

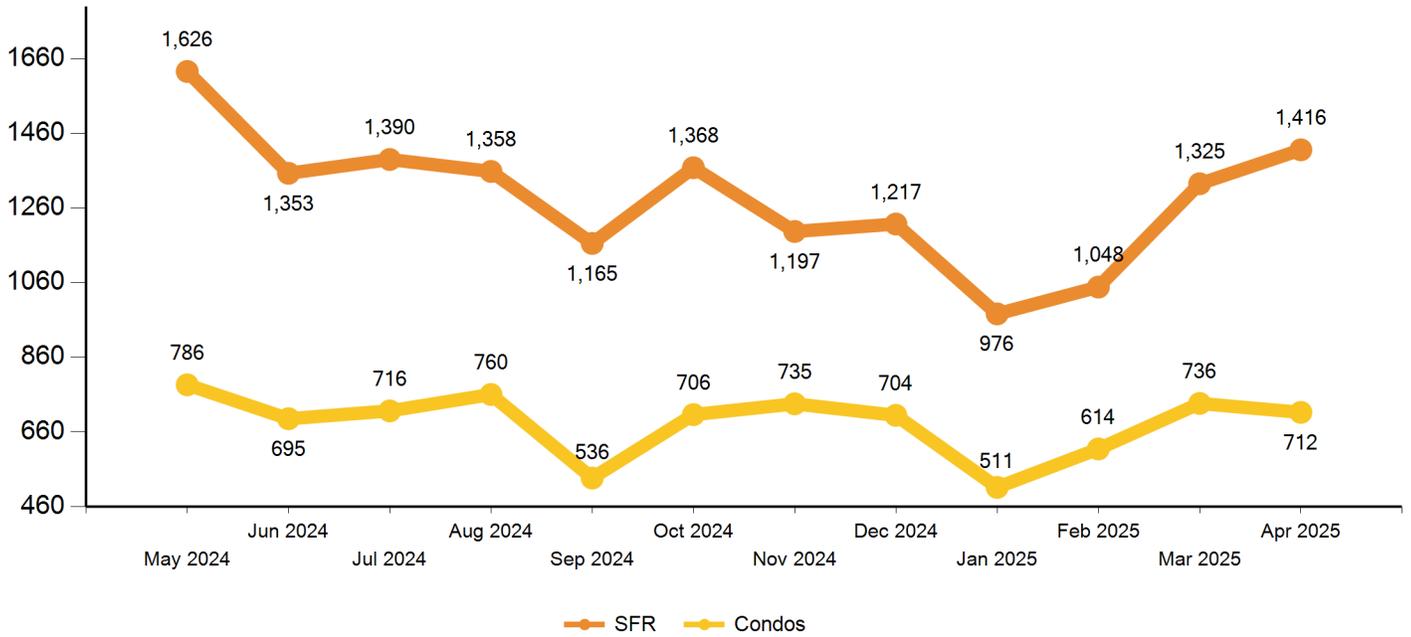


Orange County Market Activity & Trends April 2025





SFR & Condo Sales 2025 Year-to-Date



Month Over Month Trends



SFR % Change

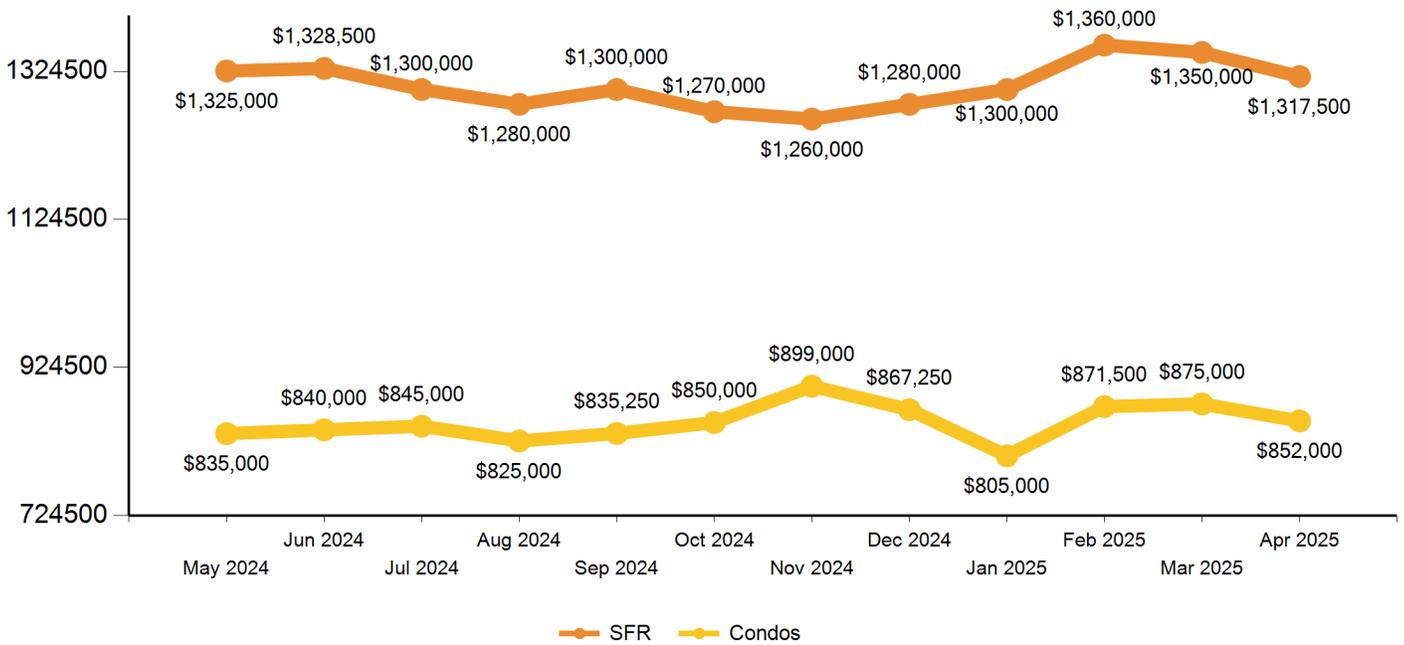
↑ 12.92%	↓ -16.79%	↑ 2.73%	↓ -2.30%	↓ -14.21%	↑ 17.42%
May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024
↓ -12.50%	↑ 1.67%	↓ -19.80%	↑ 7.38%	↑ 26.43%	↑ 6.87%
Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025

Condo % Change

↑ 0.77%	↓ -11.58%	↑ 3.02%	↑ 6.15%	↓ -29.47%	↑ 31.72%
May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024
↑ 4.11%	↓ -4.22%	↓ -27.41%	↑ 20.16%	↑ 19.87%	↓ -3.26%
Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025



SFR & Condo Median Sales Price Last 12 Months



SFR % Change

↓ -0.75%	↑ 0.26%	↓ -2.15%	↓ -1.54%	↑ 1.56%	↓ -2.31%
May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024
↓ -0.79%	↑ 1.59%	↑ 1.56%	↑ 4.62%	↓ -0.74%	↓ -2.41%
Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025

Condo % Change

↓ -4.02%	↑ 0.60%	↑ 0.60%	↓ -2.37%	↑ 1.24%	↑ 1.77%
May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024
↑ 5.76%	↓ -3.53%	↓ -7.18%	↑ 8.26%	↑ 0.40%	↓ -2.63%
Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025

