Reports on HOUSING
Your Local Real Estate Snapshot

THE ORANGE COUNTY HOUSING REPORT

OCTOBER 27, 2025 - WRITTEN BY STEVEN THOMAS

WINDOW OF OPPORTUNITY

WITH MORTGAGE RATES AT THEIR LOWEST LEVELS IN OVER A YEAR, HOUSING SUPPLY UP 18% FROM LAST YEAR, AND MANY HOMES STILL WAITING FOR OFFERS, IT'S AN EXCELLENT MOMENT FOR BUYERS TO MAKE A MOVE.

NOW IS A GREAT TIME TO BUY

BUYING NOW WILL PROVE A WISE DECISION, AS THE LOWER-RATE ENVIRONMENT IS PROJECTED TO CONTINUE INTO NEXT YEAR, FUELING INCREASED DEMAND AND A MORE COMPETITIVE HOUSING MARKET IN THE COMING SPRING.

Disneyland is known as the “Happiest Place on Earth,” yet it is also known for massive crowds and extremely long lines, especially during the summer and around holidays. Seasoned Disney fans know that there is a magic “window of opportunity” when the park first opens, that special first hour and a half where the lines are short and you can practically stroll onto the top rides. The moment those gates swing open at 8 AM, the pros hustle straight to their favorites. By 9:30, the crowds have poured in, and the lines grow longer by the minute.

Right now, and for the remainder of the year, is a window of opportunity for buyers before the market heats up after the New Year, growing hotter as housing moves towards spring. The current conditions are ideal. Mortgage rates dipped below 6.5% and are at their best level since September of last year. Buyer demand will wane as the year draws to a close. Many homes have been on the market for months without success, and sellers are more willing to negotiate.

Mortgage rates dipped below 6.5% on September 3rd and have remained at these lows for 54 consecutive days. Rates are at their lowest levels since September last year. Last year, from August 20th to October 3rd, rates dropped below 6.5% for 45 consecutive days. It was by far the best mortgage rates of the year after eclipsing 7.5% in April 2024. The favorable rate environment ignited demand (a snapshot of the number of new pending sales over the prior month), jumping from 1,413 pending sales in mid-September to 1,598 in mid-October, a 13% uncharacteristic rise during the Fall Market. Despite rates climbing above 6.5% in early October and surpassing 7% by the end of the month, demand remained elevated through the end of the year. Yet the demand boost disappeared after ringing in 2025, as mortgage rates remained above 7% in January and February.

Mortgage rates rose back to 7% in October 2024 after U.S. economic data came in stronger than expected. The data continued to show economic resilience for the first half of this year as well. Yet the labor market has deteriorated considerably since June, and additional economic headwinds have emerged. As a result, mortgage rates have been slowly declining since, dropping just below 7% at the start of June. They bumped around 6.75% throughout July, and then dropped towards 6.5% in August. They broke below 6.5% at the beginning of September and have never looked back. Unlike last year, these rates are projected to remain at these lower levels through the end of the year and into 2026, with a weaker economy.

Interest Rates Impact on Affordability

	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%	7.5%
$7,000 Desired Monthly Payment	Price of Home Able to Afford							
	$1,541,250	$1,500,000	$1,460,000	$1,421,250	$1,383,750	$1,348,750	$1,315,000	$1,251,250

