

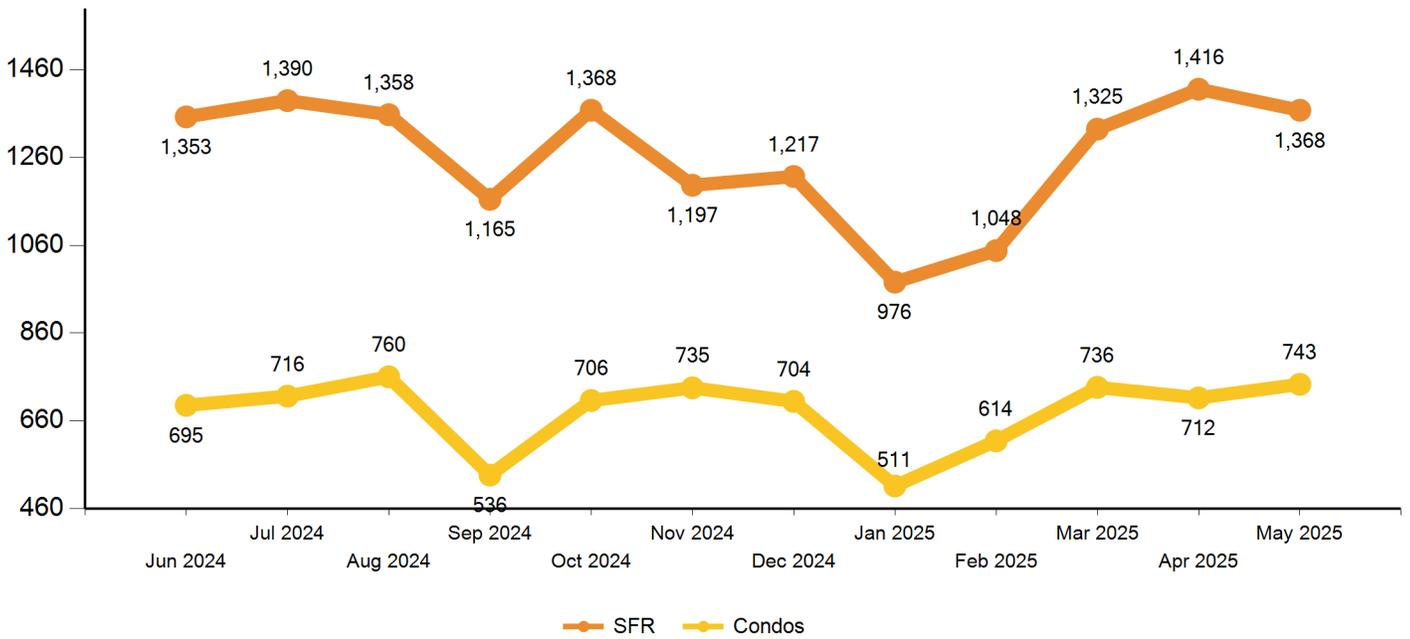


Orange County Market Activity & Trends May 2025





SFR & Condo Sales 2025 Year-to-Date



SFR % Change

↓ -16.79%	↑ 2.73%	↓ -2.30%	↓ -14.21%	↑ 17.42%	↓ -12.50%
Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024
↑ 1.67%	↓ -19.80%	↑ 7.38%	↑ 26.43%	↑ 6.87%	↓ -3.39%
Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025

Condo % Change

↓ -11.58%	↑ 3.02%	↑ 6.15%	↓ -29.47%	↑ 31.72%	↑ 4.11%
Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024
↓ -4.22%	↓ -27.41%	↑ 20.16%	↑ 19.87%	↓ -3.26%	↑ 4.35%
Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025

