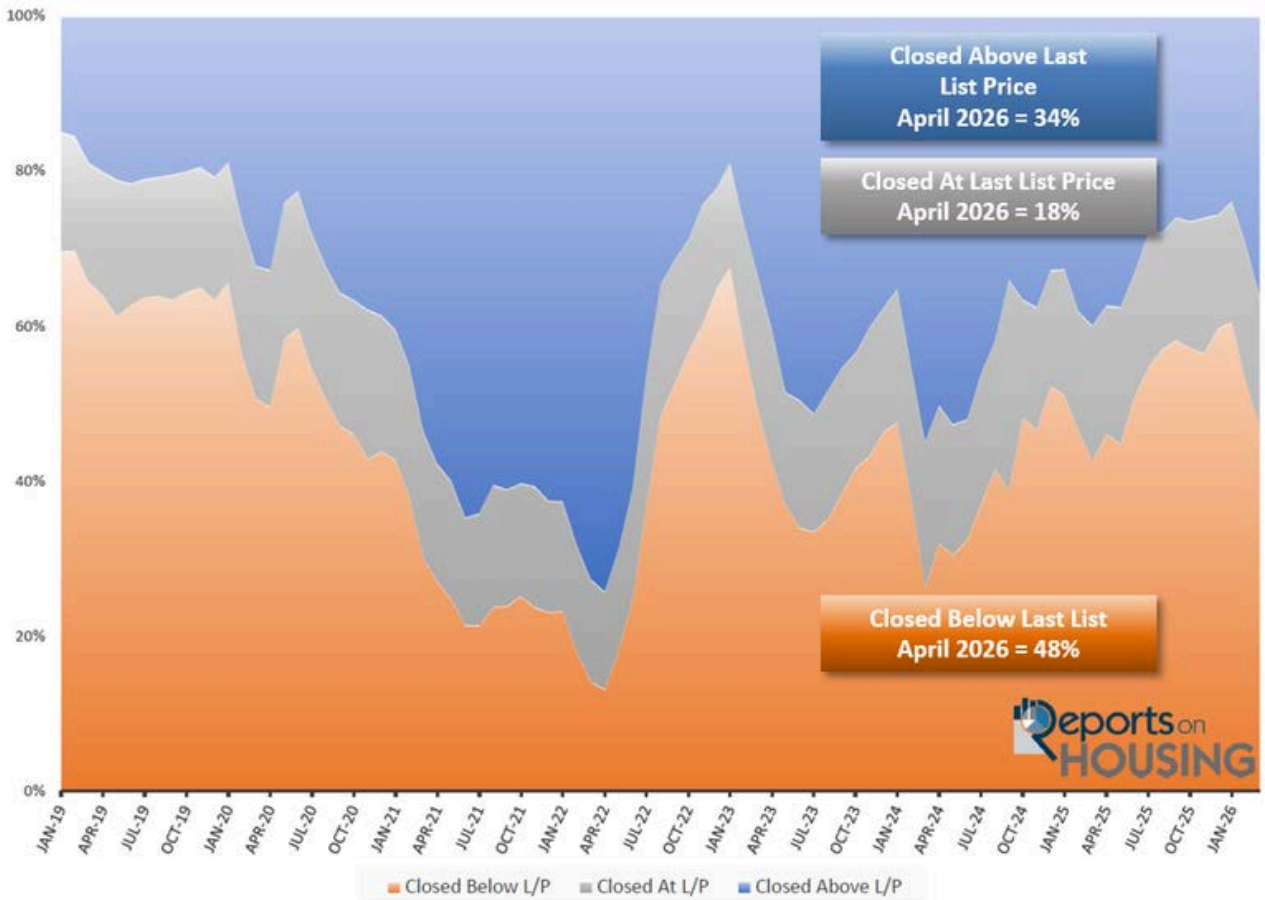
IN APRIL, 34% OF ALL ORANGE COUNTY CLOSED SALES SOLD ABOVE THE LIST PRICE, AND ANOTHER 14% SOLD AT THE LIST PRICE.

An elite professional women’s track athlete can run 400 meters in 49 to 52 seconds. Sydney McLaughlin-Levrone ran it in 47.78 seconds, an American record, inches away from a world record. Spectators see her warm up for about 15 minutes in the stadium before running and winning a very fast, short race. Yet, Sydney didn’t just jump on a track and win. She has been preparing for years, training 4 to 5 days per week. Her workouts were intense. She hit the weight room. She used visualizations and positive self-talk techniques. The consistent, calculated preparation is what made Sydney one of the fastest athletes of all time. Her success was planned.