*Mortgage Payment is Principal & Interest Only & 20% Down Payment

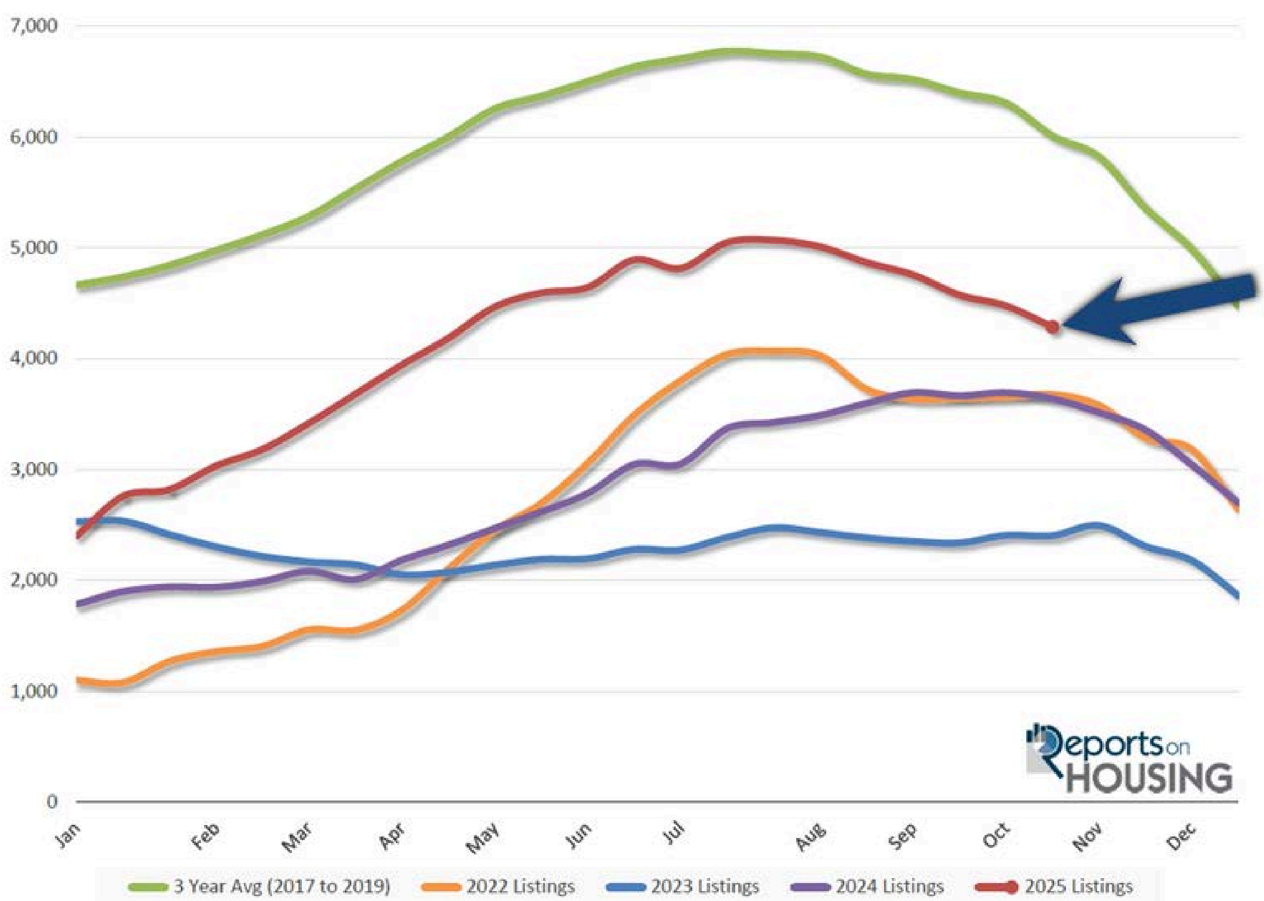
As rates drop, affordability improves. Many buyers have been waiting on the sidelines for a more favorable environment. For buyers looking for a $7,000 monthly payment with 20% down, at 7%, they were looking at a $1,315,000 home. At today’s 6.25% rate, they can now afford a home at $1,412,250, which translates into an additional $97,250 in purchasing power.

Another way to look at the improvement in affordability is to compare the payment on a specific-priced home as rates drop. For a $1.4 million home with 20% down, the payment is $7,451 at 7%. The payment drops to $6,896 per month at today's 6.25% rate, a $555 savings per month, or $6,660 per year.

	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%	7.5%
	Mortgage Payment on a $1.4 Million Home with $1.2 Million Loan							
Payment	$6,359	$6,536	$6,715	$6,896	$7,079	$7,264	$7,451	$7,831
Extra Annual Cost	-$13,101	-$10,980	-$8,832	-$6,660	-$4,462	-$2,240	$0	$4,562

Not only are rates at their lowest level in a year, but the active inventory has also been elevated compared to the last couple of years. There are 4,288 homes on the market today, 648 more than last year's 3,640, an 18% increase. It is 78% higher than in 2023, 1,882 more homes. Buyers have the most choices for this time of year since 2019, when there were 5,921.

ORANGE COUNTY
ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



Homeowners have been unwilling to move due to their current, underlying, locked-in, low fixed-rate mortgage since rates climbed sharply in 2022. Yet, the last time rates were below 6% was August 2022, 38 months ago. Many homeowners are tired of waiting for rates to fall so that they can sell. Consequently, there are 10% more new sellers so far this year compared to last year, 2,221 extra FOR-SALE signs, and 28% more than in 2023, an additional 5,333 signs. These extra sellers have been accumulating over time, resulting in the stark rise in inventory this year.

Many more sellers have been languishing on the market without success. Today's Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) is at 83 days, its slowest late October pace since 2022. It was at 69 days last year, and 56 days in 2023. After sitting on the market for a long time, today's sellers are much more willing to negotiate price and terms. It does not mean that a seller would be willing to entertain a "low-ball" offer, but they are more inclined to negotiate the price, pay some of the buyer's closing costs, and even buy down the buyer's interest rate by paying mortgage points.

