



Market Activity & Trends

ORANGE COUNTY

AUGUST 2026

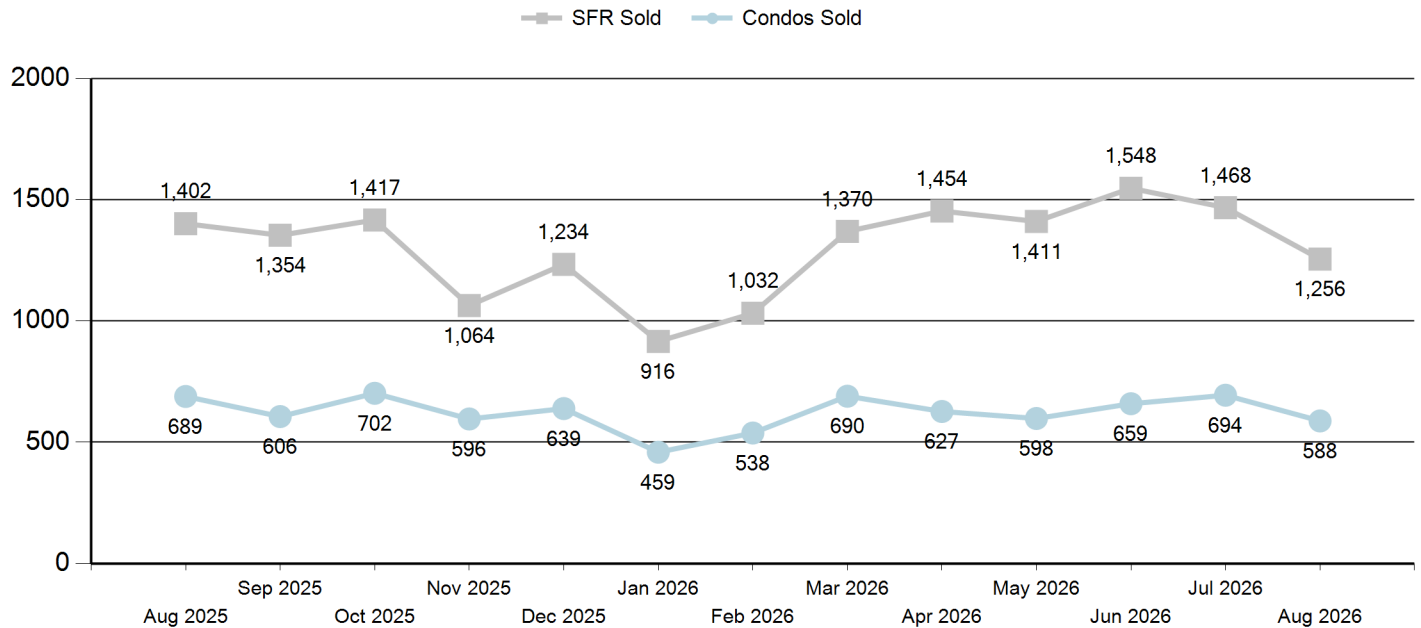


Lawyers Title[®]

