

SEPTEMBER 15, 2025 - WRITTEN BY STEVEN THOMAS

THE FALL MARKET TAKES A TURN

THE LOWEST MORTGAGE RATES OF THE YEAR ARE PAVING THE WAY FOR
A MUCH DIFFERENT FALL MARKET WITH A FALLING INVENTORY,
INCREASING DEMAND, AND DECLINING MARKET TIMES.



FALL MARKET EXPECTATIONS

RATES HAVE SLOWLY MADE THEIR WAY FROM JUST OVER 7% FOR THE FIRST COUPLE OF MONTHS OF THE YEAR TO NEARLY 6.25% TODAY, PAVING THE WAY FOR A BUMP IN BUYER DEMAND.

Anyone who has taken up running knows that initially it is hard to run that far. A great strategy is to simply run a mile consistently for a couple of weeks, and then slowly ramp up the mileage. Going from a mile to a mile-and-a-half, from a mile-and-a-half to two miles, and then from two miles to three miles over the course of many weeks allows the body to adjust to the increasing demands of longer distance workouts. The consistency and slow progression build endurance, allowing a novice runner to run farther and farther distances. This approach is not instant; it does not happen overnight. Instead, over time, the new runner slowly improves.

Mortgage rates have reached their lowest level of the year, nearly 6.25%. It too did not happen overnight. They started the year at just above 7% and eclipsed 7.25% in mid-January. Mortgage rates tend to fluctuate from week to week, yet the trend has been for rates to improve slowly from month to month. They have been consistently below 7% since the end of May. They dropped below 6.75% at the start of August, and then dropped below 6.5% at the beginning of September. With weaker job numbers, they have settled close to 6.25%. Over time, mortgage rates have slowly improved.

These lower mortgage rates have arrived just as the housing market transitioned from the Summer Market to the Autumn Market. In real estate, the Autumn Market spans from the beginning of September, with the last hurrah of summer, Labor Day, and runs through mid-November, the week before Thanksgiving. Typically, in Orange County, this is the time of year when the supply of available homes slowly decreases, along with a corresponding slow decline in buyer demand. With both supply and demand falling at a similar pace, the Expected Market Time does not change much.

Typical Autumn Market		
Supply	Demand	Market Time
Decreases Slightly ↓	Decreases Slightly ↓	Does Not Change Much →

2025 Autumn Market		
Supply	Demand	Market Time
Decreases Slightly ↓	Increases Slightly ↑	Decreases Slightly ↓

This year, with mortgage rates at their lowest level since last October, the Autumn Market is looking a bit different. Although inventory will gradually decline, as it usually does, demand is set to rise. Typically, fall does not bring stronger demand, but years of limited affordability have kept buyers on the sidelines. As rates and affordability improve, buyer demand will grow. With a declining supply and rising demand, the Expected Market Time will improve, and the market will speed up.

Last year was a similar story. Rates dropped below 6.5% at the end of August 2024 for the first time since May 2023. They bounced between 6% and 6.5% for 47 days, through the start of October. Demand (a snapshot of the number of new pending sales over the prior

month) grew from 1,413 in mid-September to 1,598 in mid-October, an unprecedented 13% rise. The inventory remained unchanged. The Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) dropped from 78 days, its highest level of the year, to 69 days, a substantial improvement seemingly overnight.

Mid-September Comparison

Reports on HOUSING	9/11/2025	9/12/2024	9/14/2023
30-Year Mortgage Rate	6.27%	6.15%	7.24%
Payment on \$1 Million Home with 20% Down	\$4,936	\$4,874	\$5,452
Active Listing Inventory	4,758	3,695	2,353
Demand	1,591 Pending Sales	1,413 Pending Sales	1,474 Pending Sales
Expected Market Time	90 Days	78 Days	48 Days

*Mortgage Payment is Principal & Interest Only

Mortgage rates are at 6.27% as of September 11th. For a \$1 million home purchase with 20% down, the monthly payment would be \$4,936. That is similar to last year’s 6.15% and \$4,874 monthly payment, only \$62 per month higher. In 2023, rates were nearly a whole percentage point higher at 7.24% and climbing. The \$1 million home purchase would be a \$5,452 payment, a considerable \$516 per month higher than today, or nearly \$6,200 per year.