Sellers who sell fast and fetch top dollar don’t simply pound a FOR SALE sign in the yard, pick a price, get plenty of buyer activity, and sell quickly. There is plenty of preparation before these homes are placed on the market. These showcase homes have enhanced their overall appeal by removing any signs of wear and tear. They replace worn flooring, paint inside and out, replace outdated fixtures, install new appliances, repair any deferred maintenance, clean up the landscaping, and enhance the curb appeal. Many of these homes are updated and upgraded. Every detail of the home’s desirability is considered. Finally, these homes are carefully, methodically priced, analyzing all recent pending and closed sales activity. Their success was planned.

## ORANGE COUNTY

### CLOSED VS. LAST PRICE BREAKDOWN (% OF CLOSINGS)



Today’s housing market is considerably slower than it was during the heyday of the pandemic. But that does not mean that homes are not flying off the market. Many buyers mistakenly believe that they can get a “deal” on every home without really knowing the

facts. In April, 34% (642 of 1,885) of all Orange County homes sold for **more** than their last asking price, with a median time on the market of **7 days**. The median amount paid above the asking price was \$29,000.

Another 18% (332 of 1,885) of all homes sold in April were sold at the last list price, with a median time on the market of eight days. And 48% (911 of 1,885) sold below the last list price with a median time on the market of 28 days. The median amount paid below the asking price was \$35,000, and it took about a month to secure success.

Buyers look at their favorite real estate app morning, noon, and night, anxiously waiting for anything new to hit the market. When something does, they examine every photo, view the virtual tour, and then look at the price. Showcase homes attract buyers because they are not only turnkey and ready to go, but also priced right. They sell for above the asking price because they attract the interest of several buyers simultaneously. When there is only one home, one seller, and multiple buyers, buyers compete for the home, and it ultimately sells above its asking price in a very short time.

Homes that require work, have deferred maintenance, are in a poor location, or lack updates and upgrades can still attract a buyer, but they must be priced according to their **Fair Market Value**, taking into account their limitations. These homes are excellent candidates for buyers looking to negotiate, as they typically do not attract multiple offers and sell for less than their asking price.

Showcase sellers know buyers want a turnkey home that doesn't need any work before moving in. Buyers are sensitive to the condition of a home, the flooring, paint, appliances, cabinets, countertops, light fixtures, custom built-ins, window coverings, landscaping, curb appeal, upgrades, and amenities. Before touring a home, buyers look at every detail. Finally, they look at price. When a home checks all the boxes and is accurately priced, it attracts plenty of activity, multiple offers, and sells for top dollar. They have the "wow" factor, and their success was carefully planned.

**ATTENTION BUYERS: Do not set limits on NOT paying at or above a home's asking price.**

A revealing 52% of all closed sales last month sold at or above their asking price, and they sold very fast. Homes with all the bells and whistles, priced right, attract plenty of buyer activity. Buyers who are unwilling to compete limit themselves and will not be able to purchase an attractive showcase home.

**ATTENTION SELLERS: Preparation before listing a home is essential in maximizing a home's top dollar.**

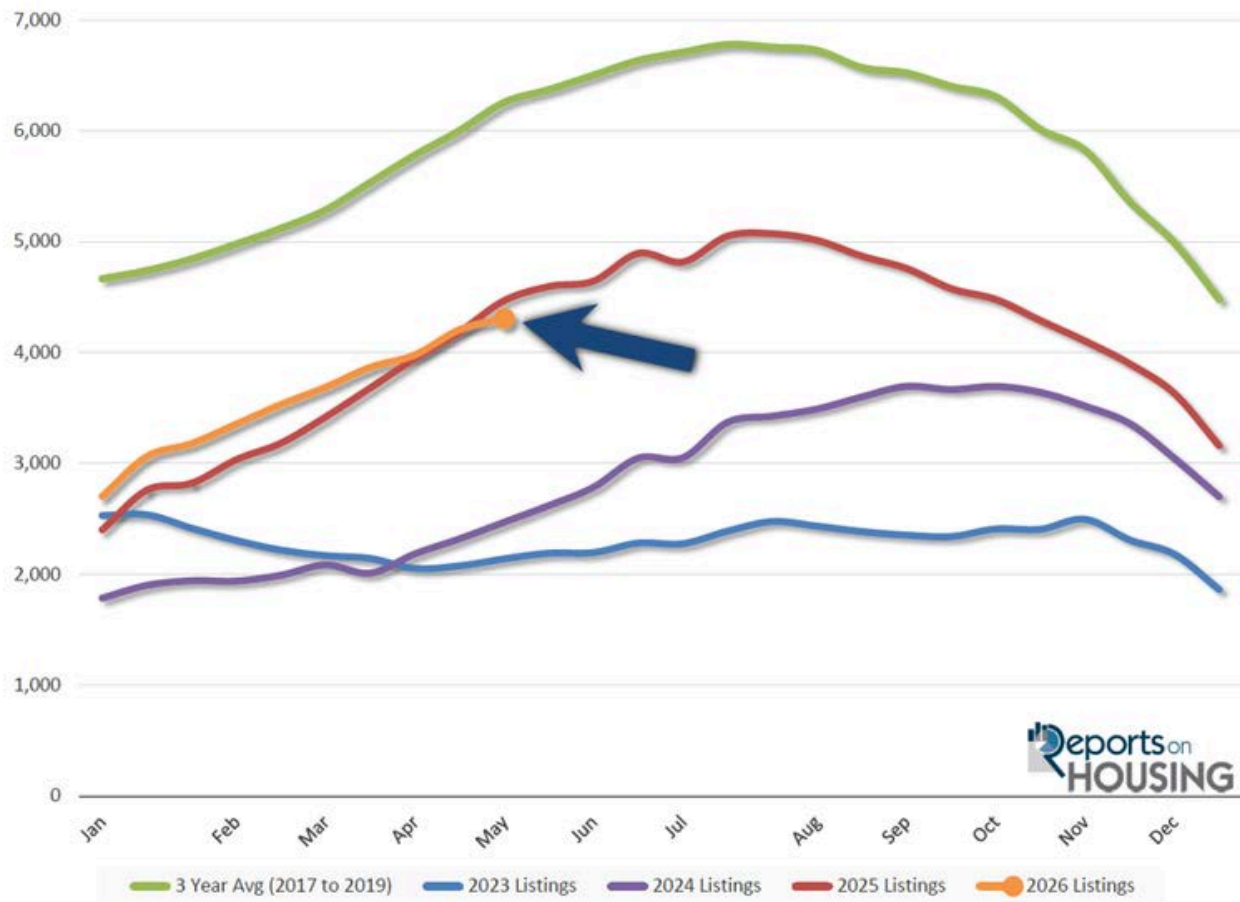
Preparing a home is not a simple process. In the weeks or months leading up to listing a home, addressing its overall appeal, condition, updates, and upgrades, and then meticulously arriving at its asking price, will result in increased buyer activity and a sale at the highest possible price.