AUGUST 2026

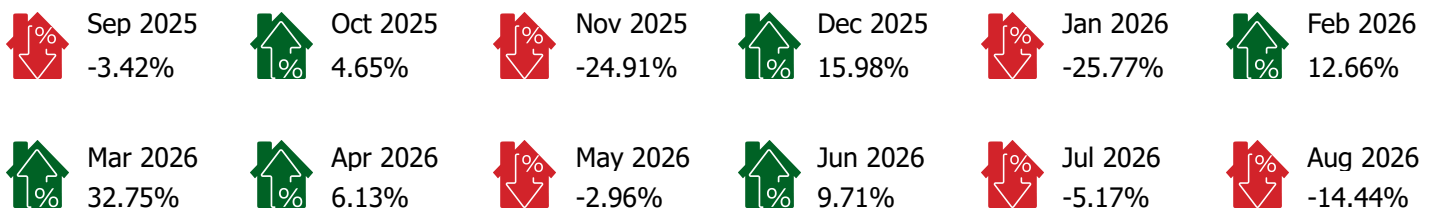


SFR & CONDO SALES LAST 12 MONTHS

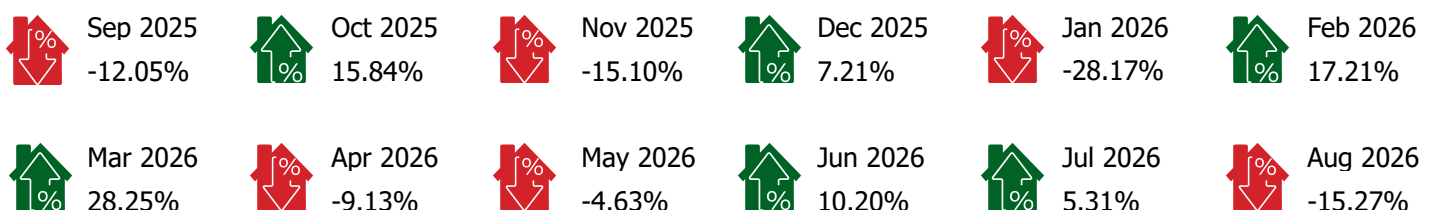


MONTH OVER MONTH TRENDS

SFR % Change



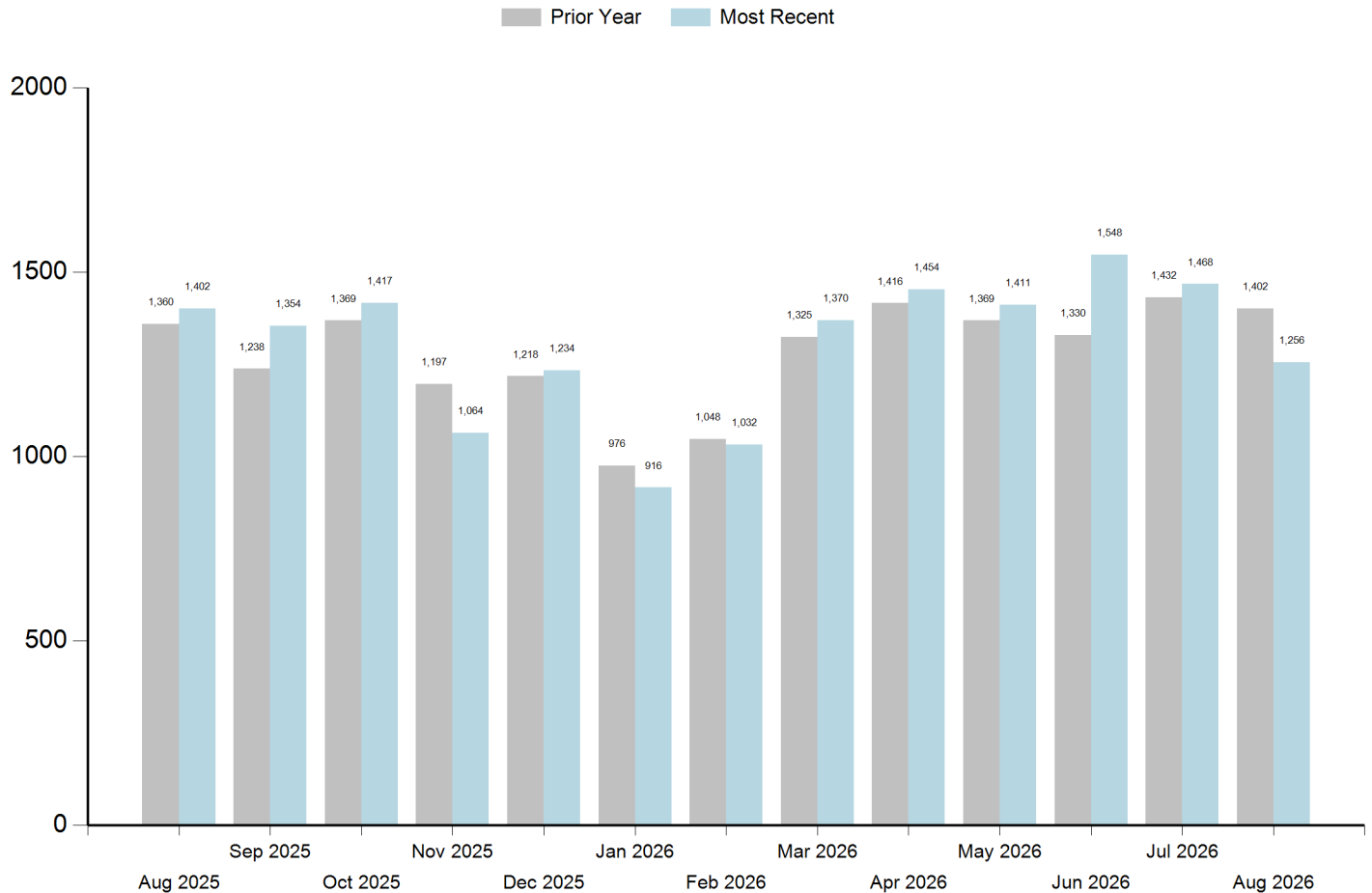
Condo % Change



AUGUST 2026

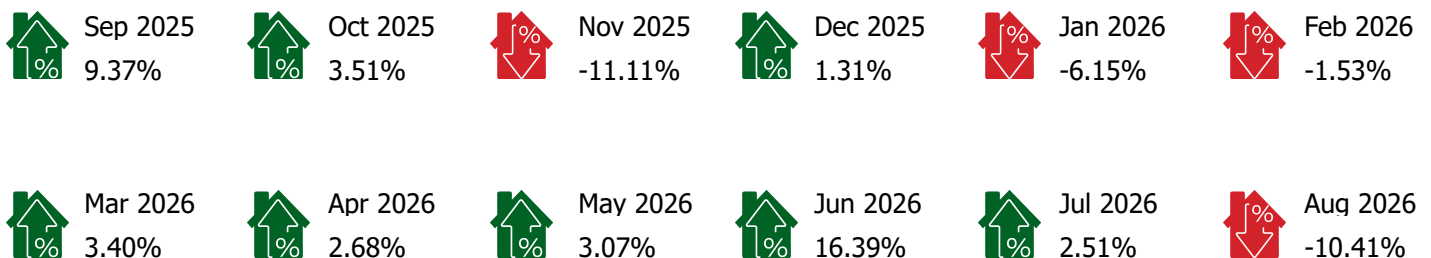