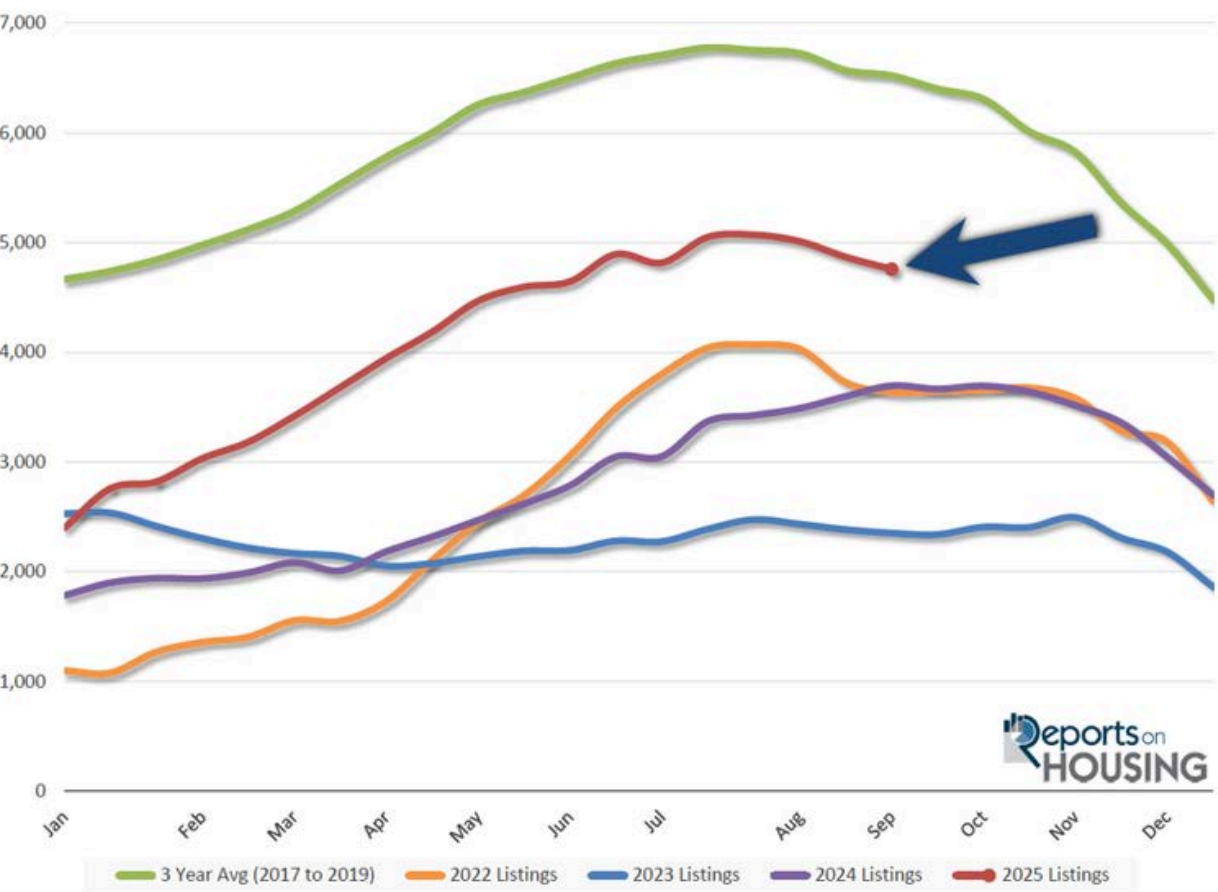
Demand is currently at 1,591 pending sales, having risen by 2% over the past couple of weeks. That is 13% higher than last year’s 1,431 pending sales, and 8% higher than 2023’s 1,474 level. This year, there are significantly more homes to choose from compared to the last couple of years, with 4,758 available today versus 3,695 last year, representing a 29% increase. The inventory has more than doubled since two years ago, when there were only 2,353 homes on the market. Today’s Expected Market Time is at 90 days, contrasted to last year’s 78 days, and 2023’s 48 days. The overall market is slower this year due to increased competition among sellers.

Lower mortgage rates improve affordability, and, with duration, they fuel an increase in buyer demand. This year, demand is poised to repeat last year’s uncharacteristic autumn surge. It appears that rates will remain below 6.5% for several months, a period significantly longer than last year’s brief reprieve from the higher mortgage rate environment. And the inventory is already slowly falling. With the inventory falling and demand rising, the Expected Market Time is primed to fall. The Autumn Market will be a turning point for the Orange County housing market. The longer rates remain below 6.5%, the more pronounced the change.

The active listing inventory decreased by 111 homes over the past two weeks, representing a 2% decrease, and now stands at 4,758, its lowest level since June. Following the July 31st peak in the inventory, the number of available homes has dropped by 6%, or 313 homes. The inventory will slowly fall throughout the Autumn Market, from September through the week before Thanksgiving. With rates falling to their lowest level since last October, the pickup in demand will further erode the active inventory at a faster clip as long as rates remain below 6.5%. The decline will accelerate during the Holiday Market, from mid-November through the ringing in of a New Year.