The active listing inventory increased by 101 homes over the past two weeks, up 2%, to 4,307, its smallest rise of the year. The inventory is not climbing as fast because demand is rising at a faster-than-usual pace for this time of year. There are plenty of homes coming on the market, typical for spring, yet many also go pending and are no longer part of the active listing inventory. The recent increase in demand has limited the ability of the inventory to

grow as fast. The active inventory grew at its slowest rate for the start of May since 2023.

Last year, the inventory was at 4,468 homes, **4% more than today, with 161 additional homes**. There are fewer homes on the market today than last year for the first time since March 2024. The 3-year average before COVID (2017 through 2019) was 6,255, an additional 1,796 homes, or 45% more.

## ORANGE COUNTY ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



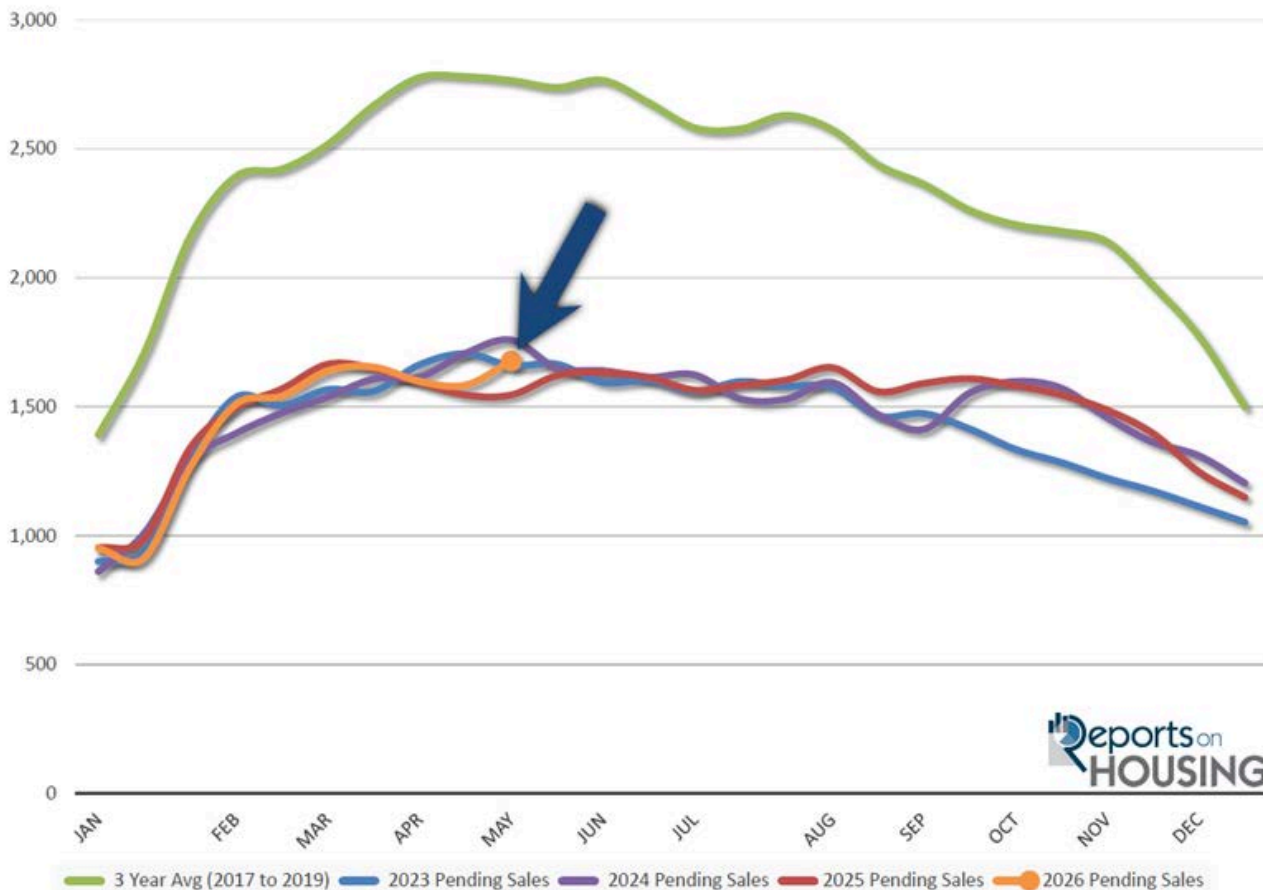
Homeowners continue to “hunker down” in their homes, unwilling to move because of their current, underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through April, 10,584 homes were placed on the market in Orange County, 3,530 fewer than the 3-year 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 on the market this year compared to last.