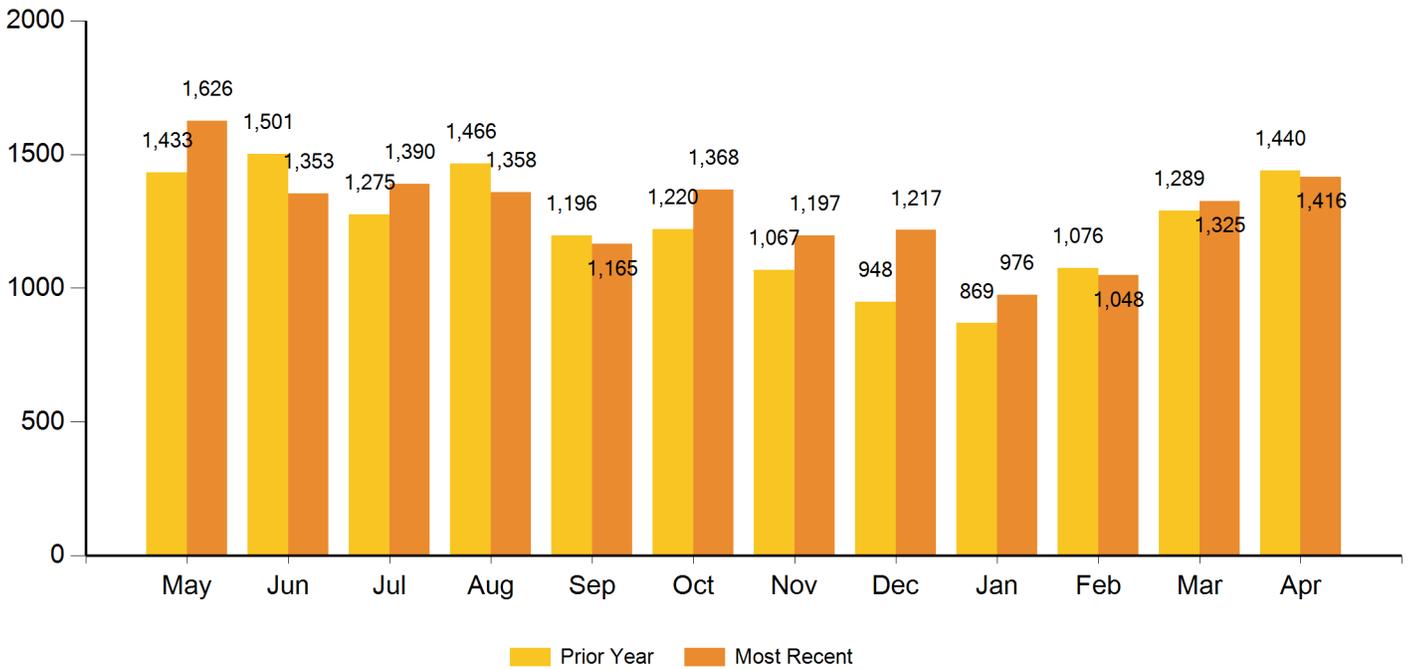


Month Over Month Trends





SFR Sales Year Over Year




Year Over Year Trends

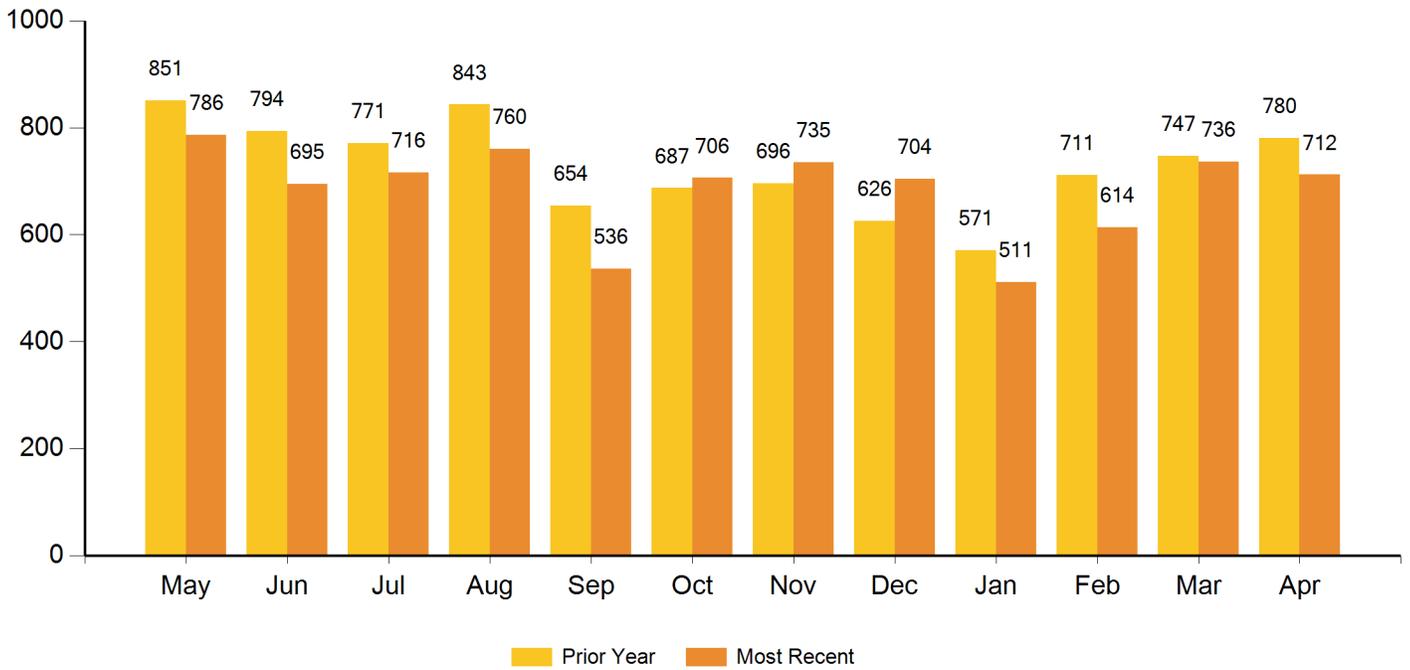


SFR Sales % Change From Same Month 2024

↑ 13.47%	↓ -9.86%	↑ 9.02%	↓ -7.37%	↓ -2.59%	↑ 12.13%
May	Jun	Jul	Aug	Sep	Oct
↑ 12.18%	↑ 28.38%	↑ 12.31%	↓ -2.60%	↑ 2.79%	↓ -1.67%
Nov	Dec	Jan	Feb	Mar	Apr