Last year, the inventory was at 3,695 homes, **22% lower, or 1,063 fewer**. The 3-year average before COVID (2017-2019) was 6,520, an additional 1,762 homes, or 37% more.

ORANGE COUNTY
ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



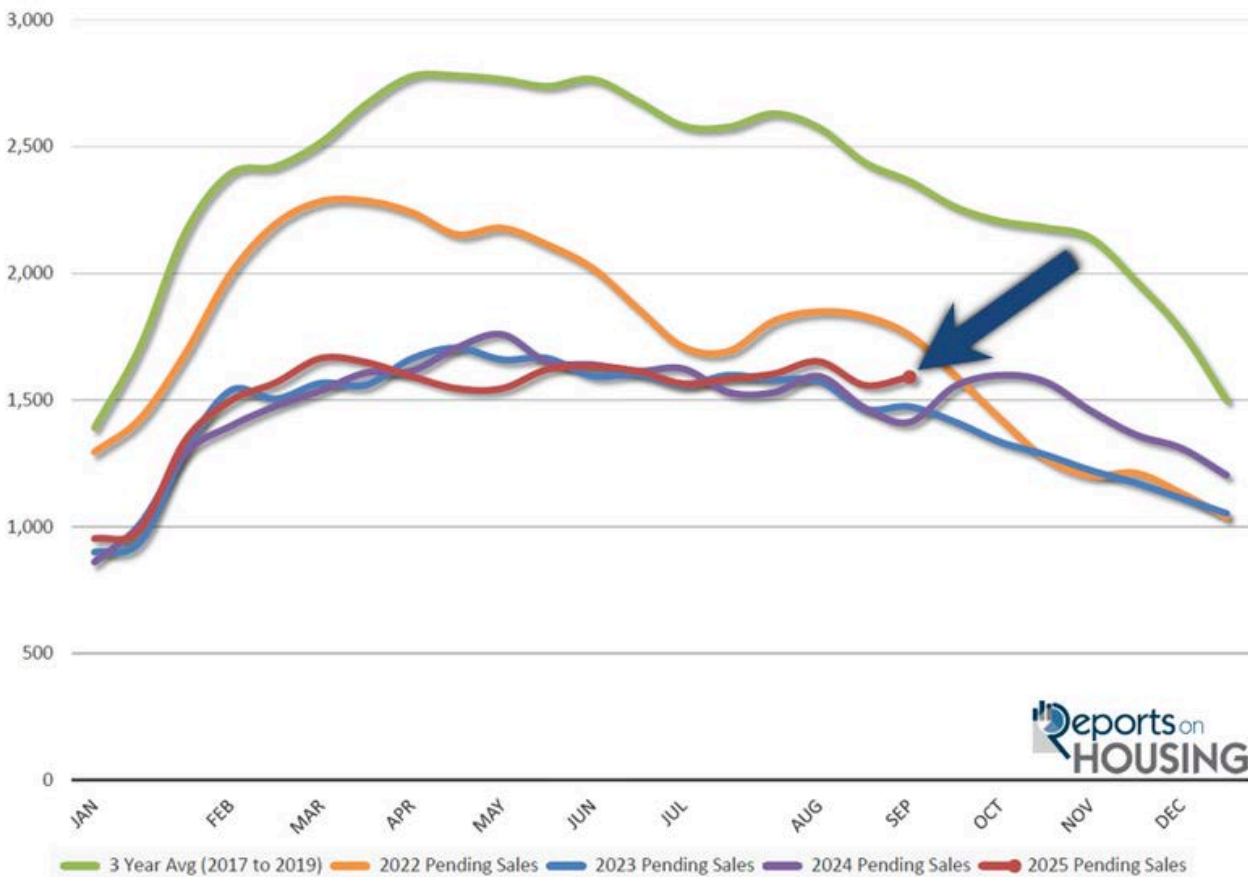
Homeowners continue to “hunker down” in their homes, unwilling to move due to their current underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through August, 21,823 homes were placed on the market in Orange County, 7,561 fewer than the 3-year average before COVID (2017-2019), 26% less. In 2024, only 19,542 homes entered the market, and in 2023, it was only 16,770. More sellers are opting to sell in 2025. Yet, for the first time since November 2023, fewer homes came on the market compared to the prior year. In August, 2,363 homes came on the market, 5% less than last year’s 2,490.

