Reports on HOUSING
Your Local Real Estate Snapshot

THE ORANGE COUNTY HOUSING REPORT

NOVEMBER 9, 2026 - WRITTEN BY STEVEN THOMAS

HOLIDAY SLUMBER

THE SLOWEST SEASON FOR HOUSING, THE HOLIDAY MARKET, WILL BE EVEN SLOWER THIS YEAR DUE TO THE RECENT JUMP IN MORTGAGE RATES.



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THE HOLIDAY MARKET

WITH THE HOLIDAYS BRINGING PLENTY OF DISTRACTIONS, THE HOUSING MARKET WILL TAKE A BREATHER AS BOTH SUPPLY AND DEMAND PLUNGE FROM THE WEEK BEFORE THANKSGIVING THROUGH NEW YEAR'S EVE.

Life's rat race can be all-consuming. The daily grind of work, the kids in school, the craziness of youth sports schedules, and, this year, a relentless mid-term election cycle filled with a steady stream of text messages, television commercials, and a sea of campaign signs at major intersections: at times, it all feels like too much. Fortunately, the time is nearly here to slow down, spend time with family, and enjoy a much-needed break from all of the noise. The telltale signs are already everywhere. Holiday decorations are popping up in shopping centers, Starbucks has unveiled its latest lineup of holiday cups, and television commercials have shifted from politics to the festive season. There is no mistaking it. The holiday season has arrived.

The housing market is no different. Buyers and sellers alike will shift their focus away from real estate to enjoy the holiday distractions, too. Starting the week before Thanksgiving, the housing market transitions from the Autumn Market to the Holiday Market, the slowest season for real estate. During the festive season, the inventory and buyer demand plunge through year's end, and the speed of the market, the Expected Market Time, remains relatively unchanged. This is a season when many buyers and sellers will pause their real estate goals and needs to enjoy a much-needed holiday break.

Inventory drops sharply during the holidays, when the fewest new sellers enter the market, and the most sellers delist their homes after failing to sell. Last year, the inventory dropped from 4,103 to 2,703 (-34%). The 1,400-home decline was the largest since 2019. The supply of available homes grew each year from 2023 through 2025. During that time, demand didn't change much from year to year. As a result, more frustrated, unsuccessful sellers threw in the towel and pulled their homes off the market. Last year, 1,617 sellers delisted, the most since 2018 (that is when rates had reached their highest level in over 7 years and demand rapidly cooled). In 2023 and 2024, the inventory dropped at a similar pace (down 28% and 32%), and fewer homes delisted because the inventory was lower (39% and 14% less).

Orange County Holiday Market

|Change By Year-End

YEAR	Inventory Drop from Mid-November to New Year	Demand Drop from Mid-November to New Year	Expected Market Time Change from Mid-November to New Year	Homes Pulled Off the Market in November and December	Mortgage Rate Range
2025	-34%	-36%	+2 Days	1,617	6.19% to 6.38%
2024	-32%	-35%	+4 Days	1,167	6.68% to 7.14%
2023	-28%	-30%	+1 Day	800	6.61% to 7.45%

Buyer demand drops sharply during the holidays. Many buyers wait anxiously on the sidelines for something new to pop onto the market. Yet, during this time of year, their choices are limited, as far fewer fresh listings hit the market while many sellers delist. Their

options rapidly dwindle. Additionally, many buyers turn their attention away from house hunting to the festive season's alluring diversions.

Demand (a snapshot of pending sales over the prior month) has declined at a similar pace over the past several years. Last year, demand dropped from 1,487 pending sales to 951, a decrease of 536 (-34%). With both supply and demand dropping at a similar pace over the past several years, the Expected Market Time (the number of days it takes to sell all listings at the current buying pace) changed very little, increasing last year from 83 to 85 days, a slowdown of just two days.

The Holiday Market behaves similarly annually in how it changes through year's end, but the Orange County housing market has been quite different from year to year leading into the holidays. In 2023, available homes were 48% fewer than today (2,496 homes versus 4,845), demand was 11% higher (1,223 pending sales versus 1,099), and the Expected Market Time was 61 days compared to 132 days today. In 2024, supply was 27% less, demand was 33% higher, and the Expected Market Time was 72 days. In 2025, supply was 15% less, demand was 35% higher, and the Expected Market Time was 83 days.

