

OCTOBER 12, 2026 - WRITTEN BY STEVEN THOMAS

RATES RISE, HOUSING STALLS

SURGING MORTGAGE RATES ARE BRINGING AN ALREADY SLUGGISH
HOUSING MARKET TO A CRAWL.



RATES IMPACT DEMAND

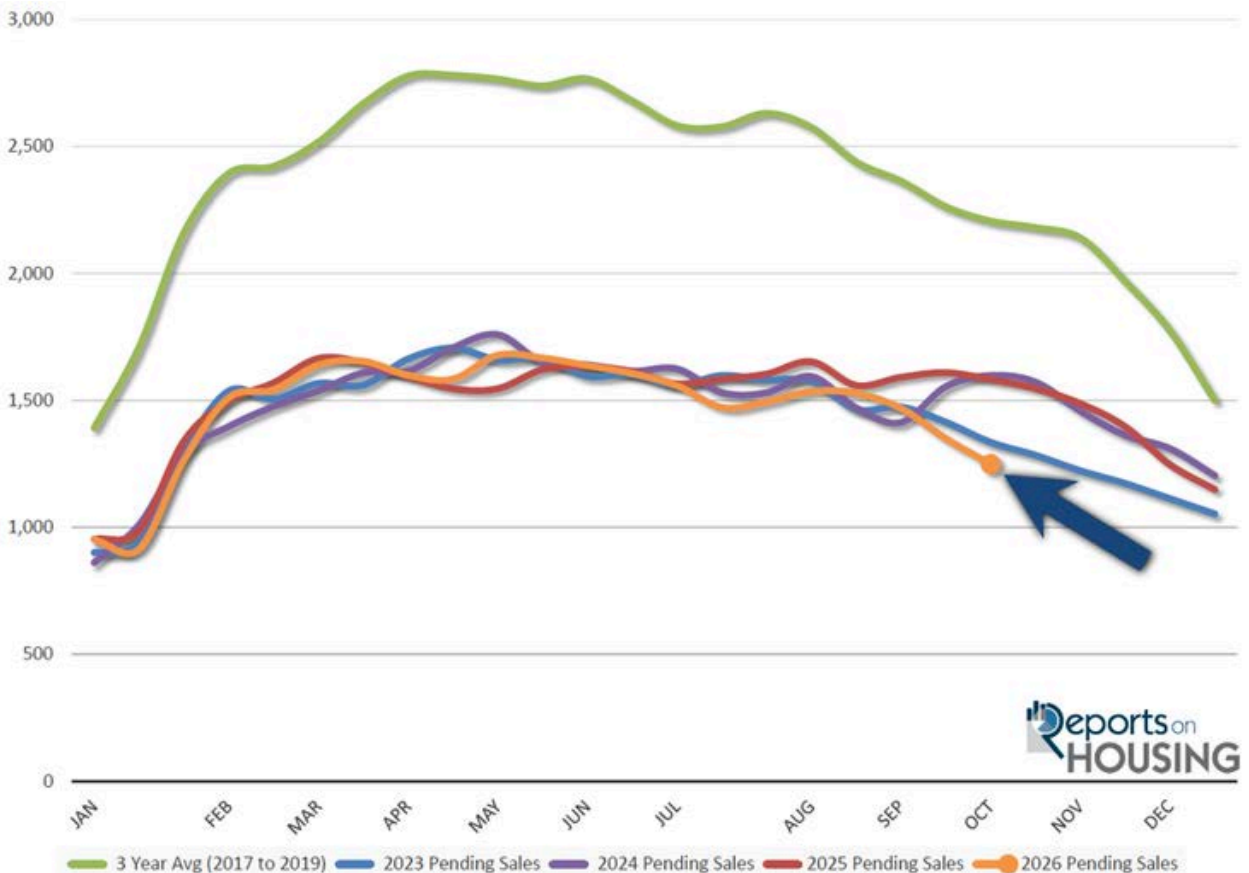
IN THE PAST 6 WEEKS, DEMAND HAS PLUNGED BY 18%.

Nearly every kid has ridden a bicycle up a hill that felt nearly impossible to climb. The pedals get harder and harder to push. Doubt seeps in as every leg muscle burns. Suddenly, the hill becomes even steeper as the bike barely inches forward. For many kids, the hill proves too challenging, forcing them to climb off and walk their bikes to the top.

Similarly, the Orange County housing market was already sluggish, struggling to gain momentum. Mortgage rates had climbed from 6% at the end of February to 6.75% in July, eroding affordability and dampening buyer demand. Then, over the past six weeks, the hill grew even steeper. Mortgage rates surged from 6.75% to 7.5%, placing even greater pressure on affordability, further squeezing demand, and slowing the housing market to a crawl.