REMEMBER: This is a "window of opportunity" for buyers. Mortgage rates are projected to remain below 6.5% through the end of the year and into 2026. That will be months at these lower levels compared to last year's brief 45 days. The favorable mortgage rate environment is poised to ignite spring demand, the busiest time of the year for housing. From mid-January through March, demand accelerates far faster than the rise in available inventory. The Orange County housing market is poised to heat up significantly, and buyers who delay may later regret missing the ideal moment to purchase… right now.

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ACTIVE LISTINGS

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

The active listing inventory decreased by 190 homes over the past two weeks, a 4% decline, and now stands at 4,288, the largest drop of the year and its lowest level since April. With an elevated number of homes available, many more sellers have been unsuccessful. As a result, more homes are being pulled off the market and delisting at the fastest pace in years. For the first three weeks of October, 574 sellers threw in the towel and delisted compared to 353 during the same time last year. That is up 65% or an additional 231 towels. With more sellers coming off the market and the cyclical phenomenon of the fewest number of new sellers to close out the year, inventory will continue to fall rapidly.

Last year, the inventory was at 3,640 homes, **15% fewer, or 648 less**. The 3-year average before COVID (2017-2019) was 6,010, an additional 1,722 homes, or 40% more.

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 September, 24,066 homes were placed on the market in Orange County, 8,347 fewer than the 3-year average before COVID (2017-2019), 26% less. In 2024, 21,845 homes entered the market, compared to 18,773 in 2023. More sellers are opting to sell in 2025. Yet, for the second month in a row, the number of homes coming on the market was fewer compared to the prior year. In September, 2,211 homes came on the market, 4% less than last year's 2,303.

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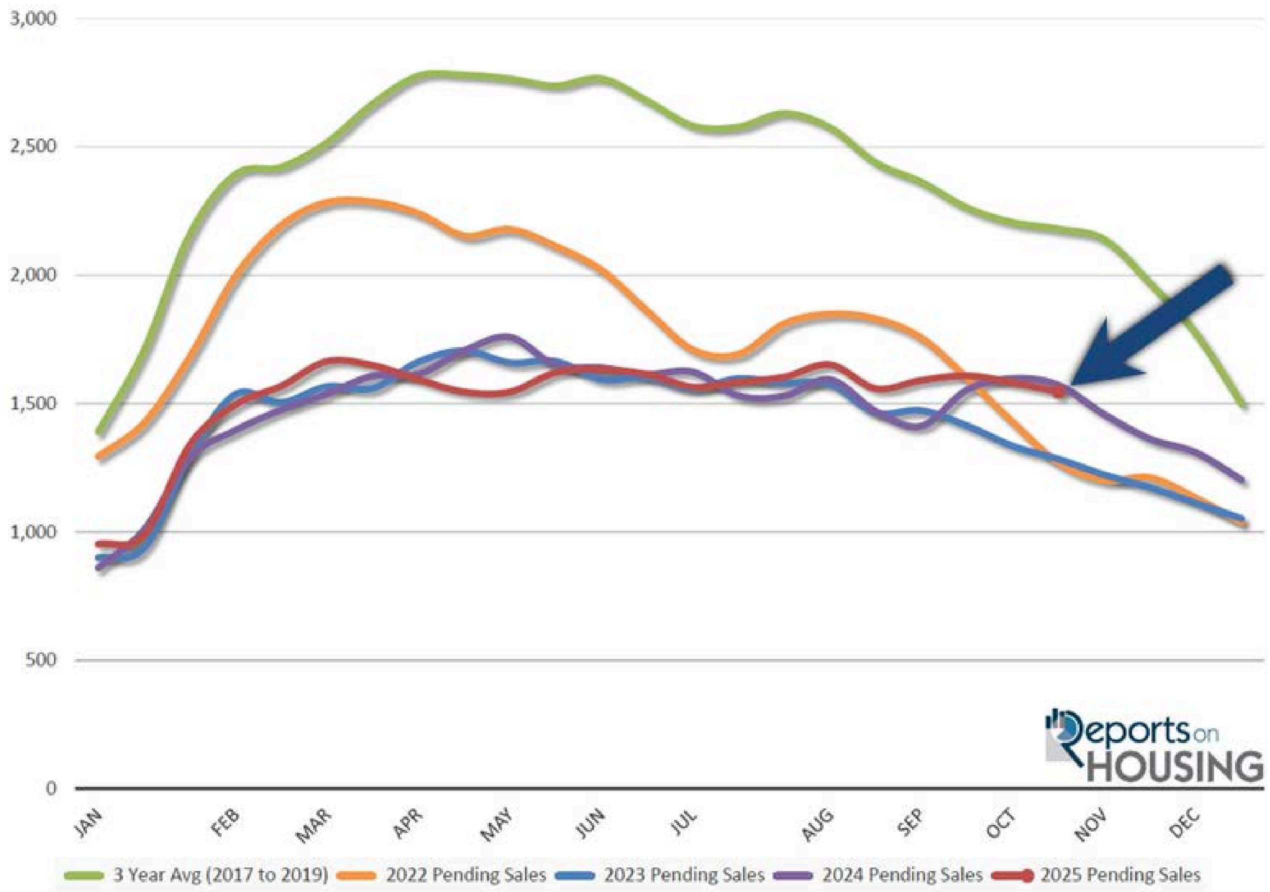
DEMAND