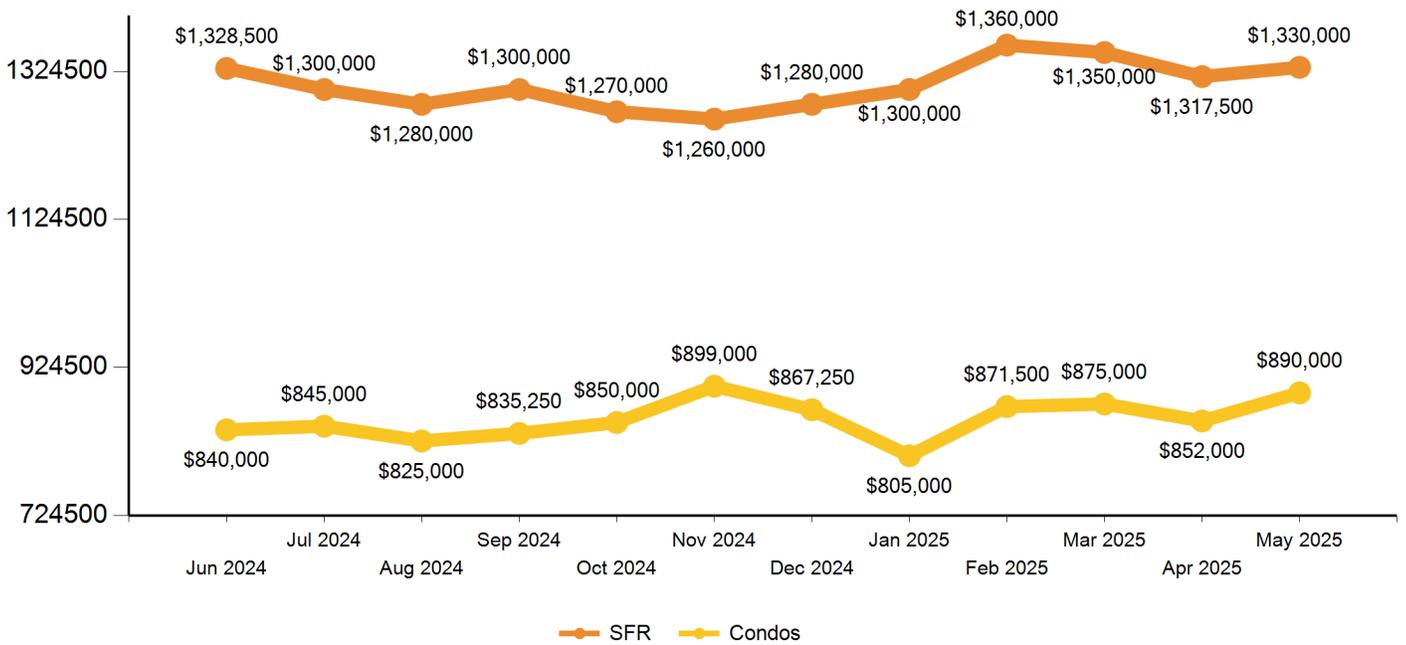


Month Over Month Trends





SFR & Condo Median Sales Price Last 12 Months



SFR % Change

↑ 0.26%	↓ -2.15%	↓ -1.54%	↑ 1.56%	↓ -2.31%	↓ -0.79%
Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024
↑ 1.59%	↑ 1.56%	↑ 4.62%	↓ -0.74%	↓ -2.41%	↑ 0.95%
Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025