Demand (a snapshot of the number of new pending sales over the prior month) peaked in May at 1,678 pending sales. From there, it slowly dropped, reaching 1,528 at the end of August, down 150 pending sales (-9%). Mortgage rates had climbed from 6.5% to 6.75%. Yet from the end of August to the end of September, rates jumped three-quarters of a percent, from 6.75% to 7.5%, and have remained there ever since. The last time 30-year mortgage rates climbed that fast in such a short period was in September 2022, when the Federal Reserve aggressively raised the Federal Funds rate. As a result, demand has fallen by 279 pending sales (-18%) over the past 6 weeks.

ORANGE COUNTY DEMAND YEAR-OVER-YEAR



Since the end of August, the active inventory has declined by 58 homes (-1%), from 4,982 to 4,924. With inventory down only 1% and demand down 18%, Expected Market Time (the

number of days it takes to sell all listings at the current buying pace) rose substantially from 98 to 118 days, a 20-day increase. With demand falling rapidly, fewer homes are moving into pending status and are instead languishing on the market, increasing seller competition. The Orange County housing market feels noticeably more sluggish today than it did in August.

Mortgage rates have been stuck between 6.5% and 7.5% with few exceptions since they spiked above 6.5% in September 2022. With a weakening labor market in 2025, they dipped below 6.5% on September 3, 2025, and slowly made their way to 6% by the end of February of this year, nearly six months of improved affordability and much more favorable buying conditions. The lower-rate environment appeared to be here to stay. After touching 5.99% (Mortgage News Daily) on Friday, February 27th, the U.S. and Israel launched a joint campaign of large-scale strikes across Iran the following day, February 28th.

Because of the closure of the Strait of Hormuz, gas prices jumped sharply, rising from \$4.67 per gallon in California at the end of February to \$5.90 on March 31st, up \$1.23 per gallon (+26%). The sudden shift in gas prices had economists and investors concerned about inflation and the Federal Reserve’s response to price stability. Their dual mandate is to maintain price stability and promote maximum employment. With inflation looming, mortgage rates immediately spiked and topped 6.5% in just three weeks. As hostilities dragged on, rates surpassed 6.75% in July and stayed there for most of August. Then, at the end of August, the U.S., in a diplomatic shift, paused military strikes in exchange for economic pressure through an aggressive sanctions program, indicating that a ceasefire and eventual peace deal would not occur until after the mid-term election. As a result, rates rapidly climbed and breached 7.5% by the end of September.

To put the rise in rates in perspective, buyers seeking a \$6,000 per month principal and interest payment with 20% down would have been looking at a \$1,251,250 home at the end of February, with rates at 6%. Today, with rates at 7.5%, that same buyer is now looking at a \$1,072,500 home, or \$178,750 less in purchasing power.

Interest Rates Impact on Affordability								
	6.0%	6.25%	6.5%	6.75%	7.0%	7.25%	7.5%	7.75%
\$6,000 Desired Monthly Payment	↓ Price of Home Able to Afford ↓							
	\$1,251,250	\$1,217,500	\$1,186,250	\$1,156,250	\$1,127,500	\$1,100,000	\$1,072,500	\$1,047,500
*Mortgage Payment is Principal & Interest Only & 20% Down Payment								

Another way to look at decreased affordability is to compare payments on a home at a fixed price as rates drop. For a \$1.2 million home with 20% down, the payment is \$5,756 at 6%. At 7.5%, the payment rises to \$6,712 per month, an increase of \$956 per month, or \$11,472 per year.

	6.0%	6.25%	6.5%	6.75%	7.0%	7.25%	7.5%	7.75%
↓ Mortgage Payment on a \$1.2 Million Home with \$960,000 Loan ↓								
Payment	\$5,756	\$5,911	\$6,068	\$6,227	\$6,387	\$6,549	\$6,712	\$6,878
Extra Annual Cost	\$0	\$1,860	\$3,744	\$5,652	\$7,572	\$9,516	\$11,472	\$13,464

In February, buyer demand was poised to outperform 2023 through 2025, just in time for the Spring Market. However, rising mortgage rates brought that to an abrupt halt. Year-over-

year demand remained remarkably similar for a fourth consecutive year. Then, the recent spike in mortgage rates further eroded affordability, weakened demand, and caused the market to decelerate rapidly. Today, inventory is up 10% compared to last year, demand is down 21%, and the Expected Market Time has climbed from 85 days last year to 118 today. With mortgage rates surging, the Orange County housing market has stalled.