Condo Sales Year Over Year




Year Over Year Trends

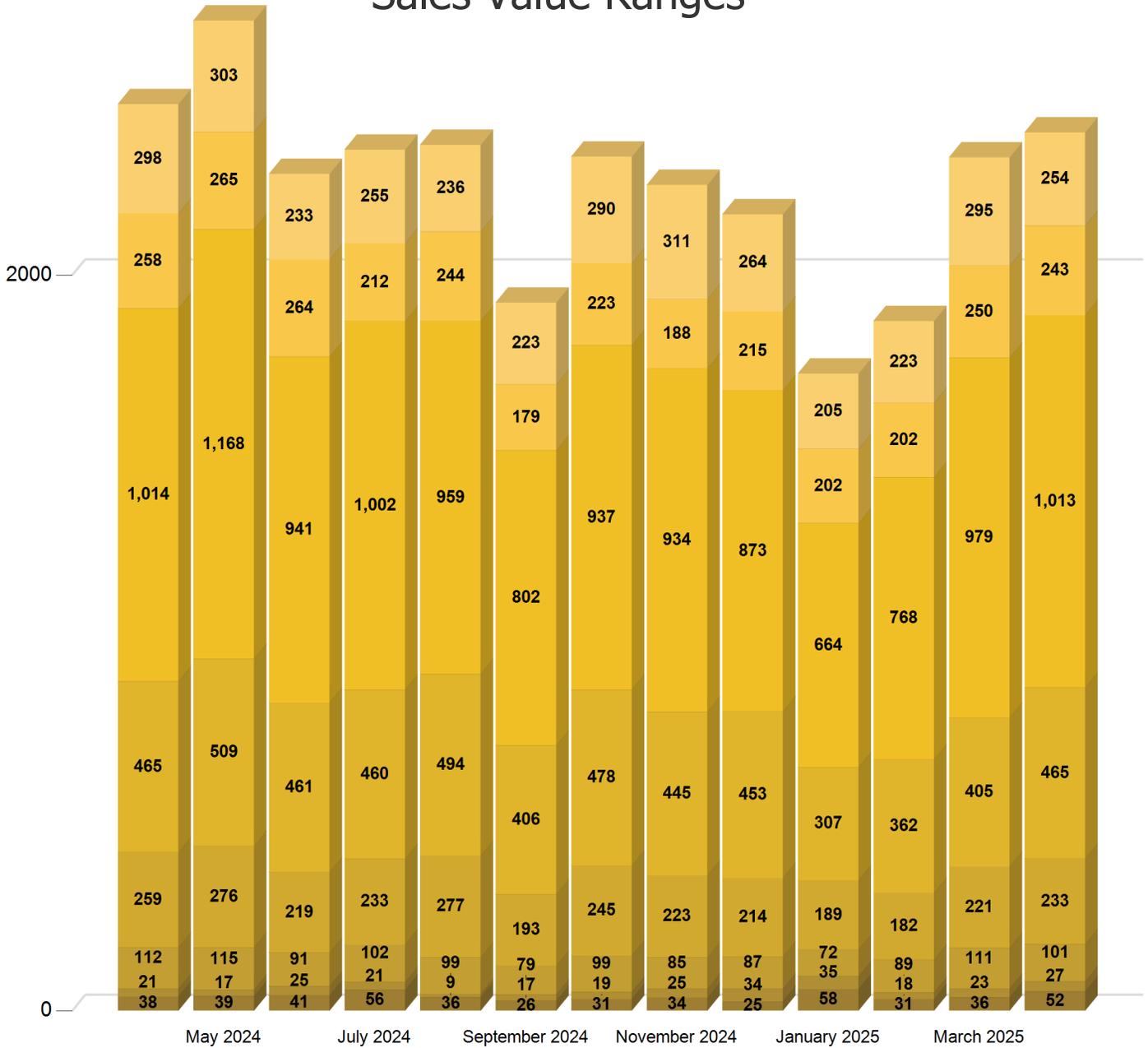


Condo Sales % Change From Same Month 2024

↓ -7.64%	↓ -12.47%	↓ -7.13%	↓ -9.85%	↓ -18.04%	↑ 2.77%
May	Jun	Jul	Aug	Sep	Oct
↑ 5.60%	↑ 12.46%	↓ -10.51%	↓ -13.64%	↓ -1.47%	↓ -8.72%
Nov	Dec	Jan	Feb	Mar	Apr



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	13	\$1,563	-2.72%	\$690	25	\$850	5.39%
ANAHEIM	92801	11	\$855	16.79%	\$554	6	\$615	38.65%
ANAHEIM	92802	8	\$880	-7.27%	\$606	12	\$48	97.37%
ANAHEIM	92804	31	\$900	11.33%	\$677	8	\$1,053	-11.11%
ANAHEIM	92805	16	\$879	3.95%	\$724	12	\$779	0.00%
ANAHEIM	92806	9	\$1,007	19.64%	\$516	3	\$760	228.57%
ANAHEIM	92807	25	\$1,300	3.92%	\$612	3	\$660	-3.70%
ANAHEIM	92808	6	\$1,678	19.61%	\$640	11	\$740	11.36%
ANAHEIM TOTAL		106	\$1,071	9.71%	\$619	55	\$665	60.19%
BREA	92821	16	\$1,053	27.70%	\$604	1	\$566	94.44%
BREA	92823	2	\$1,298	5.71%	\$629	2	\$955	-33.33%
BREA TOTAL		18	\$1,175	16.71%	\$616	3	\$761	30.56%