Demand, a snapshot of the number of new pending sales over the prior month, increased from 1,584 to 1,678 in the past couple of weeks, up 94 pending sales, or 6%. This is the highest demand reading since May 2024, meaning demand has not quite reached its annual peak, which typically occurs between April and May. This spike in demand is uncharacteristic for this time of year. Despite the news regarding higher mortgage rates due to the Iran conflict, mortgage rates are substantially lower than they were last year at this time. Last year, they eclipsed 7% in April and May. According to Mortgage News Daily, they are at 6.49% today. They have been noticeably lower year over year for months now.

Finally, the improved affordability has translated to additional buyer demand. Demand is 9% higher than it was last year. The year-over-year difference began at the end of March and has widened since then.

Last year, demand was 1,546, with **132 fewer pending sales, or 8% lower**. The 3-year average before COVID (2017 to 2019) was 2,765 pending sales, **65% more than today, or an additional 1,087**.

## 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 includes the release of the Consumer Price Index (CPI) and Producer Price Index, two key measures of inflation, followed by Retail Sales on Thursday. Next week marks the release of the S&P Global Manufacturing and Services Purchasing Managers Index (PMI), which tracks the strength of the U.S. manufacturing and services sectors.

## EXPECTED MARKET TIME

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

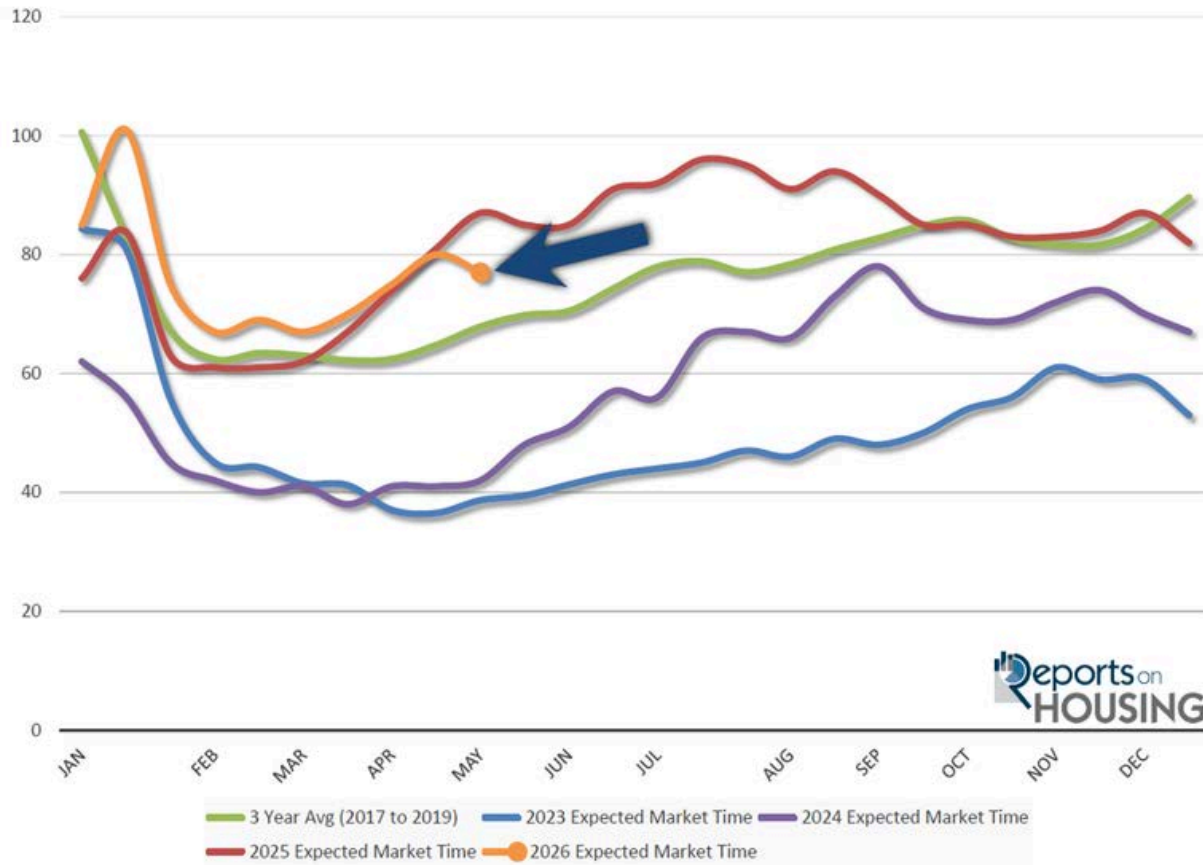
With the supply of available homes rising by 101 homes, **up 2%**, and demand rising by 94 pending sales, **up 6%**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) decreased from 80 to 77 days in the past couple of weeks.