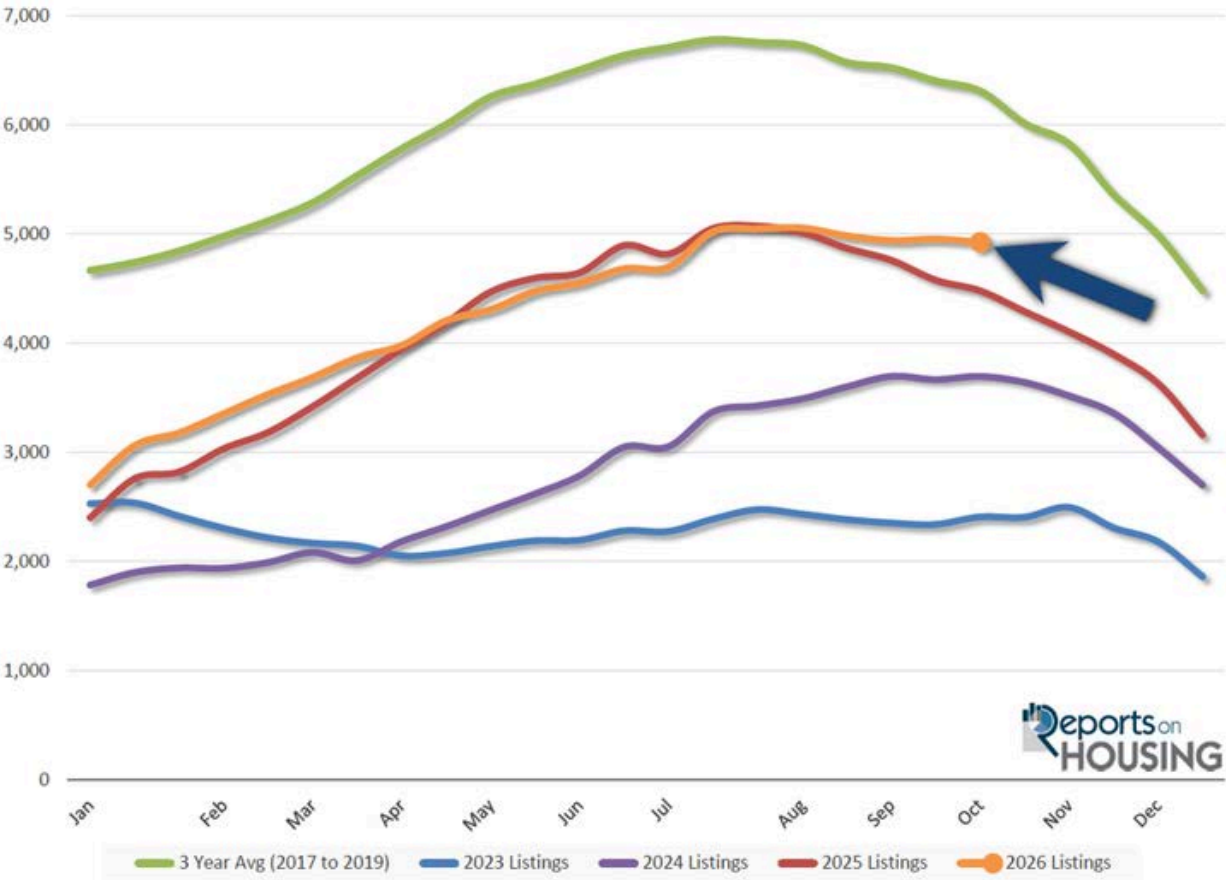
ACTIVE LISTINGS

THE INVENTORY DECLINED BY 28 HOMES OVER THE PAST TWO WEEKS.

The active listing inventory decreased by 28 homes over the past two weeks to 4,924 (-0.6%). Inventory levels are not changing much from week to week, very similar to 2023. Typically, inventory would have already peaked and then slowly, methodically declined week to week. Yet, as in 2023, it will remain elevated until the end of the Autumn Market, the week before Thanksgiving. With much higher mortgage rates, there are far fewer pending sales. As a result, the inventory remains elevated, with more sellers languishing on the market without success. Then, in the midst of the holidays, the inventory will drop rapidly through the end of the year, with fewer homes coming on the market and many unsuccessful sellers throwing in the towel and delisting.

Last year, the inventory was 4,478 homes, **down 446 homes (-9%)**. The 3-year average before COVID (2017 through 2019) was 6,306, an additional 1,382 homes, or 28% 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 eased from the lows set in 2023. Through September, 23,808 homes were listed in Orange County, 8,605 fewer than the 3-year average before COVID (2017-2019), or 27% less. In 2025, 24,144 homes entered the market (1% more), compared with 21,845 in 2024 (8% fewer) and 18,733 in

2023 (21% fewer).