Today's 4,845 home inventory is at its highest November level since 2019 (5,534), the 1,099 pending sales are the lowest demand reading since tracking began in 2004, and the 132 Expected Market Time is its highest since 2008 (156). Mortgage rates are at 7.18% today (Mortgage News Daily), similar to the start of the Holiday Market in 2023 and 2024. Last year's holiday season saw rates stay below 6.4% throughout. Expectations for the 2026 Holiday Market point to large drops in both inventory and demand, and the Expected Market Time remaining sluggish and largely unchanged at its current 132-day level.

The Holiday Market doesn't stop after ringing in the New Year. It continues through the first two weeks of January. The market does not transition to the Winter Market until the third week. More sellers listed their homes during the first couple of weeks of January this year and last year, but it was still technically the "holidays." Yet, like most everybody, many buyers at the start of January are still taking down their holiday decorations, busy with their New Year's resolutions, and still hitting the gym. The market slowed this year from 85 to 101 days during the first two weeks, and in 2025 it slowed from 76 to 84 days. By the third week of January, buyers no longer want to wait for a treadmill or their favorite weight machine; they ditch their resolution and start looking for a home. This trend has repeated year after year. The first two weeks aren't the ideal time for new sellers to enter the fray.

The bottom line: The Orange County housing market is settling in for a prolonged Holiday Slumber. With the highest number of sellers since 2019, the lowest demand since 2008, and the slowest market since 2008, the slowdown will feel more pronounced. Supply and demand will plunge, and the Expected Market Time will remain stubbornly elevated. Buyers and sellers should plan accordingly until the Winter Market brings renewed activity and a fresh start.

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ACTIVE LISTINGS

THE INVENTORY DECLINED BY 103 HOMES OVER THE PAST TWO WEEKS, THE LARGEST DROP OF THE YEAR.

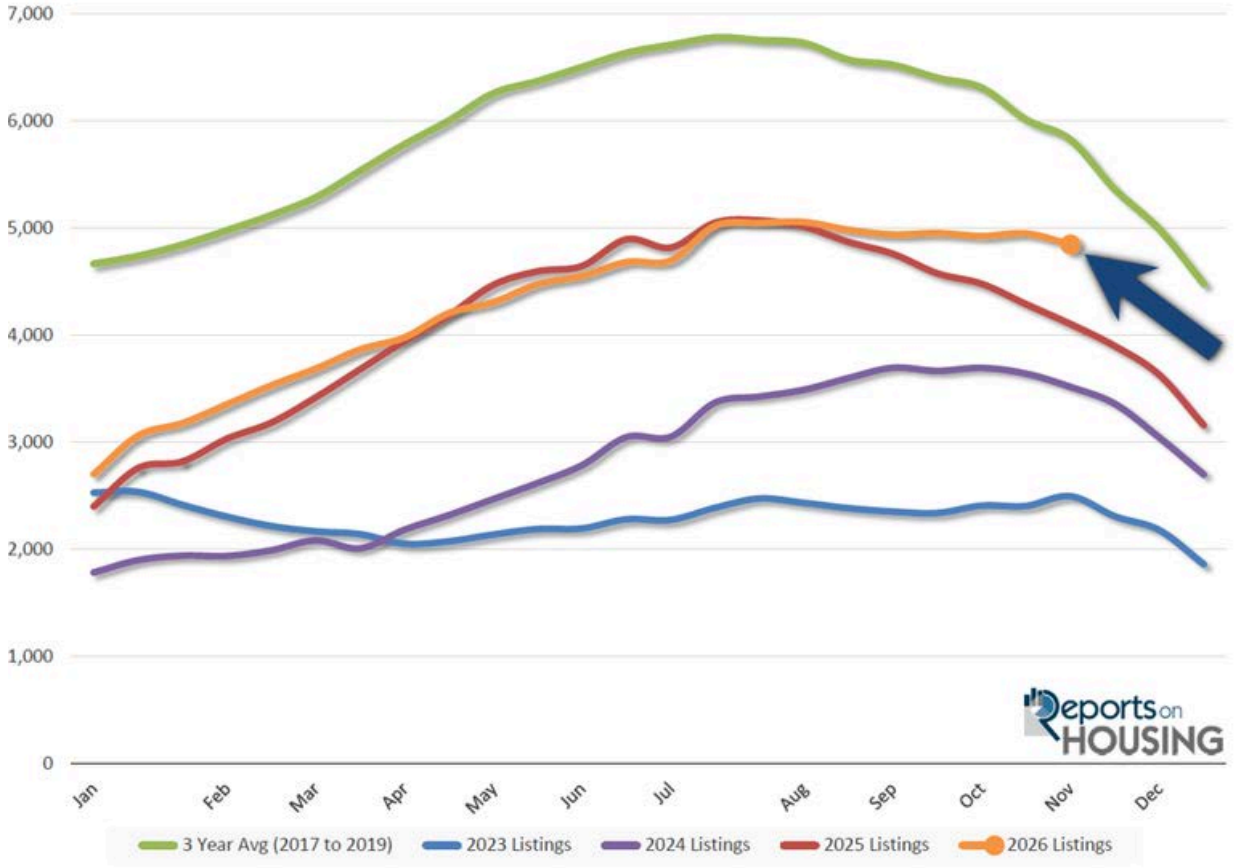
The active listing inventory decreased by 103 homes over the past two weeks to 4,845 (-2%), its largest drop of the year. With the holidays knocking on the door, fewer sellers are coming on the market, and many unsuccessful sellers are opting to throw in the towel. Expect this to gain steam as the market shifts into the Holiday Market and Thanksgiving