BUENA PARK	90620	23	\$925	14.29%	\$529	1	\$955	-50.00%
BUENA PARK	90621	7	\$980	14.58%	\$548	6	\$905	-40.58%
BUENA PARK TOTAL		30	\$953	14.43%	\$539	7	\$930	-45.29%
CORONA DEL MAR	92625	18	\$5,500	7.34%	\$1,950	6	\$3,100	-12.00%
COSTA MESA	92626	30	\$1,373	3.19%	\$783	2	\$793	-16.67%
COSTA MESA	92627	25	\$1,710	18.75%	\$1,048	12	\$1,120	-2.83%
COSTA MESA TOTAL		55	\$1,541	10.97%	\$916	14	\$956	-9.75%
COTO DE CAZA	92679	15	\$2,498	-1.31%	\$720	3	\$1,199	6.45%
CYPRESS	90630	21	\$1,097	3.03%	\$586	3	\$775	26.67%
CYPRESS	90720	0	\$0	-66.67%	\$0	1	\$1,039	-85.71%
CYPRESS TOTAL		21	\$1,097	-31.82%	\$586	4	\$907	-29.52%
DANA POINT	92624	8	\$1,412	26.87%	\$938	4	\$994	46.15%
DANA POINT	92629	16	\$1,948	7.11%	\$1,565	11	\$950	12.03%
DANA POINT TOTAL		24	\$1,680	16.99%	\$1,252	15	\$972	29.09%
FOOTHILL RANCH	92610	4	\$1,298	5.88%	\$705	0	\$0	5.26%
FOUNTAIN VALLEY	92708	33	\$1,300	2.48%	\$666	3	\$535	-41.79%