DEMAND DECREASED BY 2% IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, decreased from 1,582 to 1,546 in the past couple of weeks, representing a 36-pending-sale drop, or 2%. Last year at this time, mortgage rates had just eclipsed 7% for the first time since July, and they remained elevated until the end of February with only a few exceptions. Today's more favorable mortgage rate environment will translate to elevated demand to close out the year and will instigate stronger demand into 2026. Typically, demand drops at a pace similar to that of inventory, but it is currently falling much more slowly. This is resulting in the housing market improving from week to week.

Last year, demand was 1,572, with **26 additional pending sales, or 2% more**. The 3-year average before COVID (2017-2019) was 2,180 pending sales, **41% higher than today, representing an additional 634 pending sales**.

ORANGE COUNTY
DEMAND YEAR-OVER-YEAR



As the Federal Reserve has indicated, it is essential to watch all economic releases for signs of slowing. That is the only path to lower mortgage rates at this time. These releases can cause mortgage rates to rise or fall, depending on how they compare with market expectations. Yet, with the government shutdown, most critical data will not be released until the shutdown is resolved. This week, the Federal Reserve meets and will hold a news conference on Wednesday, ultimately revealing its appetite to cut rates now and in the near future — a crucial day for mortgage rates.

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EXPECTED MARKET TIME

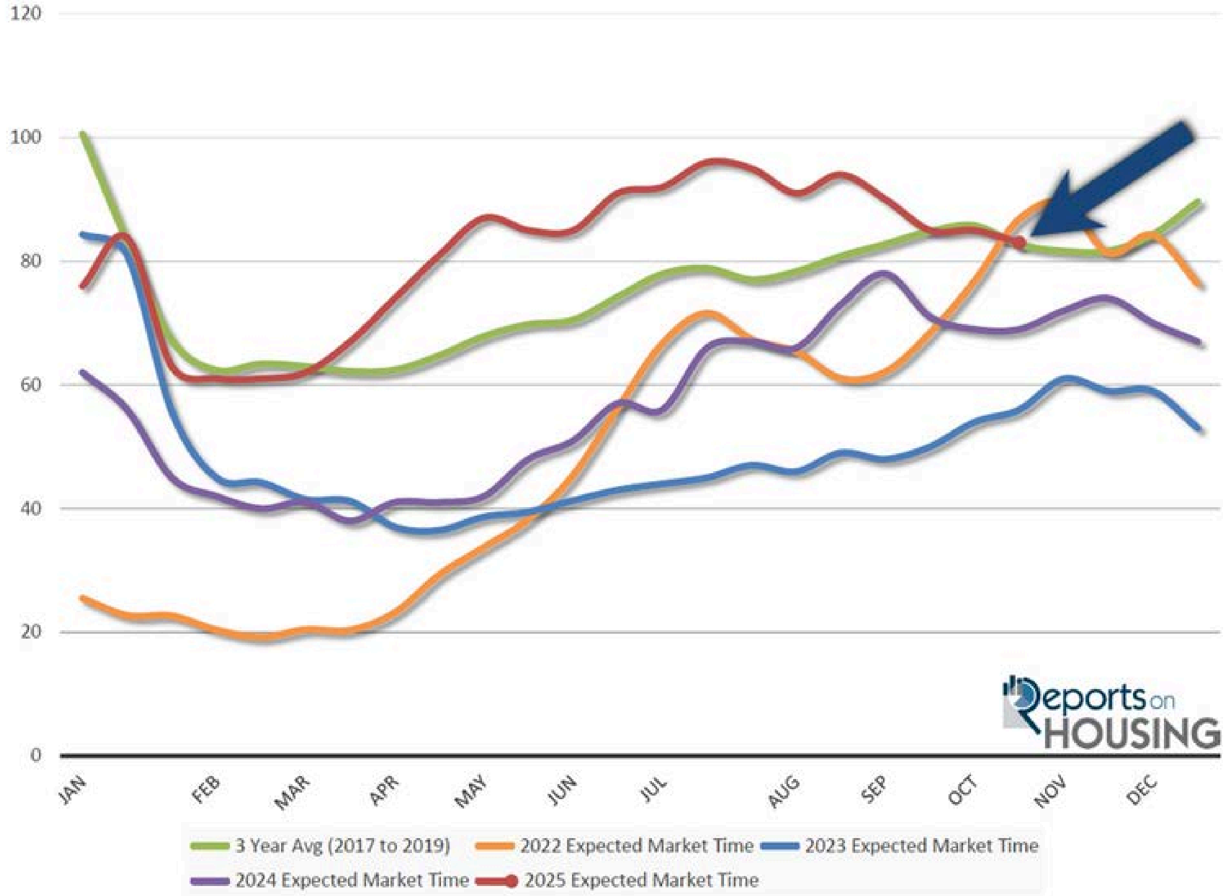
THE EXPECTED MARKET TIME DROPPED TO ITS FASTEST PACE SINCE APRIL.