Last year, it was 87 days, slower than today. The 3-year average before COVID (2017 to 2019) was 68 days, quicker than today.

The Expected Market Time for condominiums and townhomes decreased from 93 to 88 days in the past two weeks. It was 83 days last year. For detached homes, the Expected Market Time decreased from 72 to 70 days. It was 89 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



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) decreased from 995 to 987 homes, down 8 or 1%. Luxury demand increased by 19 pending sales, up 11%, to 199, its highest reading since February of last year. With supply falling and demand rising, the Expected Market Time for luxury homes priced above \$2 million decreased from 166 to 149 days, its strongest reading since February. Like the rest of the market, the luxury market is taking an unexpected turn.

Year over year, the active luxury inventory is down by 191 homes (-16%), and luxury demand is up by 19 pending sales (+11%). Last year's Expected Market Time was 196 days, slower than today.

In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million decreased from 131 to 115 days. For homes priced between \$4 million and \$6 million, the Expected Market Time decreased from 161 to 142 days. For homes priced above \$6 million, the Expected Market Time decreased from 303 to 281 days. Luxury is at 166 days overall. At this pace, a seller would be looking at becoming a pending sale around **October 2026**.

## ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0 - \$750K 	79 Days	21%	21%	61 Days
\$750k - \$1M 	57 Days	13%	17%	64 Days
\$1M - \$1.25M 	58 Days	11%	14%	60 Days
\$1.25M - \$1.5M 	56 Days	11%	15%	73 Days
\$1.5M - \$2M 	78 Days	15%	14%	96 Days
\$2M - \$2.5M 	81 Days	7%	7%	116 Days
\$2.5M - \$4M 	115 Days	11%	7%	158 Days
\$4M - \$6M 	142 Days	4%	3%	181 Days
\$6M+ 	281 Days	7%	2%	382 Days

- **INVENTORY:** The active listing inventory in the past couple of weeks increased by 101 homes, up 2%, and now stands at 4,307, its smallest rise of the year. Last year, there were 4,468 homes on the market, 161 additional homes, or 4% more. The 3-year average before COVID (2017 to 2019) was 6,255, which is 45% 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, increased by 94 in the past two weeks, up 6%, and now stands at 1,678, its highest level since May 2024. Last year, there were 1,546 pending sales, **8% fewer**. The 3-year average before COVID (2017 to 2019) was 2,765, which is 65% higher.
- **MARKET TIME:** With demand rising much faster than the supply, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, decreased from 80 to 77 days in the past couple of weeks. Last year, it was 87 days, slower than today. The 3-year average before COVID (2017-2019) was 68 days, 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 131 to 115 days. For homes priced between \$4 million and \$6 million, the Expected Market Time decreased from 161 to 142 days. For homes priced above \$6 million, the Expected Market Time decreased from 303 to 281 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 0.2% of all listings and 0.3% of demand. Five foreclosures and five short sales are available today in Orange County, bringing the total of distressed homes on the active market to 10, down two from 2 weeks ago. Last year, six distressed homes were on the market, similar to today.
- **CLOSED SALES:** There were 1,851 closed residential resales in March, up 3% compared to March 2025's 1,801 sales, and up 36% from February 2026. The sales-to-list price ratio in Orange County was 100.0%. Foreclosures accounted for 0.1% of all closed sales, and there were no short sales. That means that 99.9% of all sales were sellers with equity.