DEMAND

DEMAND PLUNGED BY 7% OVER THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, fell from 1,349 to 1,249 over the past couple of weeks, down 100 pending sales (-7%), its lowest October reading since 2007. In just four weeks, demand has dropped by 219 pending sales (-15%). This unprecedented drop reflects a quick spike in mortgage rates from 6.75% to 7.5%, similar to the jump in September 2022. Rates have remained around 7.5%, allowing the market to slowly absorb the new, higher-rate environment. Demand should stop its rapid decline as long as rates do not suddenly climb further in the coming weeks.

Last year, demand was 1,582 pending sales, **up 333 (+27%)**. The 3-year average before COVID (2017 to 2019) was 2,206 pending sales, **77% more than today, or an additional 957**.

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 Consumer Price Index (CPI) and the Producer Price Index (PPI), two key inflation indicators, will be released. Next week, the S&P Global Manufacturing and Services Purchasing Managers Index (PMI) will be released, which tracks the strength of the U.S. manufacturing and services sectors.

EXPECTED MARKET TIME

THE EXPECTED MARKET TIME JUMPED BY EIGHT DAYS OVER THE PAST COUPLE OF WEEKS.

With the supply of available homes declining by 28 homes, **down 0.6%**, and demand falling by 100 pending sales, **down 7%**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) increased from 110 to 118 days in the past couple of weeks, its highest reading since April 2020 during the COVID lockdown.

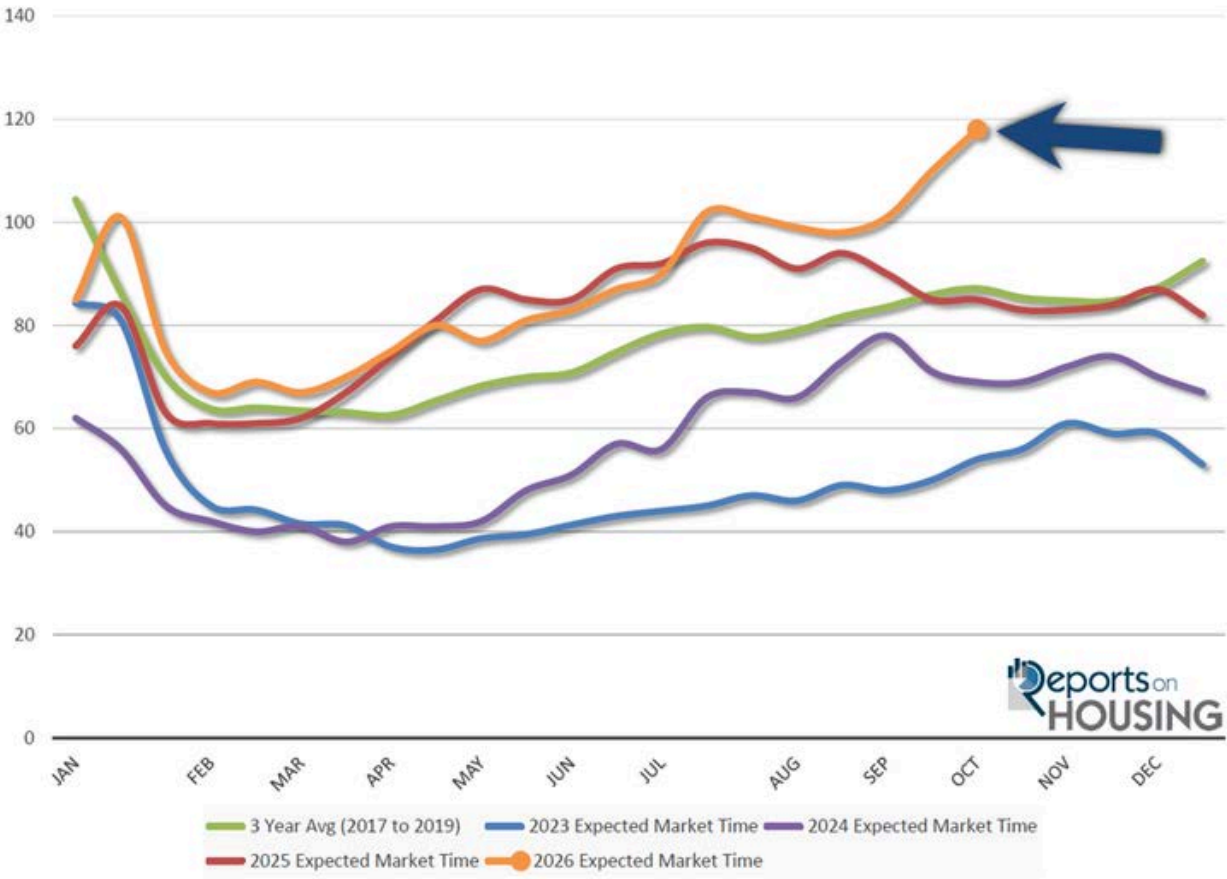
Last year, it was 85 days, noticeably faster than today. The 3-year average before COVID (2017 to 2019) was 87 days, also considerably faster than today.