Community Name	Zip Code	SFR				Condos		
		SFR Sales	Median \$/ \$1,000	% Change YOY	Median \$/ Sq. Ft.	Condo Sales	Median \$/ \$1,000	% Change YOY
FULLERTON	92831	8	\$1,263	13.04%	\$642	5	\$500	-22.58%
FULLERTON	92832	9	\$1,030	23.75%	\$651	0	\$0	3.45%
FULLERTON	92833	26	\$940	14.94%	\$662	9	\$810	-11.11%
FULLERTON	92835	25	\$1,350	10.10%	\$701	2	\$544	28.57%
FULLERTON TOTAL		68	\$1,146	15.46%	\$664	16	\$618	-0.42%
GARDEN GROVE	92840	18	\$958	-4.62%	\$632	5	\$660	3.33%
GARDEN GROVE	92841	7	\$985	18.25%	\$642	0	\$0	190.00%
GARDEN GROVE	92843	11	\$900	0.85%	\$784	2	\$490	-2.04%
GARDEN GROVE	92844	4	\$758	25.42%	\$523	2	\$620	36.36%
GARDEN GROVE	92845	11	\$1,150	-8.04%	\$722	2	\$623	16.67%
GARDEN GROVE TOTAL		51	\$950	6.38%	\$661	11	\$598	48.86%
HUNTINGTON BEACH	92646	40	\$1,410	-10.43%	\$760	8	\$745	-17.22%
HUNTINGTON BEACH	92647	33	\$1,240	-1.05%	\$748	6	\$540	-22.06%
HUNTINGTON BEACH	92648	23	\$1,925	5.43%	\$983	9	\$1,200	-5.56%
HUNTINGTON BEACH	92649	19	\$1,745	3.98%	\$892	7	\$715	4.81%
HUNTINGTON BEACH TOTAL		115	\$1,580	-0.51%	\$846	30	\$800	-10.01%
IRVINE	92602	15	\$2,950	-22.49%	\$950	5	\$2,282	3.42%
IRVINE	92603	10	\$3,203	-2.91%	\$1,210	7	\$1,640	0.00%
IRVINE	92604	8	\$1,904	-2.65%	\$937	9	\$878	5.56%
IRVINE	92606	3	\$1,500	8.62%	\$913	3	\$928	27.27%
IRVINE	92612	5	\$1,300	-5.13%	\$807	16	\$913	-21.17%
IRVINE	92614	4	\$1,500	-22.73%	\$946	9	\$1,155	9.68%
IRVINE	92618	9	\$3,000	-24.86%	\$982	73	\$1,700	-8.83%
IRVINE	92620	24	\$2,330	-7.63%	\$899	14	\$1,285	-17.11%
IRVINE TOTAL		78	\$2,211	-9.97%	\$956	136	\$1,348	-0.17%
LA HABRA	90631	24	\$848	8.28%	\$581	8	\$585	-4.88%
LA PALMA	90623	6	\$783	15.22%	\$612	0	\$0	-33.33%
LADERA RANCH	92694	0	\$0	-71.43%	\$0	3	\$901	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
LAGUNA BEACH	92651	23	\$3,725	12.27%	\$1,848	6	\$1,726	-7.89%
LAGUNA HILLS	92653	23	\$1,285	5.71%	\$640	11	\$675	14.12%
LAGUNA HILLS	92656	1	\$982	100.00%	\$572	1	\$450	0.00%
LAGUNA HILLS TOTAL		24	\$1,134	52.86%	\$606	12	\$563	14.12%
LAGUNA NIGUEL	92677	34	\$1,633	5.52%	\$841	32	\$758	-18.58%
LAGUNA WOODS	92637	0	\$0	0.00%	\$0	35	\$470	-3.21%
LAKE FOREST	92610	2	\$1,978	-42.11%	\$658	1	\$850	-50.00%
LAKE FOREST	92630	40	\$1,303	6.08%	\$721	21	\$675	-34.49%
LAKE FOREST	92679	3	\$3,231	8.33%	\$712	1	\$785	-13.33%
LAKE FOREST TOTAL		45	\$2,170	-9.23%	\$697	23	\$770	-32.61%
LOS ALAMITOS	90720	17	\$1,550	4.38%	\$744	2	\$885	33.33%
MISSION VIEJO	92691	37	\$1,425	16.82%	\$656	6	\$583	24.51%
MISSION VIEJO	92692	54	\$1,175	9.70%	\$662	10	\$832	24.67%
MISSION VIEJO	92694	15	\$2,040	-7.45%	\$730	7	\$1,078	-34.95%
MISSION VIEJO TOTAL		106	\$1,547	6.36%	\$683	23	\$831	4.74%
NEWPORT BEACH	92657	1	\$7,695	-30.00%	\$1,807	1	\$1,650	0.00%
NEWPORT BEACH	92660	31	\$4,250	17.39%	\$2,077	10	\$3,240	10.42%
NEWPORT BEACH	92661	8	\$5,721	24.49%	\$3,177	1	\$2,200	200.00%
NEWPORT BEACH	92662	2	\$4,938	-4.00%	\$2,884	0	\$0	0.00%
NEWPORT BEACH	92663	9	\$3,800	-12.68%	\$1,893	9	\$1,675	-1.08%
NEWPORT BEACH TOTAL		51	\$5,281	-0.96%	\$2,367	21	\$2,191	69.78%
NEWPORT COAST	92657	5	\$5,350	11.27%	\$1,805	1	\$1,695	-10.87%
ORANGE	92865	12	\$1,050	18.28%	\$776	8	\$858	-8.57%
ORANGE	92866	7	\$1,050	21.21%	\$637	1	\$600	61.54%
ORANGE	92867	18	\$1,200	11.69%	\$659	1	\$825	23.08%
ORANGE	92868	2	\$922	-14.46%	\$704	3	\$440	-11.11%
ORANGE	92869	37	\$1,300	28.11%	\$595	8	\$710	3.70%
ORANGE TOTAL		76	\$1,104	12.97%	\$674	21	\$687	13.73%