approaches. In a couple of weeks, the inventory will start its annual plunge until the New Year.

Last year, the inventory was 4,103 homes, **down 742 homes (-15%)**. The 3-year average before COVID (2017 through 2019) was 6,822 homes, 977 more (+20%).

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 eased from the lows set in 2023. Through October, 25,926 homes were listed in Orange County, 9,490 fewer than the 3-year average before COVID (2017-2019), or 27% less. In 2025, 26,332 homes entered the market (1.5% more), compared with 24,108 in 2024 (7% fewer) and 20,624 in 2023 (20% fewer).

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DEMAND

DEMAND PLUNGED BY 10% OVER THE PAST COUPLE OF WEEKS, ITS LARGEST DROP OF THE YEAR.

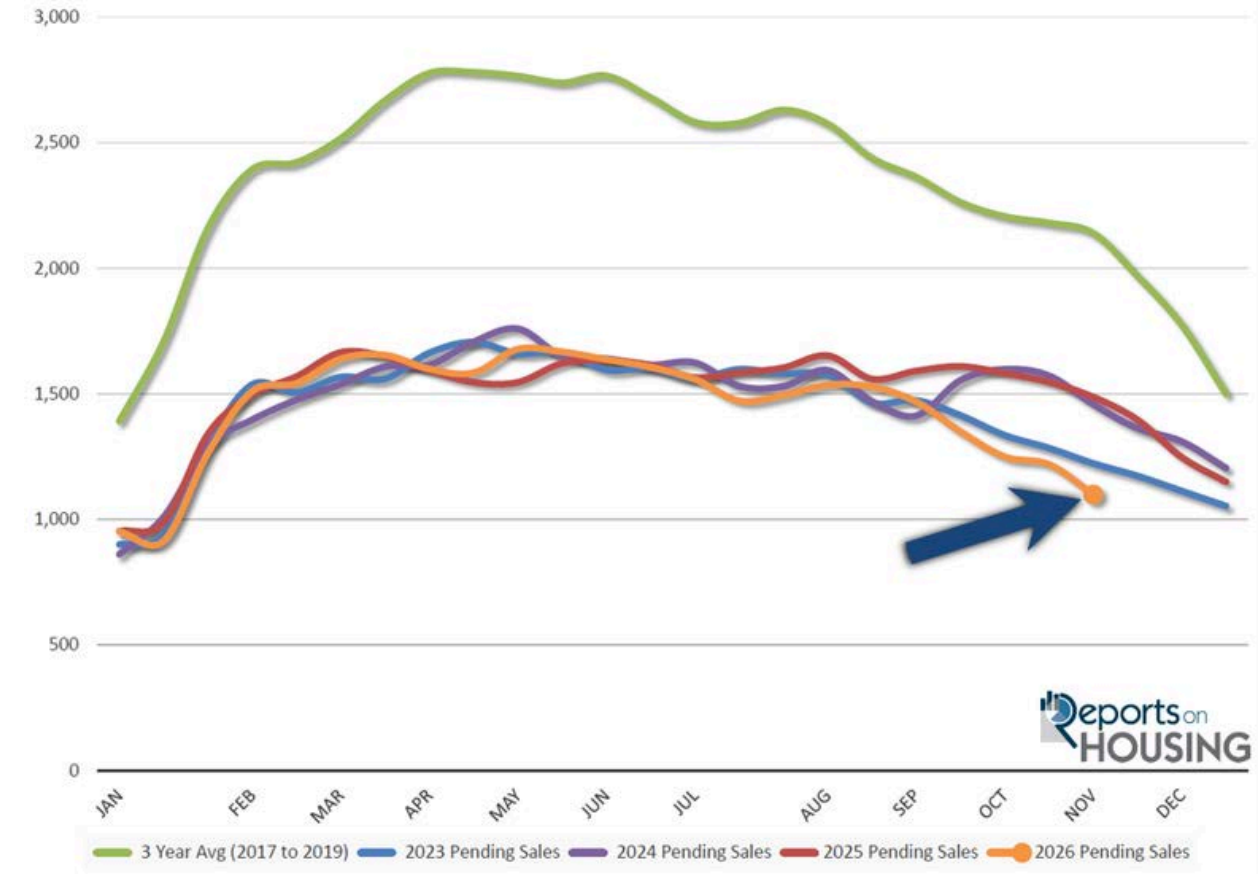
Demand, a snapshot of new pending sales over the prior month, fell from 1,219 to 1,099 over the past couple of weeks, down 120 pending sales (-10%) and to its lowest November reading since tracking began in 2004. It was the largest drop of the year. With the holidays here and rates remaining above 7%, expect demand to continue to fall at a similar pace as supply for the rest of the year.