The Expected Market Time for condominiums and townhomes increased from 128 to 139 days in the past two weeks. It was 83 days last year. For detached homes, the Expected Market Time increased from 99 to 105 days. It was 86 days a year ago. The detached-home market remains significantly faster than the attached-home market.

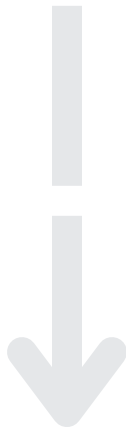
ORANGE COUNTY EXPECT MARKET TIME CHART



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



ORANGE COUNTY
LUXURY END BREAKDOWN



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 981 to 952, down 29 (-3%). Luxury demand decreased from 160 to 156 pending sales, down 4 (-3%). With supply and demand dropping at a similar pace, the Expected Market Time for luxury homes priced above \$2.5 million decreased slightly from 184 to 183 days.

Year over year, the active luxury inventory is down by 127 homes (-12%), and luxury demand is down by 11 pending sales (-7%). Last year's Expected Market Time was 194 days, similar to today.

Over the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million rose from 121 to 125 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 218 to 224 days. For homes priced above \$6 million, the Expected Market Time decreased from 454 to 379 days. Luxury is at 183 days overall. At this pace, a seller would likely become a pending sale around **April 2027**.

ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0 - \$750K 	126 Days	22%	21%	64 Days
\$750k - \$1M 	117 Days	17%	17%	62 Days
\$1M - \$1.25M 	102 Days	12%	14%	71 Days
\$1.25M - \$1.5M 	86 Days	11%	16%	64 Days
\$1.5M - \$2M 	103 Days	13%	15%	87 Days
\$2M - \$2.5M 	120 Days	5%	5%	159 Days
\$2.5M - \$4M 	125 Days	9%	8%	151 Days
\$4M - \$6M 	224 Days	5%	2%	183 Days
\$6M+ 	379 Days	6%	2%	431 Days

ORANGE COUNTY HOUSING SUMMARY

OCTOBER 12, 2026 - RATES RISE, HOUSING STALLS

- **INVENTORY:** The active listing inventory in the past couple of weeks decreased by 28 homes, and now stands at 4,924 (-0.6%). Last year, 4,478 homes were on the market, 446 fewer homes (-9%). The 3-year average before COVID (2017 to 2019) was 6,306, which is 28% higher. From January through September, 27% fewer homes came on the market than the 3-year average before COVID (2017 to 2019), 8,605 fewer. There were 336 fewer than last year, 1,963 more than in 2024, and 5,075 more than in 2023.
- **DEMAND:** Buyer demand, the number of pending sales over the prior month, plunged by 100 in the past two weeks and now stands at 1,249, down 7%, its lowest October reading since 2007. Last year, there were 1,582 pending sales, **up 27%**. The 3-year average before COVID (2017 to 2019) was 2,206, which is 77% higher than today.
- **MARKET TIME:** With supply slowly falling compared to plunging demand, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased from 110 to 118 days in the past couple of weeks, its highest level since April 2020 during the COVID lockdowns. Last year, it was 85 days, much faster than today. The 3-year average before COVID (2017-2019) was 87 days, also quicker than today.
- **LUXURY:** Over the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million rose from 121 to 125 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 218 to 224 days. For homes priced above \$6 million, the Expected Market Time decreased from 454 to 379 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined comprised only 0.3% of all listings and 0.4% of demand. Orange County has six foreclosures and 11 short sales available today, bringing the total distressed homes on the active market to 17, up four from two weeks ago. Last year, 10 distressed homes were on the market, similar to today.
- **CLOSED SALES:** There were 1,755 closed residential resales in August, down 6% from August 2025's 1,875 sales, and down 9% from July 2026. Orange County's sales-to-list price ratio was 99.5%. Foreclosures accounted for 0.17% of all closed sales, and short sales accounted for 0.11%. That means that 99.72% of all sales were sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