Condo % Change

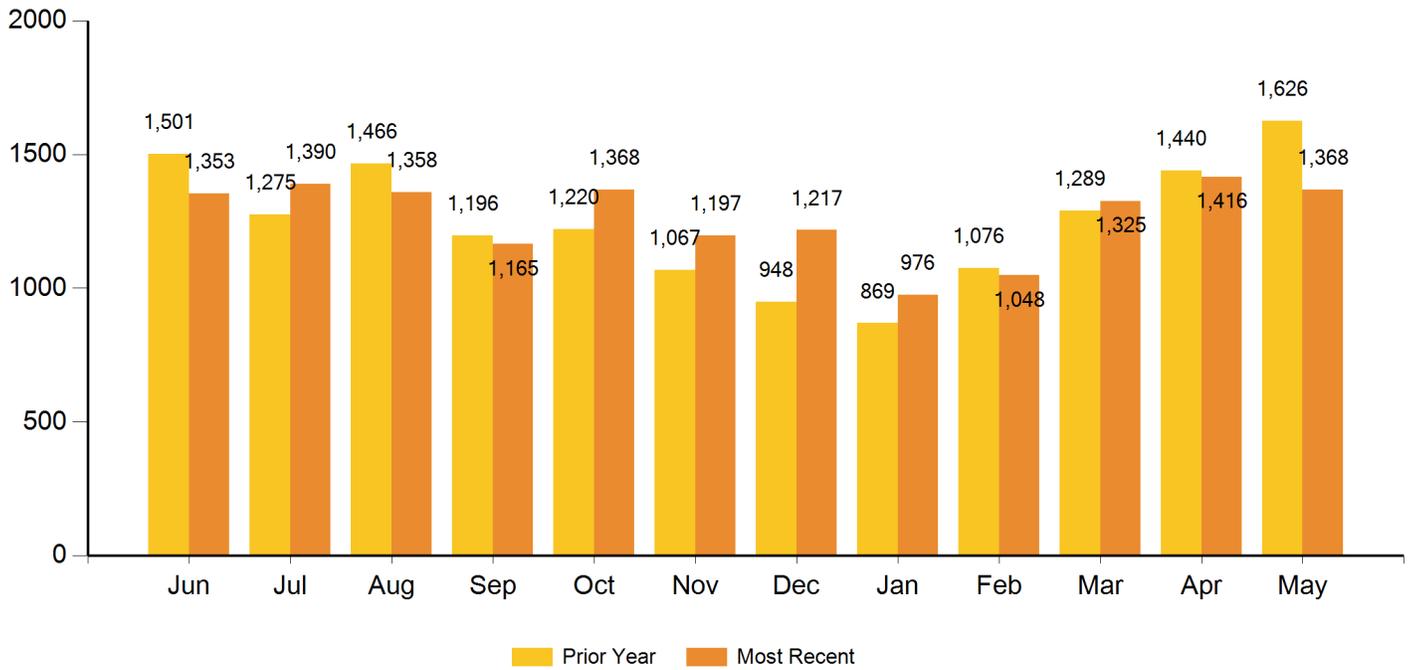
↑ 0.60%	↑ 0.60%	↓ -2.37%	↑ 1.24%	↑ 1.77%	↑ 5.76%
Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024
↓ -3.53%	↓ -7.18%	↑ 8.26%	↑ 0.40%	↓ -2.63%	↑ 4.46%
Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025