Last year, demand was 1,487 pending sales, **up 388 (+35%)**. The 3-year average before COVID (2017 to 2019) was 2,139 pending sales, **95% more than today, or an additional 1,040**.

As the Federal Reserve has indicated, it is essential to monitor all economic releases for

signs of a slowdown. These releases can push mortgage rates up or down, 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 Consumer Price Index (CPI) and the Producer Price Index (PPI) will be released, two key inflation indicators. Next week, retail sales will be released, showing consumer strength.

ORANGE COUNTY
DEMAND YEAR-OVER-YEAR



↓ ORANGE COUNTY EXPECTED MARKET TIME SECTION ↓

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EXPECTED MARKET TIME

THE EXPECTED MARKET TIME INCREASED BY 10 DAYS IN THE PAST COUPLE OF WEEKS.

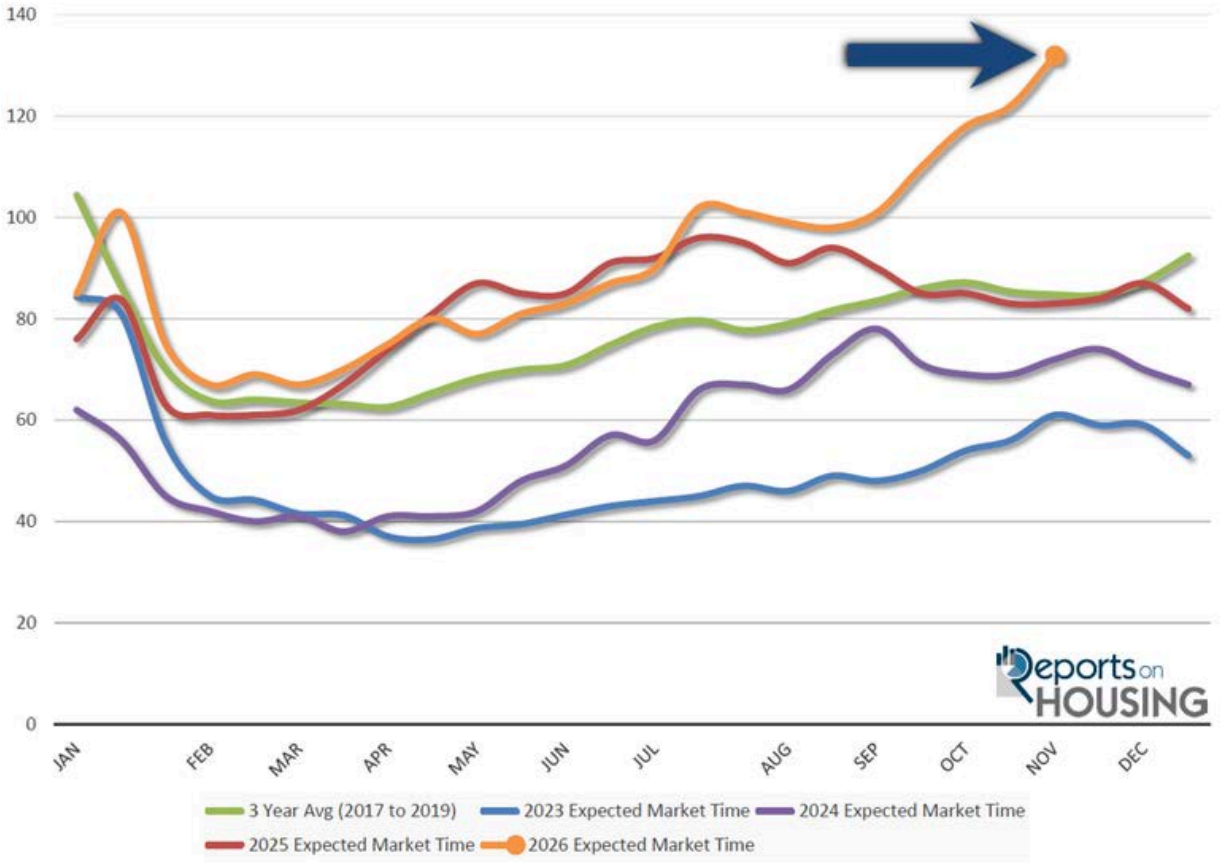
With the supply of available homes falling by 103 homes, **down 2%**, and demand plunging by 120 pending sales, **down 10%**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) increased from 122 to 132 days in the past couple of weeks, its highest reading since January 2019. It is the highest November reading since 2008.