SFR YEAR OVER YEAR



SFR YEAR OVER YEAR TRENDS

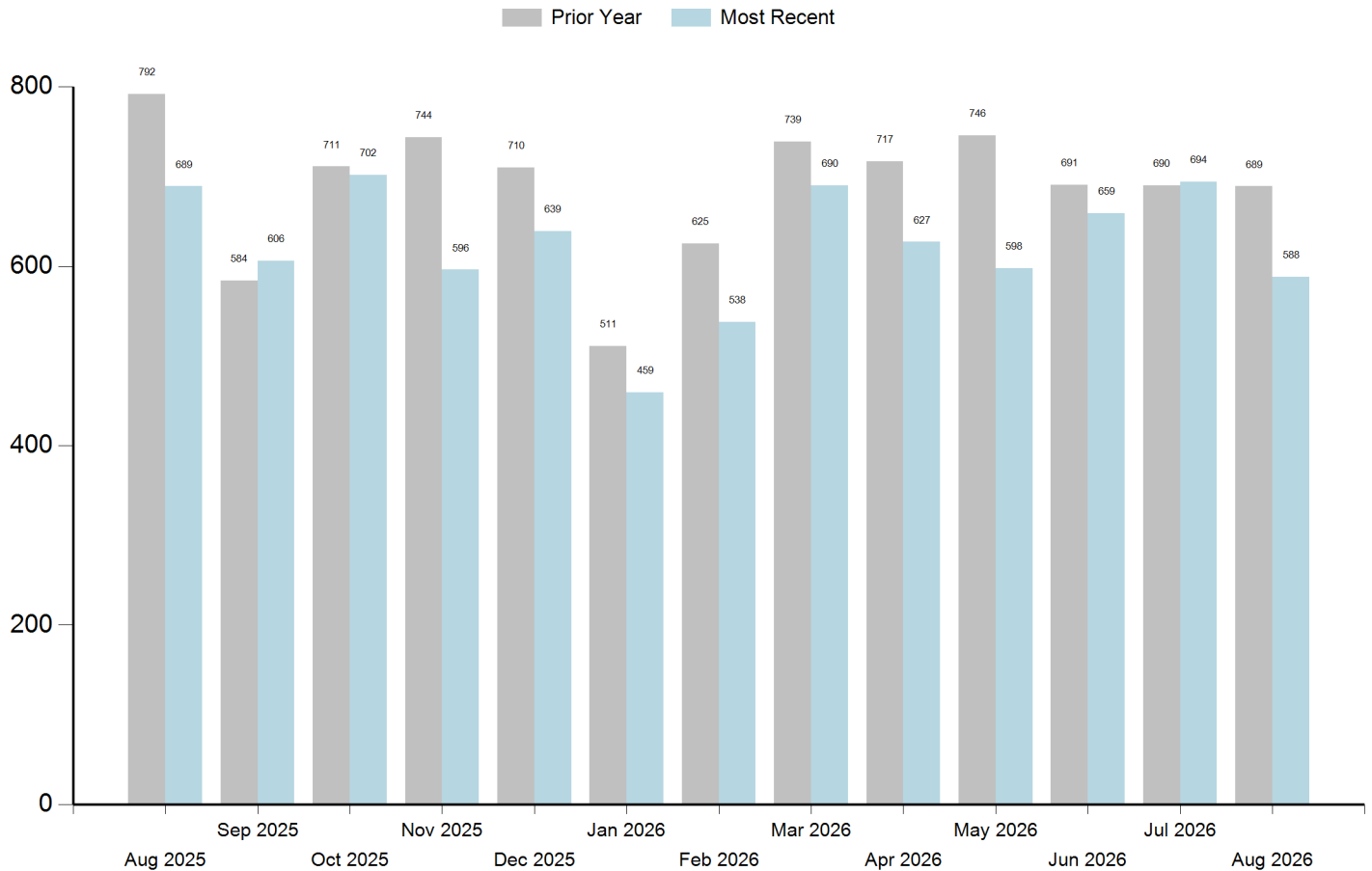
SFR % Change



AUGUST 2026

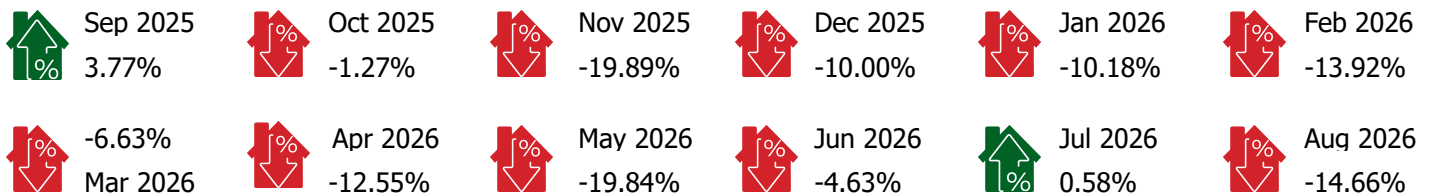


CONDO YEAR OVER YEAR



CONDO YEAR OVER YEAR TRENDS

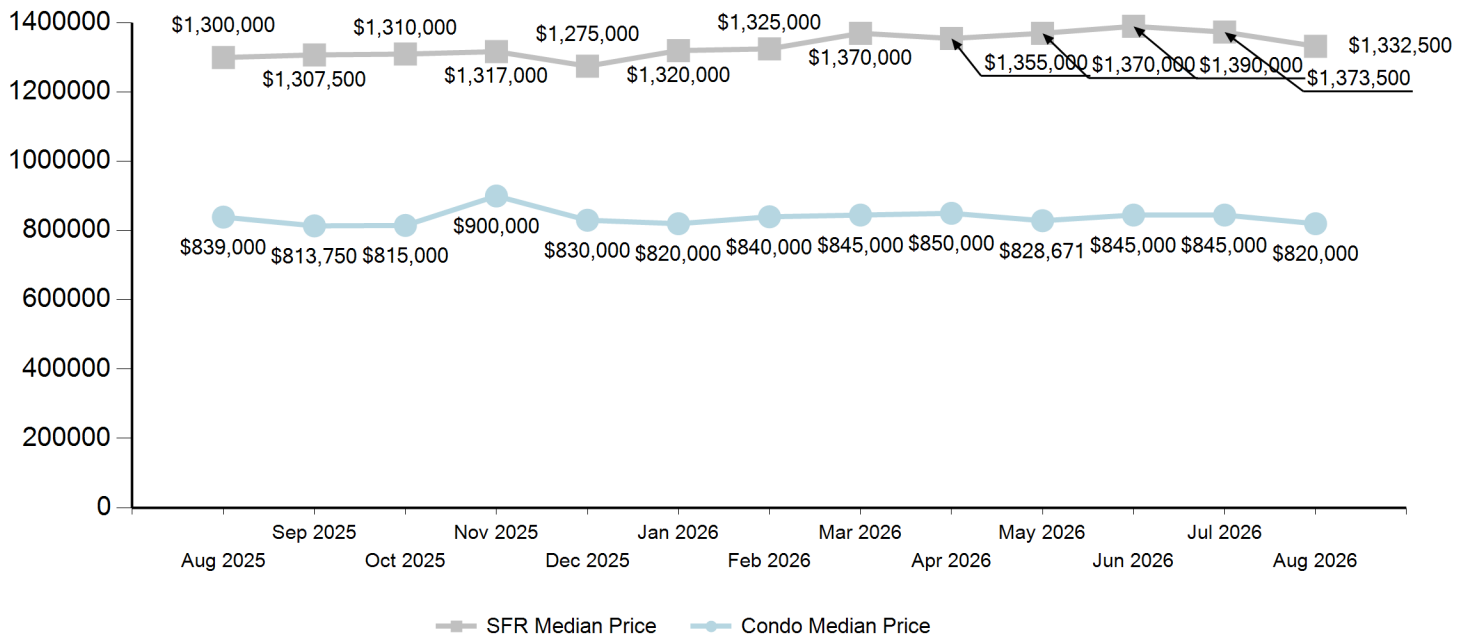
CONDO % Change



AUGUST 2026



SFR & CONDO MEDIAN SALES PRICE LAST 12 MONTHS



MONTH OVER MONTH TRENDS

SFR % Change

Sep 2025 0.58%	Oct 2025 0.19%	Nov 2025 0.53%	Dec 2025 -3.19%	Jan 2026 3.53%	Feb 2026 0.38%
Mar 2026 3.40%	Apr 2026 -1.09%	May 2026 1.11%	Jun 2026 1.46%	Jul 2026 -1.19%	Aug 2026 -2.99%