Month Over Month Trends





SFR Sales Year Over Year




Year Over Year Trends

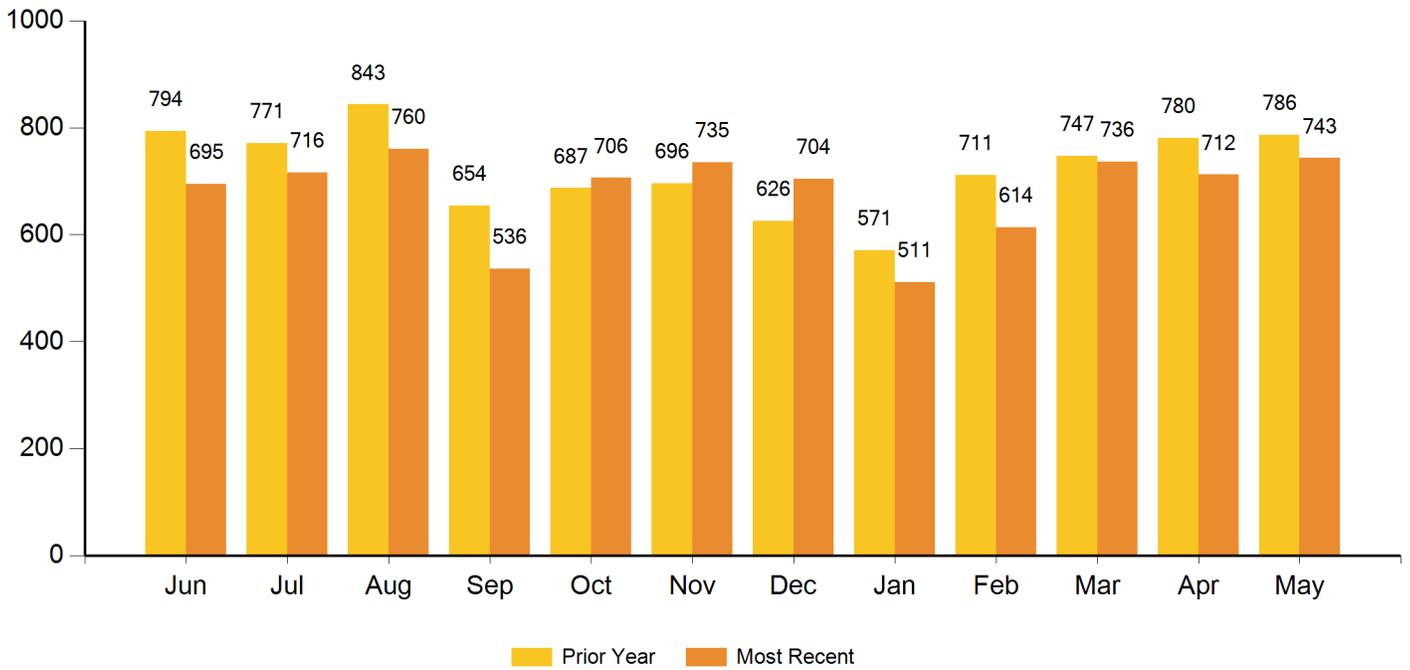


SFR Sales % Change From Same Month 2024

↓ -9.86%	↑ 9.02%	↓ -7.37%	↓ -2.59%	↑ 12.13%	↑ 12.18%
Jun	Jul	Aug	Sep	Oct	Nov
↑ 28.38%	↑ 12.31%	↓ -2.60%	↑ 2.79%	↓ -1.67%	↓ -15.87%
Dec	Jan	Feb	Mar	Apr	May