Last year, it was 83 days, substantially faster than today. The 3-year average before COVID (2017 to 2019) was 85 days, also considerably faster than today.

The Expected Market Time for condominiums and townhomes increased from 131 to 146 days in the past two weeks. It was 92 days last year. For detached homes, the Expected Market Time rose from 115 to 123 days. It was 77 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.

Over the past couple of weeks, the luxury inventory for homes priced above $2.5 million (the top 10% of the Orange County housing market) decreased from 958 to 943, down 15 (-2%). Luxury demand decreased from 150 to 123 pending sales, down 27 (-18%). With demand plunging faster than supply, the Expected Market Time for luxury homes priced above $2.5 million increased from 192 to 230 days, its highest level since August 2025.

Year over year, the active luxury inventory is down by 30 homes (-3%), and luxury demand is down by 50 pending sales (-29%). Last year's Expected Market Time was 169 days, much faster than today.

Over the past two weeks, the Expected Market Time for homes priced between $2.5 million and $4 million rose from 145 to 189 days. For homes priced between $4 million and $6 million, the Expected Market Time decreased from 260 to 238 days. For homes priced above $6 million, the Expected Market Time increased from 253 to 327 days. Luxury is at 230 days overall. At this pace, a seller would likely become a pending sale around **June 2027**.

ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
$0 - $750K	129 Days	22%	23%	85 Days
$750k - $1M	102 Days	17%	21%	55 Days
$1M - $1.25M	105 Days	12%	15%	56 Days
$1.25M - $1.5M	111 Days	11%	13%	70 Days
$1.5M - $2M	160 Days	14%	12%	88 Days
$2M - $2.5M	130 Days	5%	5%	99 Days
$2.5M - $4M	189 Days	9%	6%	143 Days
$4M - $6M	238 Days	4%	3%	147 Days
$6M+	327 Days	6%	2%	282 Days

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ORANGE COUNTY HOUSING SUMMARY

NOVEMBER 9, 2026 - HOLIDAY SLUMBER

- **INVENTORY**: The active listing inventory in the past couple of weeks decreased by 103 homes, and now stands at 4,845 (-2%). Last year, 4,103 homes were on the market, 742 fewer homes (-15%). The 3-year average before COVID (2017 to 2019) was 5,822, which is 20% higher. From January through October, 27% fewer homes came on the market than the 3-year average before COVID (2017 to 2019), 9,490 fewer. There were 406 fewer than last year, 1,818 more than in 2024, and 5,305 more than in 2023.

- **DEMAND**: Buyer demand, the number of pending sales over the prior month, plunged by 120 in the past two weeks and now stands at 1,099, down 10%, its largest drop of the year and its lowest November reading since tracking began in 2004. Last year, there were 1,487 pending sales, **up 35%**. The 3-year average before COVID (2017 to 2019) was 2,139, which is 95% higher than today.

- **MARKET TIME**: With demand plunging compared to the smaller drop in supply, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, jumped from 122 to 132 days in the past couple of weeks, its highest level since January 2019. Last year, it was 83 days, substantially faster than today. The 3-year average before COVID (2017-2019) was 85 days, also faster than today.

- **LUXURY**: Over the past two weeks, the Expected Market Time for homes priced between $2.5 million and $4 million rose from 145 to 189 days. For homes priced between $4 million and $6 million, the Expected Market Time decreased from 260 to 238 days. For homes priced above $6 million, the Expected Market Time increased from 253 to 327 days.

- **DISTRESSED HOMES**: Short sales and foreclosures combined comprised only 0.4% of all listings and 0.6% of demand. Orange County has nine foreclosures and 12 short sales available today, bringing the total distressed homes on the active market to 21, up three from two weeks ago. Last year, 6 distressed homes were on the market, slightly fewer than today.