With the supply of available homes falling by 190 homes, **down 4%**, and demand dropping by 36 pending sales, **down 2%**, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) decreased from 85 to 83 days in the past couple of weeks, its lowest reading since April. Yet, it is still the highest end-of-October reading since 2022's 87 days.

Last year, it was 69 days, faster than today. The 3-year average before COVID was 85 days, similar to today.

The Expected Market Time for condominiums and townhomes increased from 83 to 88 days in the past two weeks. It was at 63 days last year. For detached homes, the Expected Market Time decreased from 86 to 80 days. It was 74 days a year ago, slightly faster than today. The detached home market is marginally stronger than the attached home market.

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



ORANGE COUNTY LUXURY BREAKDOWN

LUXURY END

THE LUXURY MARKET IMPROVED OVER THE PAST COUPLE OF WEEKS.

The luxury home inventory priced above $2.5 million (the top 10% of the Orange County housing market) decreased from 1,079 to 1,050, a decline of 29 homes, or 3%. Luxury demand increased by five pending sales, up 3%, to 172. The Expected Market Time for luxury homes priced above $2.5 million decreased from 194 to 183 days. The luxury market improved for the first time since the start of the government shutdown.

In the past two weeks, the Expected Market Time for homes priced between $2.5 million and $4 million increased from 151 to 152 days. For homes priced between $4 million and $6 million, the Expected Market Time remained unchanged at 188 days. For homes priced above $6 million, the Expected Market Time decreased from 431 to 278 days. Luxury is at 183 days overall. At this pace, a seller would be looking at becoming a pending sale around **April 2026**.

ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
$0 - $750K	73 Days	19%	21%	52 Days
$750k - $1M	64 Days	15%	19%	46 Days
$1M - $1.25M	60 Days	12%	16%	52 Days
$1.25M - $1.5M	62 Days	10%	14%	57 Days
$1.5M - $2M	86 Days	13%	13%	76 Days
$2M - $2.5M	106 Days	7%	6%	-
$2.5M - $4M	152 Days	12%	7%	-
$4M - $6M	188 Days	5%	2%	240 Days
$6M+	278 Days	7%	2%	346 Days

ORANGE COUNTY HOUSING SUMMARY

OCTOBER 27, 2025 - WINDOW OF OPPORTUNITY

- **INVENTORY**: The active listing inventory in the past couple of weeks decreased by 190 homes, down 4%, and now stands at 4,288, its largest drop of the year and its lowest level since April. Last year, there were 3,640 homes on the market, 648 fewer homes, or 15% less. The 3-year average before COVID (2017-2019) was 6,010, which is 40% higher. From January through September, 26% fewer homes came on the market compared to the 3-year average before COVID (2017-2019), 8,347 less. Yet, 2,221 more sellers came on the market this year than last, and 5,333 more compared to 2023.

- **DEMAND**: Buyer demand, the number of pending sales over the prior month, decreased by 36, down 2%, and now stands at 1,546. Last year, there were 1,572 pending sales, **2% more than today**. The 3-year average before COVID (2017-2019) was 2,180, which is 41% higher.

- **MARKET TIME**: With the inventory falling at a faster pace than demand, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, decreased from 86 to 83 days in the past couple of weeks, its fastest pace since April. It is the highest October level since 2022. Last year, it was 69 days, faster than today. The 3-year average before COVID (2017-2019) was 85 days, similar to today.

- **LUXURY**: In the past two weeks, the Expected Market Time for homes priced between $2.5 million and $4 million increased from 151 to 152 days. For homes priced between $4 million and $6 million, the Expected Market Time remained unchanged at 188 days. For homes priced above $6 million, the Expected Market Time decreased from 431 to 278 days.