Condo Sales Year Over Year




Year Over Year Trends

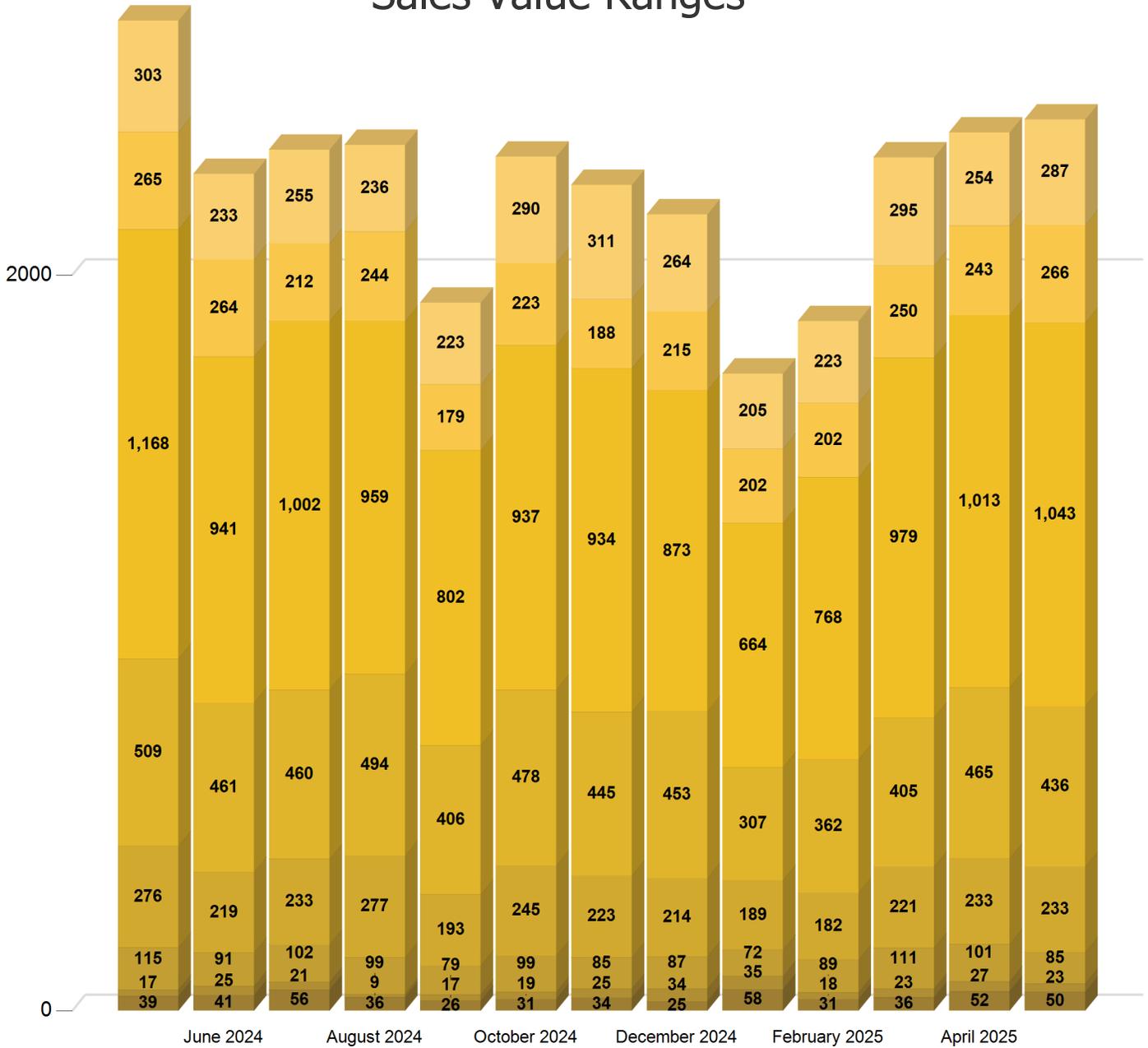


Condo Sales % Change From Same Month 2024

↓ -12.47%	↓ -7.13%	↓ -9.85%	↓ -18.04%	↑ 2.77%	↑ 5.60%
Jun	Jul	Aug	Sep	Oct	Nov
↑ 12.46%	↓ -10.51%	↓ -13.64%	↓ -1.47%	↓ -8.72%	↓ -5.47%
Dec	Jan	Feb	Mar	Apr	May



Sales Value Ranges



<\$300K
 \$300-400K
 \$400-550K
 \$550-750K
 \$750-1Mil
 \$1Mil-\$2Mil
 \$2Mil-\$3Mmil
 \$3Mil+