- **CLOSED SALES**: There were 1,729 closed residential resales in September, down 4% from September 2025's 1,805 sales, and down 1% from August 2026. Orange County's sales-to-list price ratio was 99.1%. Foreclosures accounted for 0.12% of all closed sales, and short sales accounted for 0.06%. That means that 99.83% of all sales were sellers with equity.

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ORANGE COUNTY MARKET TIME REPORT

NOVEMBER 9, 2026 - HOLIDAY SLUMBER

ORANGE COUNTY CITIES 11/5/2026	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	74	16	139	101	113	53	25	$936k
Anaheim	279	70	120	105	121	72	57	$940k
Anaheim Hills	45	10	135	153	168	62	67	$1.2m
Brea	45	16	84	63	68	45	36	$1.1m
Buena Park	73	26	84	104	154	48	61	$900k
Corona Del Mar	61	8	229	146	188	195	203	$6.8m
Costa Mesa	133	26	153	129	101	58	62	$1.5m
Coto De Caza	58	13	134	129	108	109	53	$2.0m
Cypress	51	20	77	81	79	81	43	$985k
Dana Point	99	17	175	115	182	106	112	$2.6m
Dove Canyon	8	1	240	Infinite	Infinite	75	15	$1.7m
Foothill Ranch	16	0	Infinite	450	210	50	90	$637k
Fountain Valley	40	17	71	69	49	37	57	$1.3m
Fullerton	111	45	74	100	100	58	59	$945k
Garden Grove	109	35	93	92	83	59	49	$995k
Huntington Beach	322	71	136	110	96	62	78	$1.4m
Irvine	679	105	194	180	156	142	87	$1.6m
La Habra	71	19	112	99	80	53	61	$850k
La Palma	13	1	390	135	68	60	53	$1.2m
Ladera Ranch	53	7	227	257	165	79	88	$1.5m
Laguna Beach	148	23	193	173	203	179	276	$5.0m
Laguna Hills	51	19	81	84	88	104	49	$1.2m
Laguna Niguel	133	28	143	140	91	91	82	$1.3m
Laguna Woods	203	49	124	121	124	80	56	$435k
Lake Forest	195	39	150	158	207	94	79	$1.2m
Los Alamitos	16	4	120	78	41	120	43	$1.6m
Mission Viejo	170	37	138	110	85	70	63	$1.1m
Newport Beach	230	30	230	195	218	133	127	$4.8m
Newport Coast	46	3	460	153	230	136	206	$10.6m
North Tustin	28	10	84	45	62	103	69	$1.9m
Orange	169	45	113	98	111	59	56	$1.2m
Placentia	64	19	101	91	103	98	42	$844k
Portola Hills	25	6	125	103	156	220	40	$1.1m
Rancho Mission Viejo	116	16	218	305	240	86	130	$1.1m
Rancho Santa Marg.	66	23	86	122	154	69	97	$832k
Rossmoor	2	2	30	15	10	60	90	$2.0m
San Clemente	119	31	115	123	106	95	80	$2.2m
San Juan	69	17	122	130	85	60	54	$1.7m
Santa Ana	227	40	170	135	137	76	63	$825k
Seal Beach	92	33	84	61	74	52	46	$387k
Stanton	34	6	170	97	162	94	27	$729k
Talega	23	7	99	125	162	68	83	$1.9m
Tustin	95	29	98	79	77	78	55	$1.1m
Villa Park	11	4	83	90	105	96	240	$2.7m
Westminster	47	18	78	92	66	38	51	$1.2m
Yorba Linda	133	37	108	134	110	88	56	$1.5m
All of O.C.	4,845	1,099	132	122	118	83	72	$1.2m

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ORANGE COUNTY PRICE RANGE REPORT

NOVEMBER 9, 2026 - HOLIDAY SLUMBER

ORANGE COUNTY ATTACHED HOMES 11/5/2026	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.	2,164	444	146	131	139	92	69	$775k
O.C. $0-$500k	419	106	119	112	135	92	54	$400k
O.C. $500k-$750k	626	128	147	134	122	83	54	$642k
O.C. $750k-$1m	530	117	136	131	150	77	68	$875k
O.C. $1m-$2m	454	75	182	135	148	98	97	$1.3m
O.C. $2m+	135	18	225	187	187	234	128	$3.3m