Demand, a snapshot of the number of new pending sales over the prior month, increased from 1,559 to 1,591 in the past couple of weeks, representing a 32-pending-sale rise, or 2%. Mortgage rates dropped below 6.5% for the first time since the start of October 2024 and

have remained entrenched close to 6.25%. Affordability has dramatically improved over the course of the year, substantially lower than this year's mid-January height at 7.26%. The current lower mortgage rate environment is a repeat of last year's 47 days between 6% and 6.5%, which led to elevated demand for the remainder of the year. The glaring difference in comparing this year to last is that the job sector of the economy today is much weaker and appears to be at a breaking point, where the Federal Reserve will have to step in. As a result, the pressure for lower rates is building, meaning mortgage rates could remain below 6.5% for the foreseeable future. This will ultimately lead to increasing, elevated demand and will allow the housing market to begin to thaw.

Last year, demand was 1,413, with **178 fewer pending sales, or 11% less**. The 3-year average before COVID (2017-2019) was 2,363 pending sales, **49% higher than today, representing an additional 772 pending sales**.

ORANGE COUNTY
DEMAND YEAR-OVER-YEAR



As the Federal Reserve has indicated, watching all economic releases for signs of slowing is essential. That is the only path to lower mortgage rates at this time. These releases can cause mortgage rates to move higher or lower, depending on how they compare to market expectations. This week, the Federal Reserve meets and will conduct a press conference to announce its decision on the Federal Funds rate. It will ultimately reveal its appetite to cut rates for the remainder of 2025 and into 2026. Next week, the Personal Consumption Expenditures – Price Index (PCE), the Fed's preferred inflation gauge, will be released on Friday. It will be a pivotal two weeks for mortgage rates.

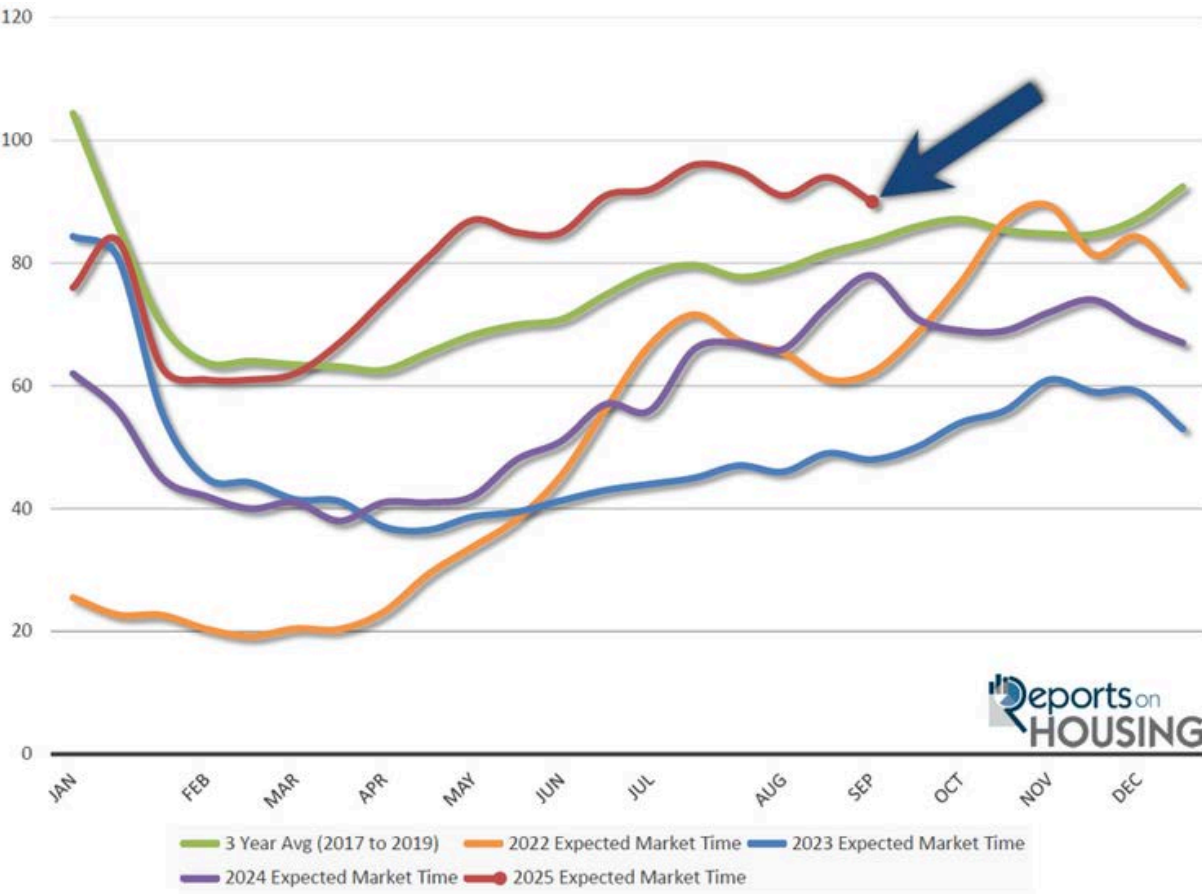
With the supply of available homes falling by 111 homes, **down 2%**, and demand rising by 32 pending sales, **up 2%**, the Expected Market Time (the number of days it takes to sell all