- **DISTRESSED HOMES**: Short sales and foreclosures combined, comprised only 0.2% of all listings and 0.2% of demand. Only four foreclosures and four short sales are available today in Orange County, with a total of eight distressed homes on the active market, up one from two weeks ago. Last year, five distressed homes were on the market, similar to today.

- **CLOSED SALES**: There were 1,805 closed residential resales in September, 11% higher than September 2024's 1,622 sales, but down 4% from August 2025. The sales-to-list price ratio in Orange County was 97.8%. Foreclosures accounted for 0.2% of all closed sales, and there were no short sales. That means that 99.8% of all sales were sellers with equity.

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ORANGE COUNTY MARKET TIME REPORT

OCTOBER 27, 2025 - WINDOW OF OPPORTUNITY

ORANGE COUNTY CITIES 10/23/2025	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	46	25	55	59	50	37	40	$874k
Anaheim	193	78	74	62	70	48	44	$900k
Anaheim Hills	55	32	52	55	57	60	32	$1.2m
Brea	35	15	70	60	76	43	33	$1.2m
Buena Park	52	25	62	71	63	58	63	$900k
Corona Del Mar	85	16	159	353	170	230	216	$5.0m
Costa Mesa	75	49	46	84	67	55	58	$1.7m
Coto De Caza	53	13	122	114	145	69	79	$2.6m
Cypress	42	19	66	49	46	39	54	$924k
Dana Point	114	27	127	126	114	147	119	$2.6m
Dove Canyon	12	5	72	65	150	12	75	$1.8m
Foothill Ranch	19	10	57	49	60	60	30	$1.3m
Fountain Valley	29	14	62	53	64	74	42	$1.6m
Fullerton	118	62	57	53	61	49	47	$939k
Garden Grove	87	48	54	71	51	34	37	$975k
Huntington Beach	272	99	82	75	71	71	64	$1.4m
Irvine	637	130	147	139	138	89	41	$1.7m
La Habra	52	32	49	70	84	58	29	$873k
La Palma	7	2	105	270	50	53	53	$1.3m
Ladera Ranch	54	24	68	146	165	73	36	$1.7m
Laguna Beach	172	28	184	194	297	226	183	$4.4m
Laguna Hills	55	12	138	76	59	49	93	$1.4m
Laguna Niguel	142	61	70	90	100	81	66	$1.4m
Laguna Woods	158	53	89	64	66	47	33	$450k
Lake Forest	91	36	76	113	96	69	37	$1.2m
Los Alamitos	11	8	41	33	33	60	68	$939k
Mission Viejo	156	73	64	78	98	53	49	$1.2m
Newport Beach	242	46	158	170	143	138	144	$5.0m
Newport Coast	53	11	145	156	180	150	140	$11.9m
North Tustin	33	8	124	85	88	97	42	$2.4m
Orange	120	73	49	60	57	64	47	$1.2m
Placentia	46	20	69	52	53	38	25	$910k
Portola Hills	24	2	360	150	180	75	90	$1.7m
Rancho Mission Viejo	76	22	104	81	98	129	64	$1.2m
Rancho Santa Marg.	48	32	45	65	73	49	38	$907k
Rossmoor	12	2	180	150	68	25	68	$2.2m
San Clemente	134	43	93	124	109	91	78	$2.1m
San Juan	57	27	63	73	80	76	65	$2.1m
Santa Ana	193	74	78	72	78	52	55	$800k
Seal Beach	64	46	42	35	39	48	54	$472k
Stanton	23	5	138	45	60	34	23	$690k
Talega	20	8	75	98	107	84	56	$2.1m
Tustin	74	29	77	66	64	56	53	$1.1m
Villa Park	14	6	70	113	64	110	60	$3.9m
Westminster	32	27	36	44	36	75	46	$1.1m
Yorba Linda	116	42	83	74	72	60	42	$1.5m
All of O.C.	4,288	1,546	83	85	85	69	56	$1.4m

ORANGE COUNTY PRICE RANGE REPORT

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OCTOBER 27, 2025 - WINDOW OF OPPORTUNITY

ORANGE COUNTY ATTACHED HOMES 10/23/2025	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.	1,811	618	88	83	87	63	52	$835k
O.C. $0-$500k	285	114	75	64	62	46	39	$410k
O.C. $500k-$750k	476	201	71	65	73	55	42	$640k
O.C. $750k-$1m	403	139	87	70	74	56	49	$875k
O.C. $1m-$2m	481	140	103	127	136	87	70	$1.3m
O.C. $2m+	166	24	208	254	236	132	185	$3.0m