ORANGE COUNTY DETACHED HOMES 11/5/2026	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.	2,681	655	123	115	105	77	75	$1.7m
O.C. $0-$750k	36	18	60	63	106	71	55	$672k
O.C. $750k-$1m	268	117	69	66	81	37	41	$920k
O.C. $1m-$1.25m	361	123	88	93	82	44	41	$1.2m
O.C. $1.25m-$1.5m	401	121	99	94	77	61	55	$1.4m
O.C. $1.5m-$2m	569	116	147	119	97	82	64	$1.7m
O.C. $2m-$2.5m	210	49	129	149	118	87	-	$2.3m
O.C. $2.5m-$4m	368	62	178	143	115	140	-	$3.2m
O.C. $4m-6m	193	22	263	300	252	135	220	$5.0m
O.C. $6m+	275	27	306	235	372	272	338	$10.8m

ORANGE COUNTY ALL HOMES 11/5/2026	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.	4,845	1,099	132	122	118	83	72	$1.2m
O.C. $0-$500k	428	109	118	111	134	95	57	$400k
O.C. $500k-$750k	653	143	137	127	121	81	52	$649k
O.C. $750k-$1m	798	234	102	99	117	55	53	$898k
O.C. $1m-$1.25m	575	164	105	109	102	56	50	$1.1m
O.C. $1.25m-$1.5m	532	144	111	100	86	70	62	$1.4m
O.C. $1.5m-$2m	678	127	160	119	103	88	73	$1.7m
O.C. $2m-$2.5m	238	55	130	154	120	99	-	$2.3m
O.C. $2.5m-$4m	435	69	189	145	125	143	-	$3.2m
O.C. $4m-6m	214	27	238	260	224	147	217	$5.0m
O.C. $6m+	294	27	327	252	379	282	322	$10.1m