Orange County listings at the current buying pace) decreased from 94 to 90 days in the past couple of weeks, its lowest level since the beginning of June. Yet, 90 days is the highest mid-September reading since 2018.

Last year, it was 78 days, slightly faster than today. The 3-year average before COVID was 84 days, which is also a bit quicker than today.

The Expected Market Time for condominiums and townhomes increased from 91 to 93 days in the past two weeks. It was at 70 days last year. For detached homes, the Expected Market Time decreased from 95 to 88 days. It was 84 days a year ago. The detached home market is stronger than the attached home market.

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












**ORANGE COUNTY
LUXURY BREAKDOWN**



The luxury inventory of homes priced above \$2.5 million (the top 10% of the Orange County housing market) decreased from 1,189 to 1,156 homes, a decline of 33 homes, or 3%. Luxury demand increased by 17 pending sales, up 12%, and now stands at 161. The Expected Market Time for luxury homes priced above \$2.5 million dropped from 248 to 215 days, nearly reaching the 211-day level last seen a month ago. It will be interesting to see the direction of the luxury market as overall housing demand accelerates with mortgage rates falling to their lowest level since last October.

In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million decreased from 196 to 163 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 221 to 224 days. For homes priced above \$6 million, the Expected Market Time decreased from 540 to 447 days. Luxury is at 215 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 	77 Days	18%	21%	50 Days
\$750k - \$1M 	65 Days	14%	19%	54 Days
\$1M - \$1.25M 	66 Days	12%	16%	62 Days
\$1.25M - \$1.5M 	67 Days	11%	15%	75 Days
\$1.5M - \$2M 	87 Days	14%	14%	103 Days
\$2M - \$2.5M 	137 Days	7%	5%	-
\$2.5M - \$4M 	163 Days	12%	7%	-
\$4M - \$6M 	224 Days	5%	2%	257 Days
\$6M+ 	447 Days	7%	1%	295 Days

ORANGE COUNTY HOUSING SUMMARY

SEPT. 15, 2025 - THE FALL MARKET TAKES A TURN

- **INVENTORY:** The active listing inventory in the past couple of weeks decreased by 111 homes, down 2%, and now stands at 4,758, its second largest drop of the year. After peaking on July 31st, the inventory has continued to descend slowly. Last year, there were 3,695 homes on the market, 1,063 fewer homes, or 22% less. The 3-year average before COVID (2017-2019) was 6,520, which is 37% higher. From January through August, 26% fewer homes came on the market compared to the 3-year average before COVID (2017-2019), 7,561 less. Yet, 2,281 more sellers came on the market this year than last, and 5,053 more compared to 2023.
- **DEMAND:** Buyer demand, the number of pending sales over the prior month, increased by 32 homes, up 2%, and now stands at 1,591. Last year, there were 1,413 pending sales, **11% lower than today**. The 3-year average before COVID (2017-2019) was 2,363, which is 49% higher.
- **MARKET TIME:** With inventory falling and demand rising, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, decreased from 94 to 90 days in the past couple of weeks, its lowest level since June. Yet, it is still the highest mid-September level since 2018. Last year, it was 78 days, slightly faster than today. The 3-year average before COVID (2017-2019) was 84 days, which is also a bit 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 196 to 163 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 221 to 224 days. For homes priced above \$6 million, the Expected Market Time decreased from 540 to 447 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 0.2% of all listings and 0.2% of demand. Only six foreclosures and three short sales are available today in Orange County, with a total of nine distressed homes on the active market, up two from two weeks ago. Last year, seven distressed homes were on the market, similar to today.
- **CLOSED SALES:** There were 1,875 closed residential resales in August, nearly identical to August 2024's 1,877 sales, and down 3% from July 2025. The sales-to-list price ratio was 98.5% for Orange County. Foreclosures accounted for 0.2% of all closed sales, and short sales accounted for 0.1%. That means that 99.7% of all sales were sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