Community Name	Zip Code	SFR				Condos		
		SFR Sales	Median \$/ \$1,000	% Change YOY	Median \$/ Sq. Ft.	Condo Sales	Median \$/ \$1,000	% Change YOY
ALISO VIEJO	92656	11	\$1,410	-7.19%	\$693	19	\$815	0.66%
ANAHEIM	92801	10	\$790	8.45%	\$505	3	\$680	17.22%
ANAHEIM	92802	9	\$1,125	-6.31%	\$521	6	\$36	72.09%
ANAHEIM	92804	15	\$980	6.33%	\$609	4	\$765	-23.40%
ANAHEIM	92805	20	\$842	6.78%	\$560	8	\$788	1.20%
ANAHEIM	92806	10	\$976	17.24%	\$484	9	\$800	357.14%
ANAHEIM	92807	26	\$1,300	-2.71%	\$626	8	\$605	12.24%
ANAHEIM	92808	8	\$1,259	12.73%	\$616	10	\$720	18.39%
ANAHEIM TOTAL		98	\$1,039	6.07%	\$560	48	\$628	64.98%
BREA	92821	28	\$1,105	29.25%	\$578	6	\$1,410	110.53%
BREA	92823	2	\$1,770	15.15%	\$561	1	\$1,650	-19.05%
BREA TOTAL		30	\$1,438	22.20%	\$570	7	\$1,530	45.74%
BUENA PARK	90620	23	\$879	21.19%	\$626	0	\$0	-50.00%
BUENA PARK	90621	7	\$865	9.03%	\$592	2	\$790	-43.48%
BUENA PARK TOTAL		30	\$872	15.11%	\$609	2	\$790	-46.74%
CORONA DEL MAR	92625	20	\$4,300	6.56%	\$2,302	7	\$2,325	-8.70%
COSTA MESA	92626	26	\$1,563	-0.63%	\$773	2	\$1,155	-28.26%
COSTA MESA	92627	33	\$2,025	24.34%	\$1,361	6	\$983	-1.90%
COSTA MESA TOTAL		59	\$1,794	11.85%	\$1,067	8	\$1,069	-15.08%
COTO DE CAZA	92679	13	\$2,150	-6.33%	\$752	2	\$1,065	13.79%
CYPRESS	90630	25	\$1,043	6.59%	\$642	6	\$743	33.33%
DANA POINT	92624	11	\$2,230	32.84%	\$1,108	0	\$0	54.55%
DANA POINT	92629	17	\$2,780	0.81%	\$1,761	12	\$1,033	18.90%
DANA POINT TOTAL		28	\$2,505	16.82%	\$1,434	12	\$1,033	36.72%
FOOTHILL RANCH	92610	4	\$1,453	1.92%	\$675	5	\$620	4.88%
FOUNTAIN VALLEY	92708	35	\$1,388	-0.26%	\$731	3	\$560	-41.54%
FULLERTON	92831	12	\$1,122	4.65%	\$684	8	\$531	-25.00%
FULLERTON	92832	14	\$933	20.45%	\$639	0	\$0	-7.41%



Community Name	Zip Code	SFR				Condos		
		SFR Sales	Median \$/ \$1,000	% Change YOY	Median \$/ Sq. Ft.	Condo Sales	Median \$/ \$1,000	% Change YOY
FULLERTON	92833	24	\$950	9.74%	\$625	10	\$668	-10.81%
FULLERTON	92835	20	\$1,362	5.12%	\$765	4	\$569	28.89%
FULLERTON TOTAL		70	\$1,092	9.99%	\$678	22	\$589	-3.58%
GARDEN GROVE	92840	21	\$940	-1.01%	\$653	3	\$690	0.00%
GARDEN GROVE	92841	14	\$985	16.28%	\$618	1	\$537	141.67%
GARDEN GROVE	92843	12	\$1,000	0.00%	\$657	0	\$0	9.09%
GARDEN GROVE	92844	6	\$1,100	17.46%	\$783	0	\$0	33.33%
GARDEN GROVE	92845	9	\$1,121	-3.57%	\$722	2	\$644	14.29%
GARDEN GROVE TOTAL		62	\$1,029	7.29%	\$686	6	\$624	49.59%
HUNTINGTON BEACH	92646	26	\$1,320	-12.31%	\$816	13	\$730	-13.95%
HUNTINGTON BEACH	92647	24	\$1,213	-6.78%	\$759	4	\$650	-23.19%
HUNTINGTON BEACH	92648	20	\$1,590	2.14%	\$837	10	\$1,163	-4.84%
HUNTINGTON BEACH	92649	18	\$1,843	-2.32%	\$798	6	\$703	-2.80%
HUNTINGTON BEACH TOTAL		88	\$1,491	-4.82%	\$802	33	\$811	-11.20%
IRVINE	92602	8	\$2,734	-32.79%	\$846	6	\$1,235	1.68%
IRVINE	92603	10	\$3,743	-12.96%	\$1,122	7	\$1,430	3.53%
IRVINE	92604	8	\$1,458	-6.72%	\$926	8	\$960	4.35%
IRVINE	92606	4	\$1,475	-4.76%	\$967	3	\$890	-2.56%
IRVINE	92612	9	\$1,575	-15.91%	\$815	21	\$930	-25.00%
IRVINE	92614	5	\$1,725	-33.80%	\$857	4	\$1,079	-0.63%
IRVINE	92617	1	\$297	-28.13%	\$270	0	\$0	0.00%
IRVINE	92618	9	\$3,075	-30.21%	\$1,098	90	\$1,650	-3.94%
IRVINE	92620	13	\$1,990	-15.19%	\$846	13	\$1,295	-18.97%
IRVINE TOTAL		67	\$2,008	-20.05%	\$861	152	\$1,184	-5.19%
LA HABRA	90631	23	\$942	5.19%	\$555	8	\$520	-7.14%
LA HABRA HEIGHTS	90631	4	\$1,623	13.33%	\$474	0	\$0	0.00%
LA PALMA	90623	7	\$1,125	7.29%	\$538	0	\$0	-66.67%
LAGUNA BEACH	92651	23	\$2,600	6.01%	\$1,851	1	\$4,700	-13.16%