Community Name	Zip Code	SFR				Condos		
		SFR Sales	Median \$/ \$1,000	% Change YOY	Median \$/ Sq. Ft.	Condo Sales	Median \$/ \$1,000	% Change YOY
PLACENTIA	92870	28	\$1,058	9.74%	\$575	3	\$587	-8.74%
RANCHO MISSION VIEJO	92694	9	\$1,735	-7.43%	\$800	17	\$850	-17.78%
RANCHO SANTA MARGARITA	92688	15	\$1,275	6.38%	\$610	29	\$820	6.74%
SAN CLEMENTE	92672	25	\$1,805	17.76%	\$931	6	\$758	12.20%
SAN CLEMENTE	92673	25	\$2,050	14.75%	\$733	3	\$980	18.64%
SAN CLEMENTE TOTAL		50	\$1,928	16.25%	\$832	9	\$869	15.42%
SAN JUAN CAPISTRANO	92675	24	\$1,970	0.00%	\$823	7	\$1,160	-47.33%
SANTA ANA	92701	5	\$840	6.67%	\$542	9	\$409	-4.10%
SANTA ANA	92703	16	\$885	29.91%	\$606	1	\$415	-2.70%
SANTA ANA	92704	10	\$938	3.51%	\$553	9	\$530	-6.30%
SANTA ANA	92705	17	\$1,505	1.06%	\$728	9	\$730	-77.92%
SANTA ANA	92706	8	\$1,105	9.30%	\$682	1	\$699	-37.50%
SANTA ANA	92707	8	\$993	-7.62%	\$658	6	\$520	17.11%
SANTA ANA TOTAL		64	\$1,044	7.14%	\$628	35	\$550	-18.57%
SEAL BEACH	90740	11	\$1,475	19.23%	\$724	4	\$548	76.00%
SILVERADO	92676	2	\$1,768	-15.38%	\$552	0	\$0	-22.22%
STANTON	90680	8	\$873	3.03%	\$678	4	\$583	-13.75%
TRABUCO CANYON	92679	16	\$1,545	7.33%	\$671	5	\$656	12.12%
TUSTIN	92780	24	\$1,114	-3.23%	\$677	9	\$780	27.27%
TUSTIN	92782	6	\$2,145	25.00%	\$754	14	\$1,145	-38.58%
TUSTIN TOTAL		30	\$1,630	10.89%	\$715	23	\$962	-5.65%
VILLA PARK	92861	4	\$2,628	11.29%	\$767	0	\$0	0.00%
WESTMINSTER	92683	47	\$1,070	8.71%	\$622	1	\$830	60.00%
YORBA LINDA	92886	37	\$1,375	12.62%	\$654	9	\$1,105	-3.74%
YORBA LINDA	92887	12	\$1,401	-7.95%	\$672	35	\$2,825	96.30%
YORBA LINDA TOTAL		49	\$1,388	2.33%	\$663	44	\$1,965	46.28%