SEPT. 15, 2025 - THE FALL MARKET TAKES A TURN

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
9/11/2025								
Aliso Viejo	57	32	53	60	80	55	27	\$888k
Anaheim	257	87	89	81	84	54	47	\$889k
Anaheim Hills	53	26	61	107	70	87	45	\$1.2m
Brea	44	11	120	76	74	43	39	\$1.1m
Buena Park	57	25	68	58	56	86	25	\$949k
Corona Del Mar	93	11	254	196	157	210	123	\$5.5m
Costa Mesa	92	36	77	76	103	92	55	\$1.7m
Coto De Caza	59	12	148	133	114	98	58	\$2.7m
Cypress	45	20	68	94	56	105	29	\$899k
Dana Point	115	38	91	140	194	109	126	\$2.8m
Dove Canyon	14	4	105	75	90	90	80	\$1.8m
Foothill Ranch	24	11	65	135	168	70	30	\$1.2m
Fountain Valley	37	23	48	51	60	37	30	\$1.5m
Fullerton	133	73	55	71	69	69	40	\$929k
Garden Grove	90	45	60	50	66	64	47	\$1.1m
Huntington Beach	282	124	68	80	78	80	57	\$1.5m
Irvine	710	149	143	156	155	112	41	\$1.8m
La Habra	58	21	83	62	61	30	36	\$899k
La Palma	3	6	15	36	45	53	34	\$1.3m
Ladera Ranch	58	20	87	104	97	79	23	\$1.3m
Laguna Beach	211	25	253	259	228	257	165	\$4.4m
Laguna Hills	60	16	113	130	98	60	46	\$1.6m
Laguna Niguel	166	47	106	116	114	94	46	\$1.5m
Laguna Woods	144	49	88	70	59	43	29	\$449k
Lake Forest	99	43	69	89	72	52	25	\$1.3m
Los Alamitos	15	8	56	38	37	40	50	\$1.4m
Mission Viejo	158	44	108	94	68	81	27	\$1.2m
Newport Beach	252	46	164	139	143	202	112	\$5.0m
Newport Coast	55	6	275	330	170	132	144	\$9.8m
North Tustin	29	14	62	85	107	155	44	\$3.0m
Orange	161	78	62	61	66	67	49	\$1.2m
Placentia	49	32	46	49	63	49	25	\$899k
Portola Hills	18	5	108	100	64	25	36	\$1.6m
Rancho Mission Viejo	80	16	150	90	77	87	53	\$1.2m
Rancho Santa Marg.	63	23	82	82	80	79	46	\$819k
Rossmoor	7	3	70	240	240	135	26	\$2.4m
San Clemente	153	45	102	89	94	84	81	\$2.2m
San Juan	75	25	90	139	123	81	50	\$2.2m
Santa Ana	190	77	74	65	63	73	40	\$863k
Seal Beach	78	47	50	52	41	53	38	\$502k
Stanton	16	12	40	90	58	46	30	\$790k
Talega	34	3	340	129	162	62	47	\$2.2m
Tustin	85	35	73	90	90	40	24	\$1.2m
Villa Park	14	6	70	85	143	158	25	\$3.4m
Westminster	47	27	52	84	108	60	30	\$1.1m
Yorba Linda	123	59	63	77	84	47	39	\$1.6m
All of O.C.	4,758	1,591	90	94	91	78	48	\$1.4m

ORANGE COUNTY PRICE RANGE REPORT

SEPT. 15, 2025 - THE FALL MARKET TAKES A TURN

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
9/11/2025								
All of O.C.	1,918	621	93	91	85	70	43	\$839k
O.C. \$0-\$500k	285	129	66	60	55	53	30	\$420k
O.C. \$500k-\$750k	516	190	81	81	78	51	32	\$643k
O.C. \$750k-\$1m	420	156	81	97	89	68	44	\$872k
O.C. \$1m-\$2m	521	121	129	117	109	99	64	\$1.3m
O.C. \$2m+	176	25	211	177	152	207	225	\$3.1m

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
9/11/2025								
All of O.C.	2,840	970	88	95	95	84	51	\$1.9m
O.C. \$0-\$750k	56	16	105	62	40	39	21	\$625k
O.C. \$750k-\$1m	248	153	49	50	48	44	25	\$925k
O.C. \$1m-\$1.25m	327	190	52	55	54	50	30	\$1.2m
O.C. \$1.25m-\$1.5m	358	198	54	61	67	71	37	\$1.4m
O.C. \$1.5m-\$2m	525	201	78	92	97	103	51	\$1.8m
O.C. \$2m-\$2.5m	297	64	139	117	154	-	-	\$2.3m
O.C. \$2.5m-\$4m	484	96	151	201	186	-	-	\$3.2m
O.C. \$4m-6m	234	31	226	233	222	269	179	\$5.0m
O.C. \$6m+	311	21	444	510	315	282	237	\$10.0m