Community Name	Zip Code	SFR				Condos		
		SFR Sales	Median \$/ \$1,000	% Change YOY	Median \$/ Sq. Ft.	Condo Sales	Median \$/ \$1,000	% Change YOY
LAGUNA BEACH	92677	1	\$5,400	100.00%	\$1,089	0	\$0	0.00%
LAGUNA BEACH TOTAL		24	\$4,000	53.00%	\$1,470	1	\$4,700	-13.16%
LAGUNA HILLS	92653	14	\$1,660	4.57%	\$709	7	\$700	8.89%
LAGUNA HILLS	92656	1	\$1,182	133.33%	\$688	2	\$500	3.85%
LAGUNA HILLS TOTAL		15	\$1,421	68.95%	\$699	9	\$600	6.37%
LAGUNA NIGUEL	92677	35	\$1,755	0.85%	\$797	30	\$848	-17.85%
LAGUNA WOODS	92637	0	\$0	0.00%	\$0	42	\$435	-5.80%
LAKE FOREST	92630	41	\$1,360	4.51%	\$695	14	\$683	-32.17%
LAKE FOREST	92679	0	\$0	9.09%	\$0	1	\$700	0.00%
LAKE FOREST TOTAL		41	\$1,360	6.80%	\$695	15	\$691	-32.17%
LONG BEACH	90815	15	\$1,075	7.27%	\$730	11	\$775	-16.67%
LOS ALAMITOS	90720	10	\$1,550	-3.59%	\$792	0	\$0	0.00%
MIDWAY CITY	92655	2	\$1,100	-18.18%	\$654	2	\$563	0.00%
MISSION VIEJO	92691	35	\$1,308	13.39%	\$668	7	\$800	11.65%
MISSION VIEJO	92692	40	\$1,220	6.84%	\$673	10	\$863	11.52%
MISSION VIEJO	92694	12	\$1,775	-15.34%	\$724	10	\$1,043	-38.25%
MISSION VIEJO TOTAL		87	\$1,434	1.63%	\$688	27	\$902	-5.03%
NEWPORT BEACH	92657	1	\$11,950	-26.32%	\$1,286	2	\$1,524	-16.67%
NEWPORT BEACH	92660	18	\$3,838	13.62%	\$1,472	12	\$1,900	7.84%
NEWPORT BEACH	92661	6	\$6,363	15.38%	\$3,075	0	\$0	133.33%
NEWPORT BEACH	92662	2	\$4,375	-8.00%	\$1,812	0	\$0	0.00%
NEWPORT BEACH	92663	14	\$4,110	-15.75%	\$2,004	5	\$728	0.00%
NEWPORT BEACH TOTAL		41	\$6,127	-4.21%	\$1,930	19	\$1,384	41.50%
NEWPORT COAST	92657	4	\$20,825	11.59%	\$3,165	3	\$1,861	-16.67%
ORANGE	92865	7	\$925	1.87%	\$557	4	\$505	-12.82%
ORANGE	92866	4	\$938	2.63%	\$634	1	\$719	5.56%
ORANGE	92867	16	\$1,546	5.76%	\$645	0	\$0	15.38%