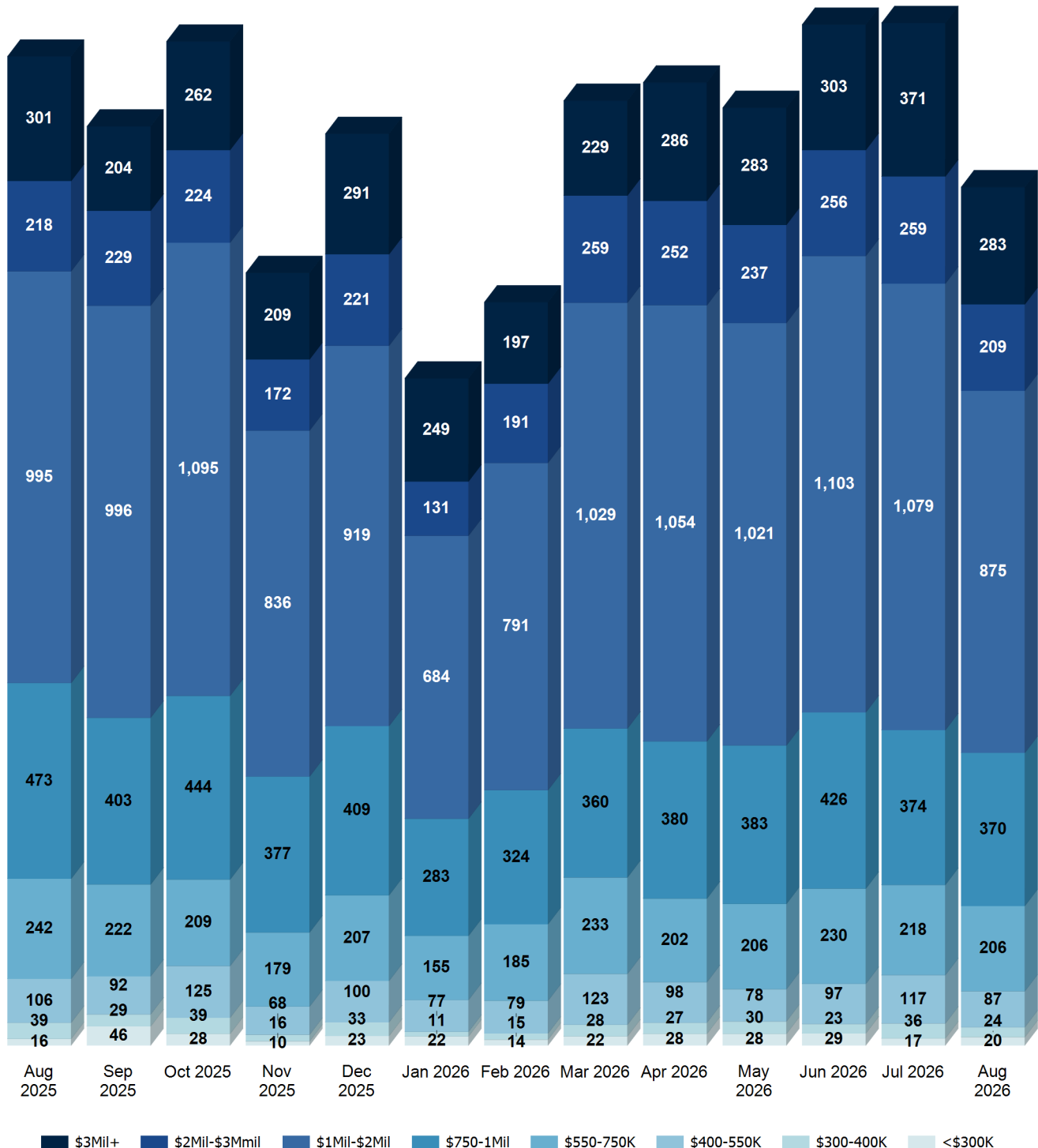
Condo % Change

Sep 2025 -3.01%	Oct 2025 0.15%	Nov 2025 10.43%	Dec 2025 -7.78%	Jan 2026 -1.20%	Feb 2026 2.44%
Mar 2026 0.60%	Apr 2026 0.59%	May 2026 -2.51%	Jun 2026 1.97%	Jul 2026 0.00%	Aug 2026 -2.96%

AUGUST 2026



SALES VALUE RANGES



AUGUST 2026



COMMUNITY NAME	ZIP CODE	SFR				Condos		
		SALES	MEDIAN PRICE (\$1,000)	PRICE % CHG YOY	MEDIAN \$/ Sq. Ft.	SALES	MEDIAN PRICE (\$1,000)	PRICE % CHG YOY
ALISO VIEJO	92656	12	\$1,663	6.98%	\$720	24	\$832	-4.39%
ANAHEIM	92801	15	\$945	-1.91%	\$841	8	\$618	-53.71%
ANAHEIM	92802	8	\$1,020	1.03%	\$502	6	\$748	-40.00%
ANAHEIM	92804	21	\$935	-5.43%	\$622	6	\$540	-4.11%
ANAHEIM	92805	12	\$797	-6.40%	\$617	10	\$766	-11.18%
ANAHEIM	92806	9	\$1,100	-2.33%	\$565	0	\$0	-88.89%
ANAHEIM	92807	29	\$1,050	-3.24%	\$626	1	\$555	-40.74%
ANAHEIM	92808	10	\$1,405	14.41%	\$645	7	\$710	-18.56%
ANAHEIM TOTAL		104	\$1,036	-0.55%	\$631	38	\$656	-36.74%
BREA	92821	28	\$1,137	-14.39%	\$586	2	\$939	-25.58%
BREA	92823	1	\$1,138	-34.09%	\$522	1	\$898	-30.00%
BREA TOTAL		29	\$1,137	-24.24%	\$554	3	\$918	-27.79%
BUENA PARK	90620	20	\$900	-13.29%	\$586	0	\$0	200.00%