# ORANGE COUNTY MARKET TIME REPORT

MAY 11, 2026 - SHOWCASE HOMES

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
5/7/2026								
Aliso Viejo	59	28	63	51	47	87	27	\$935k
Anaheim	205	76	81	69	63	61	35	\$930k
Anaheim Hills	37	22	50	37	53	50	23	\$1.1m
Brea	34	18	57	43	37	31	23	\$1.4m
Buena Park	49	42	35	45	54	139	33	\$899k
Corona Del Mar	84	17	148	189	178	218	187	\$4.9m
Costa Mesa	101	40	76	75	54	48	48	\$1.7m
Coto De Caza	49	20	74	90	92	87	45	\$2.6m
Cypress	42	34	37	49	56	49	32	\$1.0m
Dana Point	88	22	120	70	74	100	102	\$2.4m
Dove Canyon	11	6	55	54	83	60	40	\$1.9m
Foothill Ranch	11	11	30	18	36	86	26	\$1.2m
Fountain Valley	37	30	37	56	74	59	24	\$1.3m
Fullerton	104	72	43	56	48	58	26	\$967k
Garden Grove	81	65	37	49	54	50	24	\$1.1m
Huntington Beach	306	106	87	68	64	105	49	\$1.4m
Irvine	667	149	134	147	131	139	32	\$1.7m
La Habra	56	28	60	76	54	50	41	\$860k
La Palma	4	6	20	70	24	240	26	\$1.2m
Ladera Ranch	44	20	66	84	44	81	32	\$1.6m
Laguna Beach	170	30	170	198	201	281	216	\$4.5m
Laguna Hills	44	18	73	48	64	71	25	\$932k
Laguna Niguel	134	54	74	79	77	121	40	\$1.8m
Laguna Woods	170	65	78	97	109	52	35	\$400k
Lake Forest	165	68	73	59	65	64	28	\$1.3m
Los Alamitos	9	9	30	43	66	66	27	\$1.8m
Mission Viejo	139	74	56	53	44	59	25	\$1.1m
Newport Beach	263	46	172	161	149	160	129	\$4.8m
Newport Coast	42	11	115	117	125	147	150	\$13.8m
North Tustin	29	13	67	97	93	58	42	\$2.9m
Orange	113	72	47	50	45	90	25	\$1.3m
Placentia	48	27	53	51	85	38	27	\$1.1m
Portola Hills	18	4	135	71	71	158	25	\$1.1m
Rancho Mission Viejo	90	24	113	104	97	95	36	\$1.2m
Rancho Santa Marg.	89	38	70	89	73	91	32	\$939k
Rossmoor	4	4	30	45	30	42	23	\$2.1m
San Clemente	107	52	62	54	52	111	67	\$2.0m
San Juan	61	28	65	93	79	108	40	\$2.0m
Santa Ana	186	62	90	98	73	90	46	\$739k
Seal Beach	86	44	59	59	58	43	54	\$525k
Stanton	20	15	40	56	33	60	25	\$665k
Talega	19	10	57	57	51	69	41	\$2.6m
Tustin	84	39	65	93	96	61	19	\$1.2m
Villa Park	7	5	42	80	135	108	90	\$3.7m
Westminster	42	22	57	92	57	54	33	\$1.2m
Yorba Linda	110	45	73	64	69	89	39	\$1.6m
<b>All of O.C.</b>	<b>4,307</b>	<b>1,678</b>	<b>77</b>	<b>80</b>	<b>75</b>	<b>87</b>	<b>42</b>	<b>\$1.4m</b>

# ORANGE COUNTY PRICE RANGE REPORT

MAY 11, 2026 - SHOWCASE HOMES

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
5/7/2026								
All of O.C.	1,879	644	88	93	84	83	38	\$800k
O.C. \$0-\$500k	343	119	86	95	97	59	43	\$400k
O.C. \$500k-\$750k	522	206	76	83	82	61	25	\$630k
O.C. \$750k-\$1m	391	156	75	73	61	83	32	\$870k
O.C. \$1m-\$2m	484	128	113	125	101	121	49	\$1.3m
O.C. \$2m+	139	35	119	118	114	197	127	\$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
5/7/2026								
All of O.C.	2,428	1,034	70	72	69	89	44	\$2.0m
O.C. \$0-\$750k	39	18	65	51	48	89	23	\$625k
O.C. \$750k-\$1m	166	136	37	41	31	48	28	\$930k
O.C. \$1m-\$1.25m	267	178	45	44	41	45	20	\$1.1m
O.C. \$1.25m-\$1.5m	305	201	46	44	51	66	25	\$1.4m
O.C. \$1.5m-\$2m	491	221	67	60	53	85	41	\$1.8m
O.C. \$2m-\$2.5m	271	102	80	87	104	115	-	\$2.3m
O.C. \$2.5m-\$4m	414	111	112	137	118	155	-	\$3.1m
O.C. \$4m-6m	174	35	149	154	159	171	153	\$4.9m
O.C. \$6m+	301	32	282	297	287	363	424	\$10.7m