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
9/11/2025								
All of O.C.	4,758	1,591	90	94	91	78	48	\$1.4m
O.C. \$0-\$500k	300	129	70	60	55	55	31	\$420k
O.C. \$500k-\$750k	557	206	81	79	73	48	29	\$649k
O.C. \$750k-\$1m	668	309	65	72	67	54	33	\$896k
O.C. \$1m-\$1.25m	556	251	66	64	65	62	35	\$1.2m
O.C. \$1.25m-\$1.5m	523	234	67	75	78	75	40	\$1.4m
O.C. \$1.5m-\$2m	652	225	87	98	99	103	55	\$1.7m
O.C. \$2m-\$2.5m	346	76	137	120	155	-	-	\$2.3m
O.C. \$2.5m-\$4m	559	103	163	196	180	-	-	\$3.2m
O.C. \$4m-6m	269	36	224	221	202	257	181	\$5.0m
O.C. \$6m+	328	22	447	540	321	295	247	\$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.

ORANGE COUNTY SOLD REPORT

SEPT. 15, 2025 - THE FALL MARKET TAKES A TURN

ORANGE COUNTY CITIES	UNITS SOLD AUGUST 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 AUGUST 2024
Aliso Viejo	25	\$980,000	\$998,000	99.0%	\$443,000	\$1,675,000	1,500	\$653	12	40
Anaheim	107	\$880,000	\$875,000	107.1%	\$455,000	\$7,910,687	1,468	\$599	19	120
Anaheim Hills	32	\$1,160,000	\$1,214,500	98.3%	\$550,000	\$3,200,000	2,034	\$570	18	37
Brea	20	\$1,262,000	\$1,272,000	102.5%	\$718,000	\$3,334,144	2,121	\$595	19	24
Buena Park	38	\$915,000	\$927,000	99.1%	\$745,000	\$2,850,000	1,512	\$605	11	38
Corona Del Mar	18	\$3,862,854	\$3,895,000	97.2%	\$2,295,000	\$8,500,000	2,014	\$1,918	41	15
Costa Mesa	47	\$1,410,000	\$1,490,000	99.8%	\$665,000	\$6,470,000	1,596	\$883	11	48
Coto De Caza	12	\$2,320,000	\$2,399,000	97.9%	\$945,000	\$6,236,990	3,162	\$734	15	15
Cypress	29	\$885,000	\$949,000	99.2%	\$484,950	\$2,400,000	1,596	\$555	18	23
Dana Point	34	\$1,687,000	\$1,687,000	97.9%	\$310,000	\$22,995,000	1,981	\$852	26	51
Dove Canyon	6	\$1,720,000	\$1,722,500	98.5%	\$1,350,000	\$2,310,000	2,934	\$586	32	4
Foothill Ranch	5	\$620,000	\$599,000	98.1%	\$460,000	\$2,500,000	940	\$660	6	9
Fountain Valley	35	\$1,460,000	\$1,459,000	101.4%	\$850,000	\$2,214,000	1,928	\$757	14	23
Fullerton	67	\$975,000	\$957,000	100.1%	\$315,000	\$2,950,000	1,767	\$552	13	61
Garden Grove	62	\$956,500	\$929,900	100.8%	\$375,000	\$1,485,000	1,361	\$703	12	65
Huntington Beach	132	\$1,280,500	\$1,270,000	98.5%	\$48,500	\$5,800,000	1,446	\$886	12	111
Irvine	186	\$1,554,995	\$1,581,500	97.3%	\$465,000	\$12,000,000	1,948	\$798	32	179
La Habra	27	\$870,000	\$800,000	98.8%	\$130,000	\$1,410,000	1,261	\$690	11	40
La Palma	6	\$1,245,000	\$1,209,444	101.4%	\$780,000	\$1,499,000	2,037	\$611	20	5
Ladera Ranch	16	\$1,249,500	\$1,254,500	98.7%	\$645,000	\$3,900,000	1,939	\$644	8	25
Laguna Beach	26	\$3,075,000	\$3,272,500	93.7%	\$880,000	\$15,000,000	2,150	\$1,430	44	23
Laguna Hills	22	\$1,497,500	\$1,494,000	98.9%	\$600,000	\$4,425,000	2,002	\$748	21	29
Laguna Niguel	58	\$1,502,500	\$1,499,000	97.7%	\$520,000	\$11,358,000	1,814	\$828	30	56
Laguna Woods	62	\$472,500	\$490,000	99.2%	\$30,000	\$2,120,000	1,075	\$440	16	57