BUENA PARK	90621	7	\$893	-19.46%	\$529	1	\$790	36.84%
BUENA PARK TOTAL		27	\$897	-16.38%	\$557	1	\$790	118.42%
CORONA DEL MAR	92625	15	\$6,285	-10.20%	\$3,161	6	\$2,473	23.94%
COSTA MESA	92626	27	\$1,625	4.52%	\$824	1	\$695	-6.90%
COSTA MESA	92627	17	\$1,475	-11.27%	\$1,097	9	\$910	-13.68%
COSTA MESA TOTAL		44	\$1,550	-3.38%	\$960	10	\$803	-10.29%
COTO DE CAZA	92679	9	\$1,649	6.12%	\$700	2	\$1,010	-8.82%
CYPRESS	90630	28	\$1,020	5.08%	\$604	13	\$3,670	1.79%
CYPRESS	90720	0	\$0	0.00%	\$0	1	\$1,425	333.33%
CYPRESS TOTAL		28	\$1,020	5.08%	\$604	14	\$2,548	167.56%
DANA POINT	92624	5	\$1,950	-10.00%	\$1,157	0	\$0	-45.00%
DANA POINT	92629	17	\$2,500	-8.91%	\$1,719	11	\$1,095	15.19%
DANA POINT TOTAL		22	\$2,225	-9.45%	\$1,438	11	\$1,095	-14.91%
FOOTHILL RANCH	92610	3	\$1,620	20.75%	\$621	2	\$691	-24.44%
FOUNTAIN VALLEY	92708	37	\$1,350	4.51%	\$708	0	\$0	11.76%
FULLERTON	92831	14	\$990	10.49%	\$738	4	\$593	23.40%
FULLERTON	92832	6	\$1,230	-24.76%	\$777	1	\$1,715	12.50%
FULLERTON	92833	25	\$1,005	-5.48%	\$636	9	\$770	38.81%
FULLERTON	92835	10	\$1,213	-2.79%	\$577	9	\$995	47.62%
FULLERTON TOTAL		55	\$1,109	-5.63%	\$682	23	\$1,018	30.58%