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
5/7/2026								
All of O.C.	4,307	1,678	77	80	75	87	42	\$1.4m
O.C. \$0-\$500k	352	122	87	92	93	58	43	\$400k
O.C. \$500k-\$750k	552	221	75	81	81	62	24	\$630k
O.C. \$750k-\$1m	557	292	57	59	48	64	30	\$894k
O.C. \$1m-\$1.25m	461	240	58	58	53	60	23	\$1.1m
O.C. \$1.25m-\$1.5m	459	246	56	57	59	73	28	\$1.4m
O.C. \$1.5m-\$2m	627	242	78	70	64	96	46	\$1.8m
O.C. \$2m-\$2.5m	312	116	81	87	103	73	-	\$2.3m
O.C. \$2.5m-\$4m	475	124	115	131	114	121	-	\$3.1m
O.C. \$4m-6m	194	41	142	161	158	158	-	\$4.9m
O.C. \$6m+	318	34	281	303	293	181	167	\$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

MAY 11, 2026 - SHOWCASE HOMES

ORANGE COUNTY CITIES	UNITS SOLD MAR 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 MAR 2025
Aliso Viejo	32	\$883,000	\$889,450	99.3%	\$505,000	\$2,730,000	1,392	\$635	12	34
Anaheim	91	\$900,000	\$895,000	100.0%	\$439,000	\$2,980,000	1,508	\$597	11	81
Anaheim Hills	28	\$1,365,000	\$1,370,000	100.0%	\$625,000	\$3,240,000	2,196	\$622	11	38
Brea	22	\$1,278,500	\$1,267,500	98.7%	\$685,000	\$2,800,000	2,095	\$610	14	36
Buena Park	28	\$907,500	\$883,500	101.1%	\$525,000	\$1,910,000	1,564	\$580	19	31
Corona Del Mar	21	\$3,440,900	\$3,550,000	100.0%	\$2,400,000	\$16,500,000	1,911	\$1,801	32	23
Costa Mesa	45	\$1,403,900	\$1,390,000	100.6%	\$535,000	\$3,350,000	1,614	\$870	11	54
Coto De Caza	19	\$1,875,000	\$1,949,000	98.5%	\$975,000	\$10,500,000	3,100	\$605	14	11
Cypress	21	\$1,150,000	\$1,189,000	100.7%	\$530,000	\$2,035,000	1,799	\$639	9	24
Dana Point	43	\$2,386,470	\$2,485,000	99.6%	\$615,500	\$13,925,000	2,253	\$1,059	12	43
Dove Canyon	3	\$1,807,000	\$1,899,000	95.7%	\$1,320,000	\$2,149,000	3,210	\$563	22	2
Foothill Ranch	6	\$1,345,000	\$1,372,500	100.0%	\$565,000	\$1,750,000	2,320	\$580	57	11
Fountain Valley	19	\$1,335,000	\$1,300,000	100.0%	\$462,500	\$1,690,000	1,916	\$697	8	35
Fullerton	71	\$1,100,001	\$999,888	100.0%	\$332,500	\$3,150,000	1,715	\$641	11	65
Garden Grove	37	\$1,080,000	\$997,000	100.0%	\$565,000	\$1,450,000	1,434	\$753	9	44
Huntington Beach	131	\$1,349,000	\$1,300,000	100.0%	\$185,000	\$7,000,000	1,628	\$829	14	119
Irvine	204	\$1,510,000	\$1,545,000	98.8%	\$470,000	\$6,200,000	1,844	\$819	15	187
La Habra	28	\$874,000	\$847,500	101.1%	\$389,800	\$1,851,000	1,395	\$627	12	25
La Palma	9	\$1,285,000	\$1,295,000	100.0%	\$1,060,000	\$1,925,000	2,191	\$586	13	8
Ladera Ranch	28	\$1,120,000	\$1,137,500	100.0%	\$715,000	\$2,758,888	1,768	\$634	12	20
Laguna Beach	30	\$2,800,000	\$2,895,000	95.9%	\$910,000	\$13,675,000	1,871	\$1,497	26	30
Laguna Hills	22	\$1,076,000	\$1,047,000	99.8%	\$475,000	\$3,923,000	1,476	\$729	14	54
Laguna Niguel	73	\$1,420,000	\$1,400,000	100.0%	\$475,000	\$4,575,000	1,885	\$753	9	51
Laguna Woods	47	\$518,888	\$525,000	98.7%	\$212,000	\$2,225,000	1,162	\$447	28	53
Lake Forest	69	\$1,190,000	\$1,188,000	100.0%	\$372,000	\$2,600,000	1,655	\$719	14	39