OCTOBER 12, 2026 - RATES RISE, HOUSING STALLS

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
10/8/2026								
Aliso Viejo	75	20	113	80	74	59	68	\$900k
Anaheim	287	71	121	111	89	62	67	\$925k
Anaheim Hills	56	10	168	128	81	55	81	\$1.3m
Brea	41	18	68	71	77	60	41	\$999k
Buena Park	82	16	154	102	72	71	41	\$900k
Corona Del Mar	69	11	188	183	183	353	162	\$6.4m
Costa Mesa	121	36	101	84	74	84	48	\$1.5m
Coto De Caza	54	15	108	103	132	114	77	\$2.2m
Cypress	58	22	79	102	95	49	39	\$965k
Dana Point	103	17	182	173	99	126	134	\$2.4m
Dove Canyon	4	0	Infinite	Infinite	40	65	20	\$1.9m
Foothill Ranch	14	2	210	113	128	49	56	\$670k
Fountain Valley	39	24	49	40	44	53	51	\$1.4m
Fullerton	123	37	100	66	65	53	57	\$900k
Garden Grove	114	41	83	85	74	71	42	\$995k
Huntington Beach	297	93	96	82	79	75	61	\$1.4m
Irvine	706	136	156	145	156	139	90	\$1.6m
La Habra	67	25	80	60	104	70	48	\$850k
La Palma	9	4	68	130	72	270	60	\$1.2m
Ladera Ranch	55	10	165	132	134	146	109	\$1.2m
Laguna Beach	149	22	203	213	216	194	304	\$5.0m
Laguna Hills	53	18	88	126	116	76	52	\$1.1m
Laguna Niguel	142	47	91	98	86	90	96	\$1.3m
Laguna Woods	198	48	124	113	96	64	49	\$449k
Lake Forest	207	30	207	151	151	113	75	\$1.2m
Los Alamitos	11	8	41	47	40	33	43	\$1.6m
Mission Viejo	155	55	85	92	70	78	60	\$1.1m
Newport Beach	233	32	218	197	156	170	175	\$4.7m
Newport Coast	46	6	230	223	201	156	144	\$13.3m
North Tustin	29	14	62	96	101	85	64	\$1.9m
Orange	178	48	111	109	115	60	45	\$1.2m
Placentia	72	21	103	120	129	52	45	\$847k
Portola Hills	26	5	156	218	129	150	105	\$1.3m
Rancho Mission Viejo	112	14	240	300	112	81	47	\$1.0m
Rancho Santa Marg.	82	16	154	146	101	65	65	\$775k
Rossmoor	1	3	10	15	20	150	34	\$2.2m
San Clemente	124	35	106	84	83	124	80	\$2.2m
San Juan	68	24	85	117	82	73	93	\$1.9m
Santa Ana	224	49	137	107	101	72	44	\$828k
Seal Beach	86	35	74	71	67	35	57	\$382k
Stanton	27	5	162	110	83	45	26	\$660k
Talega	27	5	162	94	68	98	82	\$1.9m
Tustin	95	37	77	140	130	66	46	\$1.0m
Villa Park	14	4	105	98	160	113	71	\$3.0m
Westminster	44	20	66	66	92	44	35	\$1.2m
Yorba Linda	147	40	110	91	85	74	58	\$1.5m
All of O.C.	4,924	1,249	118	110	101	85	69	\$1.2m

ORANGE COUNTY PRICE RANGE REPORT

OCTOBER 12, 2026 - RATES RISE, HOUSING STALLS

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
10/8/2026								
All of O.C.	2,214	478	139	128	115	83	64	\$779k
O.C. \$0-\$500k	413	92	135	109	92	64	48	\$400k
O.C. \$500k-\$750k	640	158	122	133	118	65	58	\$639k
O.C. \$750k-\$1m	556	111	150	121	101	70	56	\$869k
O.C. \$1m-\$2m	474	96	148	134	153	127	85	\$1.3m
O.C. \$2m+	131	21	187	235	140	254	148	\$3.2m

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
10/8/2026								
All of O.C.	2,710	771	105	99	92	86	72	\$1.7m
O.C. \$0-\$750k	39	11	106	123	71	50	50	\$650k
O.C. \$750k-\$1m	277	102	81	63	63	52	37	\$900k
O.C. \$1m-\$1.25m	362	133	82	73	70	52	44	\$1.2m
O.C. \$1.25m-\$1.5m	389	152	77	71	76	55	50	\$1.4m
O.C. \$1.5m-\$2m	562	173	97	104	85	77	76	\$1.7m
O.C. \$2m-\$2.5m	229	58	118	100	88	152	-	\$2.3m
O.C. \$2.5m-\$4m	365	95	115	111	101	141	-	\$3.1m
O.C. \$4m-6m	202	24	252	196	221	173	204	\$4.9m
O.C. \$6m+	285	23	372	452	341	450	475	\$10.5m