		SFR				Condos		
COMMUNITY NAME	ZIP CODE	SALES	MEDIAN PRICE (\$1,000)	PRICE % CHG YOY	MEDIAN \$/ Sq. Ft.	SALES	MEDIAN PRICE (\$1,000)	PRICE % CHG YOY
GARDEN GROVE	92840	12	\$945	13.61%	\$598	3	\$620	-21.31%
GARDEN GROVE	92841	9	\$950	0.00%	\$672	1	\$505	-62.07%
GARDEN GROVE	92843	7	\$1,005	-18.03%	\$752	2	\$598	12.77%
GARDEN GROVE	92844	3	\$868	-1.39%	\$704	0	\$0	-20.00%
GARDEN GROVE	92845	10	\$1,127	13.60%	\$776	0	\$0	-43.75%
GARDEN GROVE TOTAL		41	\$979	1.95%	\$700	6	\$574	-26.87%
HUNTINGTON BEACH	90742	1	\$2,680	0.00%	\$796	0	\$0	0.00%
HUNTINGTON BEACH	92646	34	\$1,550	5.62%	\$894	11	\$715	0.00%
HUNTINGTON BEACH	92647	17	\$1,230	4.92%	\$845	2	\$535	0.00%
HUNTINGTON BEACH	92648	25	\$1,780	10.88%	\$835	10	\$901	11.11%
HUNTINGTON BEACH	92649	13	\$2,190	5.04%	\$954	6	\$883	-7.83%
HUNTINGTON BEACH TOTAL		90	\$1,886	6.62%	\$865	29	\$758	1.64%
IRVINE	92602	15	\$2,550	19.01%	\$1,018	7	\$1,400	-34.55%
IRVINE	92603	13	\$2,900	13.10%	\$1,651	5	\$1,455	0.00%
IRVINE	92604	6	\$1,537	-10.38%	\$679	6	\$829	-15.46%
IRVINE	92606	6	\$1,396	12.73%	\$815	2	\$518	31.25%
IRVINE	92612	4	\$1,320	11.69%	\$791	19	\$1,060	9.80%
IRVINE	92614	3	\$1,740	-8.51%	\$890	11	\$890	1.33%
IRVINE	92617	4	\$819	14.81%	\$344	0	\$0	0.00%
IRVINE	92618	15	\$2,650	28.35%	\$892	30	\$1,355	-29.30%
IRVINE	92620	16	\$1,588	6.42%	\$766	10	\$1,525	-7.07%
IRVINE TOTAL		82	\$1,833	9.69%	\$872	90	\$1,129	-6.28%
LA HABRA	90631	20	\$840	2.57%	\$628	11	\$565	-4.76%
LA MIRADA	90638	1	\$901	66.67%	\$627	0	\$644	0.00%
LA PALMA	90623	9	\$1,180	-15.00%	\$584	1	\$655	0.00%
LADERA RANCH	92694	1	\$2,850	150.00%	\$932	1	\$860	15.38%
LAGUNA BEACH	92651	30	\$3,375	12.86%	\$2,226	0	\$0	-6.25%
LAGUNA HILLS	92653	17	\$1,610	7.03%	\$738	8	\$666	-22.86%
LAGUNA NIGUEL	92677	21	\$2,050	8.82%	\$966	21	\$725	9.29%
LAGUNA WOODS	92637	0	\$0	0.00%	\$0	25	\$570	-14.67%
LAKE FOREST	92610	0	\$0	-31.25%	\$0	1	\$982	175.00%
LAKE FOREST	92630	30	\$1,313	11.40%	\$638	19	\$825	20.00%
LAKE FOREST	92679	0	\$0	44.44%	\$0	2	\$796	-20.00%
LAKE FOREST TOTAL		30	\$1,313	8.20%	\$638	22	\$868	58.33%
LOS ALAMITOS	90720	11	\$1,675	0.61%	\$900	0	\$0	-25.00%
MIDWAY CITY	92655	4	\$1,125	77.78%	\$1,385	2	\$621	40.00%
MISSION VIEJO	92691	34	\$1,321	7.93%	\$647	5	\$505	-15.65%
MISSION VIEJO	92692	50	\$1,161	0.00%	\$649	9	\$785	-22.54%