Lake Forest	40	\$1,170,000	\$1,162,450	99.0%	\$420,000	\$3,900,000	1,704	\$687	15	49
Los Alamitos	15	\$1,575,000	\$1,599,900	99.1%	\$595,000	\$1,910,000	1,995	\$789	15	9
Mission Viejo	88	\$1,162,500	\$1,154,500	98.5%	\$557,500	\$2,285,000	1,670	\$696	23	82
Newport Beach	60	\$3,350,000	\$3,400,000	96.2%	\$549,000	\$17,000,000	2,266	\$1,478	35	66
Newport Coast	8	\$3,417,000	\$3,442,000	96.2%	\$1,900,000	\$5,900,000	2,431	\$1,406	46	8
North Tustin	10	\$1,787,500	\$1,862,000	97.9%	\$1,440,000	\$4,150,000	2,829	\$632	23	12
Orange	78	\$1,071,500	\$1,097,000	98.7%	\$131,000	\$3,200,000	1,628	\$658	15	74
Placentia	31	\$1,025,000	\$999,900	100.3%	\$435,000	\$1,595,000	1,544	\$664	12	30
Portola Hills	9	\$1,499,000	\$1,499,000	98.2%	\$490,000	\$2,100,000	2,889	\$519	34	2
Rancho Mission Viejo	31	\$934,990	\$934,990	98.8%	\$639,990	\$2,350,000	1,603	\$583	31	26
Rancho Santa Margarita	33	\$849,000	\$849,000	99.2%	\$330,000	\$1,955,000	1,260	\$674	18	39
Rossmoor	6	\$2,137,500	\$2,183,944	98.6%	\$1,525,000	\$3,399,000	2,775	\$770	9	8
San Clemente	51	\$1,596,164	\$1,600,000	97.2%	\$495,000	\$5,639,470	1,784	\$895	24	58
San Juan Capistrano	29	\$1,300,000	\$1,300,000	96.8%	\$430,000	\$3,780,000	1,779	\$731	8	33
Santa Ana	78	\$846,500	\$850,000	100.2%	\$320,000	\$1,675,000	1,345	\$629	17	60
Seal Beach	41	\$505,000	\$519,000	99.7%	\$235,000	\$3,300,000	1,100	\$459	12	36
Stanton	14	\$750,000	\$762,340	100.0%	\$379,000	\$880,000	1,260	\$595	34	13
Talega	6	\$2,050,000	\$2,047,000	98.9%	\$1,225,000	\$2,625,000	3,370	\$608	31	10
Tustin	45	\$1,300,000	\$1,300,000	98.6%	\$530,000	\$7,388,888	1,749	\$743	26	46
Villa Park	5	\$1,890,000	\$1,999,000	96.3%	\$1,680,000	\$2,965,000	2,814	\$672	33	7
Westminster	25	\$1,033,635	\$1,025,000	100.9%	\$765,000	\$1,350,000	1,700	\$608	9	20
Yorba Linda	71	\$1,385,000	\$1,300,000	99.8%	\$500,000	\$4,235,000	2,025	\$684	14	70
All of O.C.	1,875	\$1,165,000	\$1,170,000	98.5%	\$30,000	\$22,995,000	1,666	\$699	19	1,877
\$0-\$500k	116	\$400,000	\$399,900	98.3%	\$30,000	\$500,000	856	\$468	20	113
\$500k-\$750k	256	\$647,000	\$649,900	99.4%	\$505,000	\$750,000	1,092	\$593	20	273
\$750k-\$1m	384	\$878,500	\$880,000	99.4%	\$752,000	\$1,000,000	1,361	\$645	16	380
\$1m-\$1.25m	294	\$1,128,995	\$1,149,650	99.6%	\$1,005,000	\$1,250,000	1,674	\$674	14	309
\$1.25m-\$1.5m	255	\$1,370,000	\$1,390,000	99.2%	\$1,255,000	\$1,500,000	2,005	\$683	17	251
\$1.5m-\$2m	283	\$1,700,000	\$1,725,000	98.7%	\$1,505,000	\$2,000,000	2,333	\$729	20	248
\$2m-\$2.5m	92	\$2,234,000	\$2,295,000	97.6%	\$2,001,000	\$2,500,000	2,880	\$776	14	176
\$2.5m-\$4m	126	\$3,000,000	\$3,097,450	97.5%	\$2,510,000	\$4,000,000	2,945	\$1,019	23	63
\$4m-\$6m	38	\$4,750,000	\$4,810,000	96.3%	\$4,060,000	\$6,000,000	3,431	\$1,385	43	47
\$6m+	31	\$8,225,000	\$8,495,000	97.9%	\$6,150,000	\$22,995,000	4,479	\$1,836	55	17