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
10/8/2026								
All of O.C.	4,924	1,249	118	110	101	85	69	\$1.2m
O.C. \$0-\$500k	421	94	134	110	92	63	50	\$400k
O.C. \$500k-\$750k	671	167	121	132	114	64	56	\$645k
O.C. \$750k-\$1m	833	213	117	94	84	62	46	\$889k
O.C. \$1m-\$1.25m	593	175	102	88	87	71	48	\$1.1m
O.C. \$1.25m-\$1.5m	532	186	86	82	91	64	56	\$1.4m
O.C. \$1.5m-\$2m	662	193	103	108	93	87	86	\$1.7m
O.C. \$2m-\$2.5m	260	65	120	100	91	159	-	\$2.3m
O.C. \$2.5m-\$4m	425	102	125	121	106	151	-	\$3.1m
O.C. \$4m-6m	224	30	224	218	195	183	194	\$4.8m
O.C. \$6m+	303	24	379	454	345	431	444	\$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

OCTOBER 12, 2026 - RATES RISE, HOUSING STALLS

ORANGE COUNTY CITIES	UNITS SOLD AUG 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 AUG 2025
Aliso Viejo	37	\$940,000	\$959,000	98.3%	\$550,000	\$2,550,000	1,524	\$617	26	25
Anaheim	96	\$932,745	\$939,939	100.0%	\$304,600	\$1,820,000	1,518	\$615	16	107
Anaheim Hills	25	\$1,115,000	\$1,149,900	100.0%	\$538,000	\$2,649,888	1,698	\$657	13	32
Brea	32	\$1,132,350	\$1,100,000	100.0%	\$610,000	\$1,875,000	1,831	\$618	16	20
Buena Park	25	\$905,000	\$915,000	99.6%	\$709,000	\$1,895,565	1,493	\$606	34	38
Corona Del Mar	18	\$4,835,000	\$4,899,000	99.1%	\$2,025,000	\$19,000,000	2,416	\$2,002	27	18
Costa Mesa	54	\$1,513,500	\$1,498,500	100.0%	\$420,000	\$4,175,000	1,745	\$867	18	47
Coto De Caza	12	\$1,714,500	\$1,749,000	97.6%	\$945,000	\$4,840,000	2,994	\$573	33	12
Cypress	29	\$995,000	\$985,000	100.0%	\$465,000	\$1,950,000	1,709	\$582	24	29
Dana Point	31	\$1,950,000	\$1,950,000	100.0%	\$600,000	\$12,195,000	1,878	\$1,038	9	34
Dove Canyon	5	\$1,800,000	\$1,795,000	97.8%	\$1,580,000	\$1,835,000	2,606	\$691	29	6
Foothill Ranch	6	\$1,475,000	\$1,495,000	98.6%	\$725,000	\$1,795,850	2,295	\$643	29	5
Fountain Valley	32	\$1,364,000	\$1,383,500	100.3%	\$760,000	\$2,300,000	1,822	\$749	9	35
Fullerton	75	\$999,990	\$995,000	100.0%	\$360,000	\$2,065,000	1,617	\$618	26	67
Garden Grove	42	\$1,027,500	\$1,039,000	100.0%	\$360,000	\$1,560,000	1,393	\$738	11	62
Huntington Beach	118	\$1,430,000	\$1,425,000	99.2%	\$122,500	\$5,300,000	1,706	\$838	14	132
Irvine	174	\$1,520,000	\$1,550,000	98.1%	\$470,000	\$17,650,000	2,029	\$749	26	186
La Habra	30	\$807,500	\$794,500	100.0%	\$330,000	\$1,450,000	1,294	\$624	14	27
La Palma	10	\$1,175,000	\$1,182,500	99.2%	\$655,000	\$1,443,500	2,162	\$543	12	6
Ladera Ranch	16	\$1,407,000	\$1,437,499	99.4%	\$740,000	\$3,150,000	2,028	\$694	10	16
Laguna Beach	32	\$3,412,500	\$3,800,000	97.1%	\$500,000	\$29,000,000	2,198	\$1,553	38	26
Laguna Hills	23	\$1,180,000	\$1,150,000	98.4%	\$540,000	\$3,850,000	1,325	\$891	29	22
Laguna Niguel	42	\$1,249,500	\$1,269,500	99.2%	\$480,000	\$6,500,000	1,550	\$806	27	58
Laguna Woods	52	\$442,250	\$459,450	99.8%	\$150,000	\$2,000,000	1,077	\$411	25	62