Los Alamitos	8	\$1,441,000	\$1,397,500	101.2%	\$585,000	\$1,805,000	1,520	\$948	16	8
Mission Viejo	94	\$1,166,000	\$1,159,500	100.0%	\$438,000	\$2,278,000	1,594	\$732	13	86
Newport Beach	70	\$2,825,000	\$3,124,500	97.8%	\$550,000	\$18,000,000	2,379	\$1,188	25	61
Newport Coast	10	\$10,793,125	\$11,622,500	93.2%	\$1,465,000	\$30,000,000	3,807	\$2,835	19	16
North Tustin	9	\$1,985,000	\$1,899,990	100.8%	\$1,210,000	\$3,300,000	2,460	\$807	8	14
Orange	89	\$1,230,000	\$1,225,000	100.0%	\$439,000	\$2,200,000	1,757	\$700	13	75
Placentia	26	\$1,325,000	\$1,357,450	100.0%	\$419,000	\$1,660,000	2,093	\$633	15	24
Portola Hills	6	\$734,000	\$709,350	98.7%	\$550,000	\$1,490,000	1,170	\$628	30	3
Rancho Mission Viejo	36	\$1,352,500	\$1,388,950	99.8%	\$595,000	\$2,225,000	1,978	\$684	18	23
Rancho Santa Margarita	36	\$959,500	\$949,450	100.0%	\$355,000	\$2,149,000	1,377	\$697	12	33
Rossmoor	3	\$2,275,000	\$2,200,000	100.4%	\$1,605,000	\$2,300,000	2,383	\$955	5	5
San Clemente	52	\$1,680,000	\$1,666,950	99.1%	\$629,000	\$6,150,000	2,060	\$816	16	61
San Juan Capistrano	23	\$1,450,000	\$1,475,000	99.4%	\$440,000	\$3,998,000	2,040	\$711	16	22
Santa Ana	73	\$835,000	\$799,900	100.0%	\$238,000	\$3,680,000	1,264	\$661	18	84
Seal Beach	35	\$360,000	\$379,000	98.7%	\$210,000	\$2,267,500	1,010	\$356	31	39
Stanton	11	\$794,000	\$819,000	100.9%	\$469,888	\$1,048,000	1,330	\$597	15	15
Talega	9	\$1,875,000	\$1,895,000	98.7%	\$929,000	\$2,030,000	2,186	\$858	19	14
Tustin	38	\$1,210,000	\$1,210,000	100.0%	\$102,785	\$2,370,000	1,599	\$757	14	32
Villa Park	3	\$2,750,000	\$2,595,000	97.7%	\$2,246,000	\$2,900,000	3,019	\$911	13	7
Westminster	30	\$1,112,500	\$1,074,500	100.7%	\$770,000	\$1,590,000	1,572	\$708	11	18
Yorba Linda	65	\$1,325,000	\$1,338,888	100.0%	\$515,000	\$4,350,000	2,021	\$656	12	58
<b>All of O.C.</b>	<b>1,851</b>	<b>\$1,250,000</b>	<b>\$1,250,000</b>	<b>100.0%</b>	<b>\$102,785</b>	<b>\$30,000,000</b>	<b>1,700</b>	<b>\$735</b>	<b>13</b>	<b>1,801</b>
\$0-\$500k	113	\$420,000	\$425,000	98.6%	\$102,785	\$500,000	816	\$515	39	117
\$500k-\$750k	239	\$636,000	\$639,975	100.0%	\$505,000	\$750,000	1,080	\$589	14	236
\$750k-\$1m	287	\$889,900	\$880,000	100.0%	\$753,000	\$1,000,000	1,330	\$669	14	330
\$1m-\$1.25m	289	\$1,150,000	\$1,150,000	100.0%	\$1,005,000	\$1,250,000	1,605	\$717	10	277
\$1.25m-\$1.5m	297	\$1,368,000	\$1,365,000	100.0%	\$1,253,500	\$1,500,000	1,928	\$710	12	256
\$1.5m-\$2m	301	\$1,700,000	\$1,699,000	100.0%	\$1,510,000	\$2,000,000	2,342	\$726	11	234
\$2m-\$2.5m	115	\$2,210,000	\$2,250,000	98.8%	\$2,005,000	\$2,500,000	2,700	\$819	14	113
\$2.5m-\$4m	140	\$2,912,500	\$2,999,000	98.2%	\$2,502,500	\$3,998,000	2,900	\$1,004	17	152
\$4m-\$6m	35	\$4,750,000	\$4,995,000	98.2%	\$4,050,000	\$6,000,000	2,840	\$1,673	12	44
\$6m+	35	\$10,500,000	\$11,200,000	94.4%	\$6,010,000	\$30,000,000	4,598	\$2,284	57	42