Community Name	Zip Code	SFR				Condos		
		SFR Sales	Median \$/ \$1,000	% Change YOY	Median \$/ Sq. Ft.	Condo Sales	Median \$/ \$1,000	% Change YOY
ORANGE	92868	8	\$763	-12.05%	\$583	1	\$910	-21.43%
ORANGE	92869	16	\$1,163	17.75%	\$663	2	\$786	0.00%
ORANGE TOTAL		51	\$1,067	3.19%	\$617	8	\$730	-3.33%
PLACENTIA	92870	29	\$1,165	3.99%	\$568	5	\$630	-20.35%
RANCHO MISSION VIEJO	92694	9	\$1,255	-12.85%	\$660	11	\$779	-26.33%
RANCHO SANTA MARGARITA	92688	20	\$1,116	6.95%	\$708	22	\$758	7.17%
SAN CLEMENTE	92672	34	\$2,105	15.81%	\$1,138	4	\$1,305	2.30%
SAN CLEMENTE	92673	19	\$1,800	8.45%	\$716	3	\$1,022	9.52%
SAN CLEMENTE TOTAL		53	\$1,953	12.13%	\$927	7	\$1,164	5.91%
SAN JUAN CAPISTRANO	92675	30	\$1,425	-5.71%	\$842	9	\$1,199	-50.42%
SANTA ANA	92701	6	\$890	-1.27%	\$523	7	\$415	-2.61%
SANTA ANA	92703	10	\$914	18.75%	\$752	1	\$420	-15.79%
SANTA ANA	92704	6	\$960	-2.89%	\$625	5	\$515	-17.32%
SANTA ANA	92705	29	\$1,580	0.35%	\$760	6	\$513	-75.98%
SANTA ANA	92706	12	\$1,043	3.03%	\$594	2	\$603	-21.43%
SANTA ANA	92707	10	\$794	-5.66%	\$897	5	\$520	14.29%
SANTA ANA TOTAL		73	\$1,030	2.05%	\$692	26	\$498	-19.81%
SEAL BEACH	90740	13	\$1,400	4.39%	\$812	2	\$625	76.00%
SILVERADO	92676	7	\$825	-12.20%	\$585	0	\$0	-26.32%
STANTON	90680	12	\$873	10.42%	\$538	3	\$600	-24.71%
SUNSET BEACH	90742	1	\$4,995	12.50%	\$1,773	1	\$1,000	-22.22%
TRABUCO CANYON	92679	18	\$1,643	0.00%	\$650	5	\$605	23.33%
TUSTIN	92780	16	\$1,215	-4.51%	\$672	18	\$1,033	33.80%
TUSTIN	92782	10	\$1,833	21.11%	\$822	20	\$1,049	-43.12%
TUSTIN TOTAL		26	\$1,524	8.30%	\$747	38	\$1,041	-4.66%
VILLA PARK	92861	7	\$3,000	15.15%	\$1,169	0	\$0	0.00%
WESTMINSTER	92683	37	\$1,080	6.70%	\$687	2	\$675	47.06%
YORBA LINDA	92886	36	\$1,365	9.57%	\$683	9	\$715	-7.34%



Community Name	Zip Code	SFR				Condos		
		SFR Sales	Median \$/ \$1,000	% Change YOY	Median \$/ Sq. Ft.	Condo Sales	Median \$/ \$1,000	% Change YOY
YORBA LINDA	92887	16	\$1,475	-3.41%	\$637	24	\$2,825	161.22%
YORBA LINDA TOTAL		52	\$1,420	3.08%	\$660	33	\$1,770	76.94%