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MISSION VIEJO	92694	9	\$2,440	25.90%	\$680	4	\$940	-9.76%
MISSION VIEJO TOTAL		93	\$1,641	16.91%	\$659	18	\$743	-15.98%
NEWPORT BEACH	92660	24	\$3,775	5.23%	\$1,690	6	\$2,140	-26.83%
NEWPORT BEACH	92661	5	\$3,800	0.00%	\$3,219	0	\$0	-62.50%
NEWPORT BEACH	92662	2	\$3,155	4.00%	\$2,092	0	\$0	0.00%
NEWPORT BEACH	92663	8	\$5,838	-4.76%	\$3,841	12	\$1,384	22.11%
NEWPORT BEACH TOTAL		39	\$4,142	1.49%	\$2,710	18	\$1,762	-22.41%
NEWPORT COAST	92657	4	\$9,319	6.58%	\$3,413	5	\$1,850	-7.32%
ORANGE	92865	11	\$1,205	18.75%	\$659	3	\$1,011	7.50%
ORANGE	92866	8	\$1,240	-10.00%	\$617	1	\$655	40.00%
ORANGE	92867	23	\$1,116	19.55%	\$585	0	\$0	-15.79%
ORANGE	92868	10	\$864	11.25%	\$673	7	\$500	46.67%
ORANGE	92869	17	\$1,354	-7.75%	\$663	8	\$755	-2.80%
ORANGE TOTAL		69	\$1,156	6.36%	\$639	19	\$730	15.11%
PLACENTIA	92870	25	\$1,140	-0.60%	\$615	5	\$610	27.59%
RANCHO MISSION VIEJO	92694	10	\$1,478	8.72%	\$674	6	\$871	-52.08%
RANCHO SANTA MARGARITA	92688	16	\$1,133	1.02%	\$624	25	\$700	-10.20%
SAN CLEMENTE	92672	22	\$2,348	-6.82%	\$1,129	6	\$1,075	7.29%
SAN CLEMENTE	92673	26	\$1,667	-4.53%	\$769	3	\$885	-1.61%
SAN CLEMENTE TOTAL		48	\$2,007	-5.67%	\$949	9	\$980	2.84%
SAN JUAN CAPISTRANO	92675	18	\$1,279	-3.96%	\$803	16	\$1,090	4.55%
SANTA ANA	92701	0	\$0	-22.54%	\$0	12	\$395	-21.24%
SANTA ANA	92703	6	\$845	-14.67%	\$519	1	\$520	-28.95%
SANTA ANA	92704	12	\$838	1.12%	\$679	12	\$467	4.81%
SANTA ANA	92705	23	\$1,625	1.74%	\$770	22	\$5,200	0.00%
SANTA ANA	92706	7	\$1,235	-2.27%	\$652	0	\$0	7.14%
SANTA ANA	92707	10	\$874	6.48%	\$757	3	\$420	-1.35%
SANTA ANA TOTAL		58	\$1,083	-5.02%	\$675	50	\$1,400	-7.92%
SEAL BEACH	90740	9	\$1,575	-1.54%	\$770	3	\$670	-8.70%
SILVERADO	92676	2	\$885	10.26%	\$1,253	0	\$0	-100.00%
STANTON	90680	8	\$765	-7.48%	\$574	7	\$620	4.62%
SUNSET BEACH	90742	0	\$0	-37.50%	\$0	1	\$1,768	100.00%
SURFSIDE	90743	2	\$6,250	15.38%	\$1,901	0	\$0	0.00%
TRABUCO CANYON	92679	12	\$1,676	17.31%	\$610	0	\$0	5.88%
TUSTIN	92780	15	\$1,215	0.00%	\$701	11	\$880	-13.98%
TUSTIN	92782	7	\$2,100	-9.18%	\$690	8	\$988	6.34%
TUSTIN TOTAL		22	\$1,658	-9.18%	\$695	19	\$934	-3.82%

		SFR				Condos		
COMMUNITY NAME	ZIP CODE	SALES	MEDIAN PRICE (\$1,000)	PRICE % CHG YOY	MEDIAN \$/ Sq. Ft.	SALES	MEDIAN PRICE (\$1,000)	PRICE % CHG YOY
VILLA PARK	92861	4	\$2,457	-20.99%	\$604	0	\$0	0.00%
WESTMINSTER	92683	27	\$1,250	0.00%	\$671	0	\$0	16.67%
YORBA LINDA	92886	32	\$1,430	3.13%	\$667	11	\$720	-4.81%
YORBA LINDA	92887	15	\$1,950	0.00%	\$632	4	\$570	-58.75%
YORBA LINDA TOTAL		47	\$1,690	3.13%	\$649	15	\$645	-31.78%