ORANGE COUNTY DETACHED HOMES 10/23/2025	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.	2,477	928	80	86	84	74	59	$2.0m
O.C. $0-$750k	39	15	78	50	78	58	51	$625k
O.C. $750k-$1m	237	161	44	52	48	37	30	$900k
O.C. $1m-$1.25m	265	169	47	52	48	45	31	$1.2m
O.C. $1.25m-$1.5m	302	176	51	55	50	52	43	$1.4m
O.C. $1.5m-$2m	445	173	77	77	78	67	64	$1.7m
O.C. $2m-$2.5m	261	78	100	152	147	-	-	$2.3m
O.C. $2.5m-$4m	450	92	147	141	136	-	-	$3.1m
O.C. $4m-6m	199	33	181	173	182	268	167	$5.0m
O.C. $6m+	279	31	270	450	328	361	388	$10.3m

ORANGE COUNTY ALL HOMES 10/23/2025	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.	4,288	1,546	83	85	85	69	56	$1.4m
O.C. $0-$500k	294	115	77	63	64	49	42	$411k
O.C. $500k-$750k	506	215	71	64	72	54	41	$645k
O.C. $750k-$1m	640	300	64	62	62	46	37	$890k
O.C. $1m-$1.25m	490	247	60	71	67	52	35	$1.2m
O.C. $1.25m-$1.5m	445	216	62	64	62	57	48	$1.4m
O.C. $1.5m-$2m	558	195	86	87	87	76	70	$1.7m
O.C. $2m-$2.5m	305	86	106	159	146	-	-	$2.3m
O.C. $2.5m-$4m	527	104	152	151	148	-	-	$3.1m
O.C. $4m-6m	226	36	188	183	188	240	175	$4.9m
O.C. $6m+	297	32	278	431	334	346	385	$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