*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

NOVEMBER 9, 2026 - HOLIDAY SLUMBER

ORANGE COUNTY CITIES	UNITS SOLD SEPT 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 SEPT 2025
Aliso Viejo	29	$900,000	$900,000	98.8%	$505,000	$2,050,000	1,476	$610	21	33
Anaheim	101	$940,000	$949,000	100.0%	$200,000	$1,667,500	1,595	$589	20	91
Anaheim Hills	17	$1,155,000	$1,122,000	100.0%	$694,050	$2,200,000	2,131	$542	12	20
Brea	25	$1,175,000	$1,190,000	102.0%	$751,000	$2,808,000	1,970	$596	18	21
Buena Park	34	$902,500	$899,000	99.6%	$685,000	$2,580,000	1,331	$678	13	36
Corona Del Mar	22	$4,312,500	$4,429,500	98.1%	$1,744,000	$7,550,000	2,427	$1,777	31	17
Costa Mesa	50	$1,400,000	$1,457,500	99.8%	$755,000	$3,400,000	1,711	$818	18	45
Coto De Caza	9	$2,600,000	$2,694,000	95.7%	$1,592,000	$5,178,000	3,900	$667	25	14
Cypress	24	$930,937	$938,495	100.0%	$440,000	$1,725,000	1,562	$596	28	18
Dana Point	31	$2,430,000	$2,699,950	99.2%	$1,187,500	$12,400,000	2,215	$1,097	32	35
Dove Canyon	2	$1,640,000	$1,694,500	96.9%	$1,640,000	$1,640,000	3,171	$517	68	5
Foothill Ranch	5	$1,270,000	$1,280,000	99.2%	$938,000	$1,450,000	1,977	$642	61	6
Fountain Valley	33	$1,410,000	$1,398,000	100.0%	$415,000	$2,500,000	1,749	$806	12	32
Fullerton	65	$962,000	$965,000	100.0%	$290,000	$5,070,000	1,705	$564	18	60
Garden Grove	59	$1,010,000	$999,000	100.0%	$425,000	$1,855,000	1,595	$633	12	66
Huntington Beach	146	$1,403,000	$1,392,250	99.4%	$345,000	$4,875,750	1,832	$766	25	131
Irvine	176	$1,444,000	$1,498,000	97.4%	$430,000	$10,200,000	1,975	$731	38	181
La Habra	26	$847,500	$850,000	100.0%	$460,000	$1,850,000	1,360	$623	13	31
La Palma	7	$1,231,000	$1,199,000	101.9%	$918,000	$1,460,000	1,934	$637	5	7
Ladera Ranch	12	$1,845,000	$1,864,500	100.0%	$698,000	$6,100,000	2,928	$630	26	20
Laguna Beach	26	$3,087,500	$3,375,000	95.7%	$685,000	$12,700,000	2,058	$1,500	59	30
Laguna Hills	21	$1,280,000	$1,299,000	98.2%	$490,000	$3,826,000	1,780	$719	15	19
Laguna Niguel	62	$1,390,000	$1,389,450	98.8%	$495,000	$5,995,000	1,676	$829	22	54
Laguna Woods	49	$470,000	$479,000	98.9%	$18,100	$1,550,000	1,100	$427	32	53
Lake Forest	48	$1,112,500	$1,137,499	98.8%	$318,000	$2,785,000	1,704	$653	33	49
Los Alamitos	12	$1,637,500	$1,574,000	99.7%	$820,000	$2,960,000	1,963	$834	8	13
Mission Viejo	79	$1,160,000	$1,189,000	98.6%	$505,000	$5,850,000	1,803	$643	15	61
Newport Beach	76	$3,742,105	$3,872,500	97.7%	$530,000	$13,650,000	2,229	$1,679	42	62
Newport Coast	7	$6,475,000	$6,995,000	96.6%	$1,387,500	$22,700,000	2,964	$2,185	16	11
North Tustin	7	$2,150,000	$1,899,000	100.0%	$1,400,000	$3,320,000	2,272	$946	18	17
Orange	39	$1,089,115	$1,065,000	100.0%	$464,999	$3,380,000	1,555	$700	21	90
Placentia	24	$1,125,000	$1,097,000	99.7%	$492,000	$1,750,000	1,741	$646	29	34
Portola Hills	5	$850,000	$850,000	98.8%	$545,000	$2,785,000	1,761	$483	84	6
Rancho Mission Viejo	27	$1,199,990	$1,199,990	99.4%	$660,000	$2,250,000	2,063	$582	31	27
Rancho Santa Margarita	25	$1,062,000	$1,059,000	99.5%	$448,000	$1,625,000	1,460	$727	20	26
Rossmoor	5	$2,560,000	$2,498,000	100.5%	$1,658,000	$3,750,000	3,000	$853	36	4
San Clemente	55	$2,200,000	$2,220,000	100.0%	$475,000	$4,076,000	2,309	$953	13	58
San Juan Capistrano	32	$1,825,000	$1,820,000	98.9%	$395,000	$4,700,000	2,781	$656	14	21
Santa Ana	72	$862,500	$877,000	100.0%	$180,000	$2,700,000	1,315	$656	22	81
Seal Beach	46	$472,000	$469,000	98.8%	$190,000	$2,690,000	1,100	$429	21	49
Stanton	11	$615,000	$605,000	101.2%	$490,000	$1,010,000	1,163	$529	20	14
Talega	13	$2,200,000	$2,295,000	98.0%	$807,500	$3,530,000	3,112	$707	34	8
Tustin	31	$1,075,000	$1,100,000	98.4%	$463,500	$2,400,000	1,574	$683	29	37
Villa Park	7	$2,475,000	$2,499,888	98.5%	$2,225,000	$3,200,000	3,790	$653	10	4
Westminster	18	$1,142,500	$1,149,500	99.0%	$520,000	$1,700,000	1,451	$788	24	28
Yorba Linda	65	$1,680,000	$1,695,000	99.0%	$400,000	$5,500,000	2,740	$613	24	59
All of O.C.	1,729	$1,209,000	$1,199,999	99.1%	$18,100	$22,700,000	1,737	$696	21	1,805
$0-$500k	109	$395,000	$399,900	98.9%	$18,100	$500,000	842	$469	45	135
$500k-$750k	210	$650,000	$649,900	100.0%	$505,000	$750,000	1,070	$607	22	224
$750k-$1m	319	$889,837	$895,000	100.0%	$751,000	$1,000,000	1,383	$643	20	338
$1m-$1.25m	284	$1,140,000	$1,149,000	100.0%	$1,007,200	$1,250,000	1,677	$680	18	307
$1.25m-$1.5m	224	$1,382,500	$1,399,000	99.2%	$1,254,000	$1,500,000	1,978	$699	16	257
$1.5m-$2m	223	$1,725,000	$1,750,000	98.9%	$1,503,000	$2,000,000	2,349	$734	18	267
$2m-$2.5m	113	$2,245,000	$2,299,000	97.9%	$2,005,000	$2,500,000	2,663	$843	26	97
$2.5m-$4m	157	$3,100,000	$3,195,000	97.5%	$2,512,500	$3,980,000	3,192	$971	34	110
$4m-$6m	55	$4,700,000	$4,900,000	97.8%	$4,050,000	$5,995,000	3,230	$1,455	35	40
$6m+	35	$7,585,000	$7,795,000	97.2%	$6,100,000	$22,700,000	3,849	$1,971	35	30