Lake Forest	51	\$1,230,000	\$1,248,800	99.4%	\$440,000	\$3,250,000	2,022	\$608	18	40
Los Alamitos	6	\$1,687,500	\$1,724,500	99.4%	\$1,162,500	\$23,600,000	2,054	\$822	48	15
Mission Viejo	94	\$1,270,000	\$1,255,000	99.7%	\$490,000	\$2,700,000	1,785	\$712	20	88
Newport Beach	48	\$3,190,000	\$3,397,000	96.5%	\$525,000	\$26,800,000	2,117	\$1,507	26	60
Newport Coast	9	\$4,450,000	\$4,550,000	97.8%	\$1,505,000	\$38,900,000	2,735	\$1,627	36	8
North Tustin	15	\$2,100,000	\$2,100,000	99.6%	\$1,295,000	\$4,275,000	2,831	\$742	14	10
Orange	76	\$1,100,000	\$1,100,000	100.0%	\$460,000	\$3,927,500	1,656	\$664	11	78
Placentia	27	\$1,100,000	\$1,000,000	99.6%	\$490,000	\$1,850,000	1,601	\$687	13	31
Portola Hills	3	\$975,000	\$969,900	100.5%	\$780,425	\$1,660,000	1,488	\$655	5	9
Rancho Mission Viejo	22	\$1,175,000	\$1,162,500	100.0%	\$580,000	\$2,422,000	1,705	\$689	26	31
Rancho Santa Margarita	32	\$807,000	\$804,000	100.0%	\$474,000	\$1,559,900	1,280	\$630	26	33
Rossmoor	6	\$1,812,500	\$1,810,000	99.5%	\$1,580,000	\$2,889,000	2,133	\$850	6	6
San Clemente	61	\$1,740,000	\$1,740,000	97.7%	\$500,000	\$5,650,000	1,948	\$893	17	51
San Juan Capistrano	31	\$1,155,000	\$1,200,000	98.8%	\$485,000	\$4,600,000	1,484	\$778	21	29
Santa Ana	67	\$822,500	\$797,000	100.0%	\$260,000	\$2,250,000	1,192	\$690	28	78
Seal Beach	39	\$379,000	\$379,000	100.0%	\$220,000	\$4,100,000	1,080	\$351	22	41
Stanton	14	\$744,000	\$753,500	99.8%	\$440,000	\$930,000	1,201	\$620	21	14
Talega	16	\$1,712,500	\$1,769,400	97.3%	\$875,000	\$3,050,000	2,497	\$686	12	6
Tustin	34	\$1,192,500	\$1,193,500	98.7%	\$540,000	\$2,820,000	1,760	\$678	30	45
Villa Park	5	\$2,698,000	\$2,698,000	100.0%	\$1,800,000	\$4,890,000	4,341	\$622	12	5
Westminster	23	\$1,250,000	\$1,250,000	100.0%	\$650,000	\$1,588,000	1,498	\$834	12	25
Yorba Linda	64	\$1,386,000	\$1,355,000	100.0%	\$520,000	\$4,785,000	2,214	\$626	19	71
All of O.C.	1,755	\$1,215,000	\$1,200,000	99.5%	\$122,500	\$38,900,000	1,700	\$715	19	1,875
\$0-\$500k	108	\$384,500	\$392,450	99.4%	\$122,500	\$500,000	873	\$440	33	116
\$500k-\$750k	235	\$640,000	\$649,000	100.0%	\$501,000	\$750,000	1,088	\$588	21	256
\$750k-\$1m	313	\$875,000	\$890,000	100.0%	\$755,580	\$1,000,000	1,397	\$626	20	384
\$1m-\$1.25m	281	\$1,140,000	\$1,149,800	100.0%	\$1,005,000	\$1,250,000	1,642	\$694	13	294
\$1.25m-\$1.5m	240	\$1,358,903	\$1,387,436	100.0%	\$1,255,000	\$1,500,000	1,983	\$685	17	255
\$1.5m-\$2m	269	\$1,675,000	\$1,699,000	99.3%	\$1,501,000	\$2,000,000	2,336	\$717	18	283
\$2m-\$2.5m	102	\$2,250,000	\$2,295,000	98.1%	\$2,010,000	\$2,500,000	2,928	\$769	18	92
\$2.5m-\$4m	129	\$3,000,000	\$3,100,000	97.8%	\$2,520,000	\$4,000,000	3,128	\$959	23	126
\$4m-\$6m	42	\$4,692,500	\$4,844,000	97.4%	\$4,100,000	\$6,000,000	3,377	\$1,390	33	38
\$6m+	36	\$9,494,000	\$9,939,400	97.5%	\$6,100,000	\$38,900,000	4,235	\$2,242	29	31