OCTOBER 27, 2025 - WINDOW OF OPPORTUNITY

ORANGE COUNTY CITIES	UNITS SOLD SEPT 2025	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 2024
Aliso Viejo	33	$955,000	$1,000,000	98.2%	$420,000	$2,530,000	1,415	$675	27	28
Anaheim	91	$895,000	$899,000	100.1%	$410,000	$1,680,000	1,446	$619	19	95
Anaheim Hills	20	$1,032,500	$1,050,000	99.3%	$660,000	$1,775,000	1,750	$590	10	26
Brea	21	$1,001,000	$1,008,000	102.1%	$551,000	$1,550,000	1,682	$595	13	26
Buena Park	36	$894,500	$899,000	100.4%	$567,000	$1,830,000	1,517	$590	12	30
Corona Del Mar	17	$3,440,000	$3,500,000	97.6%	$1,470,000	$11,995,000	2,174	$1,582	42	17
Costa Mesa	45	$1,475,000	$1,495,000	100.0%	$463,000	$3,620,000	1,713	$861	17	40
Coto De Caza	14	$1,565,000	$1,669,000	96.6%	$1,015,000	$5,045,000	2,634	$594	29	11
Cypress	18	$859,500	$872,000	99.3%	$585,000	$2,200,000	1,419	$606	18	13
Dana Point	35	$1,750,000	$1,780,000	85.3%	$780,000	$8,000,000	1,883	$929	19	31
Dove Canyon	5	$1,776,560	$1,750,000	100.3%	$1,378,000	$1,850,000	3,316	$536	13	2
Foothill Ranch	6	$1,055,000	$1,042,500	100.3%	$750,000	$1,232,000	1,571	$672	18	8
Fountain Valley	32	$1,392,500	$1,384,000	101.0%	$528,000	$1,700,000	1,815	$767	10	21
Fullerton	60	$977,500	$957,450	99.4%	$430,000	$2,250,000	1,513	$646	13	66
Garden Grove	66	$972,500	$967,450	99.9%	$425,000	$1,598,000	1,385	$702	14	40
Huntington Beach	131	$1,390,000	$1,399,000	97.7%	$450,000	$5,300,000	1,881	$739	19	120
Irvine	181	$1,535,000	$1,588,000	97.4%	$450,000	$10,300,000	1,868	$822	27	146
La Habra	31	$735,000	$749,000	99.3%	$400,000	$1,740,000	1,400	$525	33	32
La Palma	7	$1,165,000	$1,150,000	100.6%	$640,000	$1,399,888	2,197	$530	11	5
Ladera Ranch	20	$1,320,000	$1,325,000	98.8%	$680,000	$3,000,000	2,185	$604	18	12
Laguna Beach	30	$2,707,500	$2,684,500	97.4%	$800,000	$20,000,000	1,717	$1,577	26	20
Laguna Hills	19	$1,125,000	$1,139,900	98.7%	$595,000	$3,300,000	1,483	$759	21	23
Laguna Niguel	54	$1,483,750	$1,499,350	97.9%	$577,147	$5,050,000	1,841	$806	34	45
Laguna Woods	53	$401,000	$417,900	98.7%	$27,000	$1,400,000	1,040	$386	25	62
Lake Forest	49	$1,215,000	$1,239,000	98.7%	$460,000	$3,000,000	1,734	$701	22	40
Los Alamitos	13	$1,450,000	$1,465,000	98.0%	$700,000	$2,135,000	2,016	$719	16	8
Mission Viejo	61	$1,161,000	$1,150,000	99.0%	$588,800	$2,550,000	1,662	$699	17	66
Newport Beach	62	$3,550,000	$3,597,000	96.8%	$755,000	$12,750,000	2,204	$1,611	34	45
Newport Coast	11	$9,250,000	$9,980,000	96.2%	$2,085,000	$11,995,000	3,990	$2,318	35	13
North Tustin	17	$1,925,000	$1,970,000	97.6%	$1,254,835	$3,195,000	2,874	$670	18	13
Orange	90	$1,092,500	$1,100,000	98.7%	$415,000	$4,600,000	1,617	$676	19	62
Placentia	34	$992,500	$980,000	99.6%	$420,000	$1,825,000	1,676	$592	30	28
Portola Hills	6	$1,359,500	$1,399,450	97.8%	$590,000	$1,997,000	2,680	$507	36	4
Rancho Mission Viejo	27	$1,000,000	$1,069,990	98.4%	$736,000	$3,200,000	1,722	$581	42	25
Rancho Santa Margarita	26	$962,500	$987,450	99.1%	$446,000	$1,612,409	1,522	$632	23	21
Rossmoor	4	$1,967,500	$2,025,000	98.2%	$1,575,000	$2,885,000	2,264	$869	14	3
San Clemente	58	$1,899,500	$1,943,500	96.9%	$540,000	$10,100,000	2,432	$781	35	58
San Juan Capistrano	21	$1,635,000	$1,599,000	97.5%	$460,000	$3,950,000	1,863	$878	22	29
Santa Ana	81	$829,990	$829,990	98.9%	$286,000	$2,300,000	1,300	$638	18	77
Seal Beach	49	$385,000	$375,000	97.9%	$210,000	$2,625,000	1,000	$385	18	45
Stanton	14	$635,000	$619,500	100.6%	$557,000	$925,000	1,187	$535	29	13
Talega	8	$2,412,500	$2,442,000	98.9%	$1,045,000	$4,199,000	3,377	$714	7	11
Tustin	37	$1,200,000	$1,195,000	99.3%	$392,000	$5,380,000	1,648	$728	11	43
Villa Park	4	$2,247,500	$2,247,000	100.0%	$1,980,000	$2,890,000	3,014	$746	11	3
Westminster	28	$993,500	$977,500	101.6%	$780,000	$1,600,000	1,422	$699	9	24
Yorba Linda	59	$1,475,000	$1,475,000	97.3%	$465,000	$11,800,000	2,587	$570	18	53
All of O.C.	1,805	$1,185,000	$1,199,000	97.8%	$27,000	$20,000,000	1,672	$709	20	1,622
$0-$500k	135	$401,000	$405,000	98.5%	$27,000	$500,000	866	$463	25	125
$500k-$750k	224	$640,000	$649,000	99.1%	$505,000	$750,000	1,100	$582	22	211
$750k-$1m	338	$886,132	$899,000	99.3%	$752,500	$1,000,000	1,374	$645	18	338
$1m-$1.25m	307	$1,145,000	$1,150,000	99.0%	$1,001,000	$1,250,000	1,658	$691	19	257
$1.25m-$1.5m	257	$1,375,000	$1,395,000	99.0%	$1,254,835	$1,500,000	2,046	$672	17	202
$1.5m-$2m	267	$1,700,000	$1,715,473	98.7%	$1,502,500	$2,000,000	2,337	$727	18	217
$2m-$2.5m	97	$2,250,000	$2,300,000	97.6%	$2,025,000	$2,500,000	2,712	$830	27	140
$2.5m-$4m	110	$2,895,000	$2,995,000	97.9%	$2,525,000	$4,000,000	3,212	$901	28	69
$4m-$6m	40	$4,900,000	$4,992,500	95.8%	$4,025,000	$6,000,000	3,580	$1,369	62	34
$6m+	30	$9,322,500	$9,927,500	92.7%	$6,336,000	$20,000,000	4,019	$2,320	43	29