

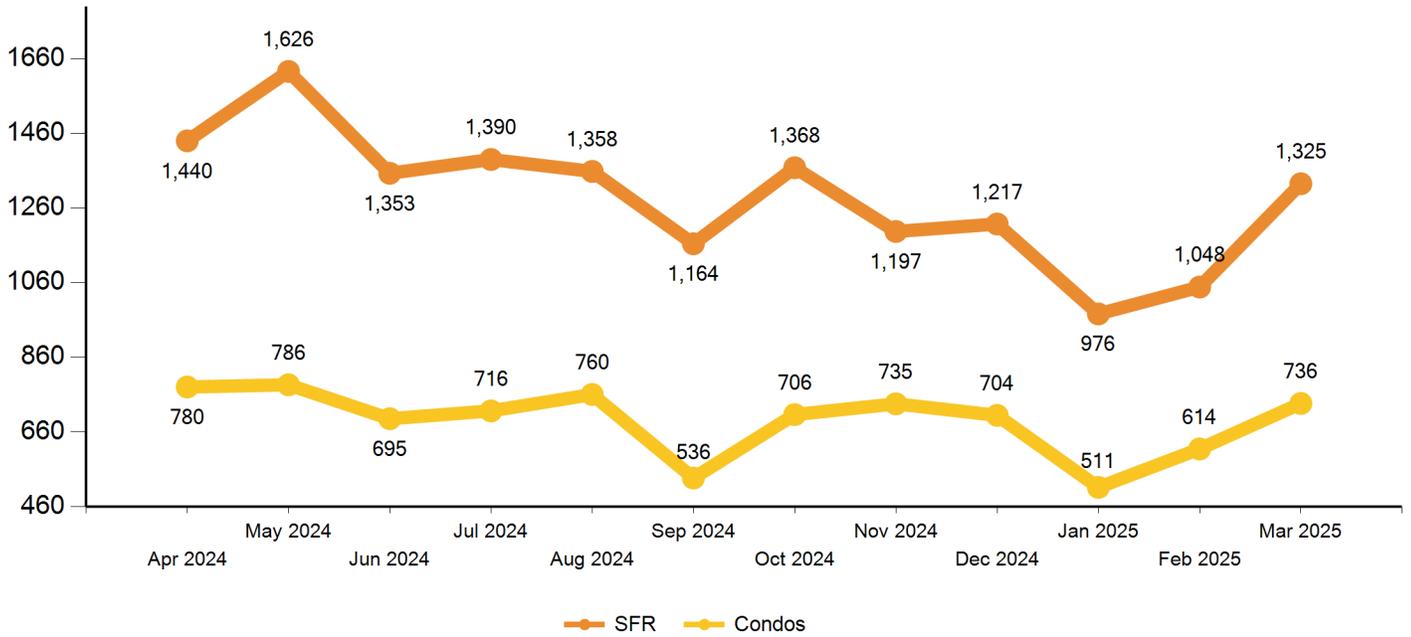


Orange County Market Activity & Trends March 2025





SFR & Condo Sales 2025 Year-to-Date



SFR % Change

↑ 11.71%	↑ 12.92%	↓ -16.79%	↑ 2.73%	↓ -2.30%	↓ -14.29%
Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024
↑ 17.53%	↓ -12.50%	↑ 1.67%	↓ -19.80%	↑ 7.38%	↑ 26.43%
Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025

Condo % Change

↑ 4.42%	↑ 0.77%	↓ -11.58%	↑ 3.02%	↑ 6.15%	↓ -29.47%
Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024
↑ 31.72%	↑ 4.11%	↓ -4.22%	↓ -27.41%	↑ 20.16%	↑ 19.87%
Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025

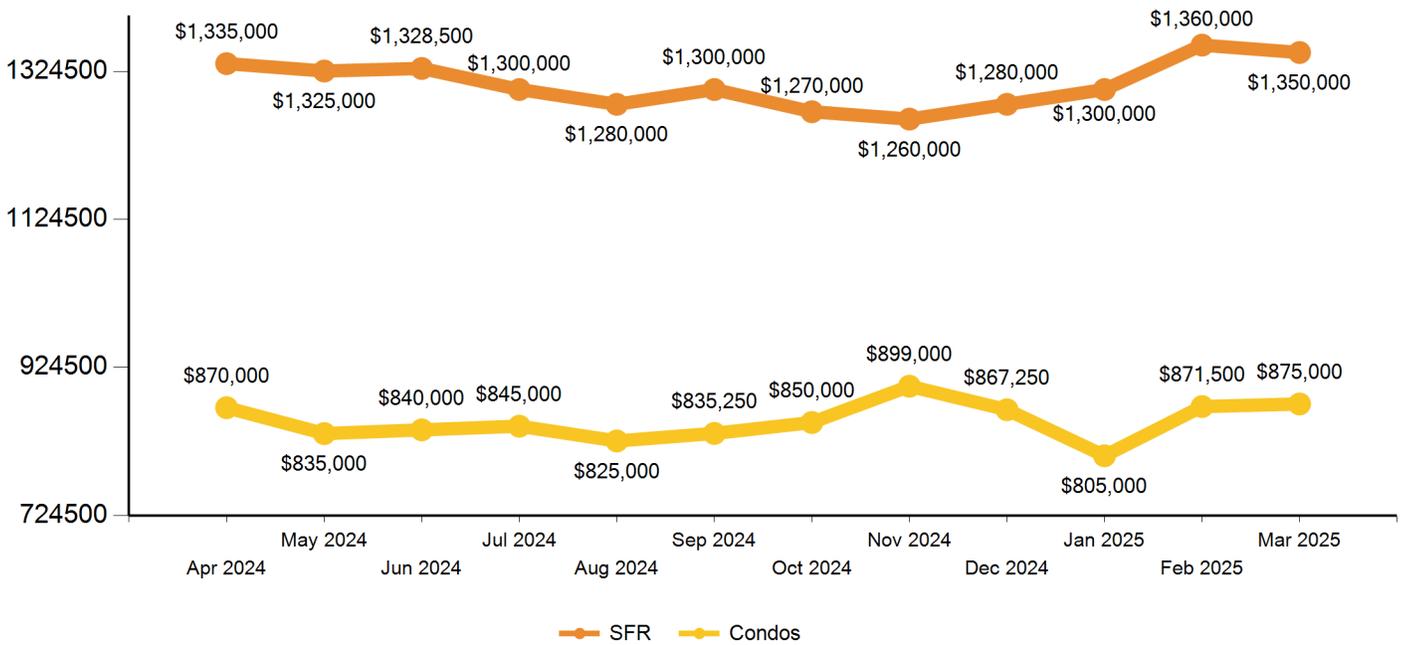


Month Over Month Trends





SFR & Condo Median Sales Price Last 12 Months



SFR % Change

↑ 2.69%	↓ -0.75%	↑ 0.26%	↓ -2.15%	↓ -1.54%	↑ 1.56%
Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024
↓ -2.31%	↓ -0.79%	↑ 1.59%	↑ 1.56%	↑ 4.62%	↓ -0.74%
Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025

Condo % Change

↓ -0.11%	↓ -4.02%	↑ 0.60%	↑ 0.60%	↓ -2.37%	↑ 1.24%
Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024
↑ 1.77%	↑ 5.76%	↓ -3.53%	↓ -7.18%	↑ 8.26%	↑ 0.40%
Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025

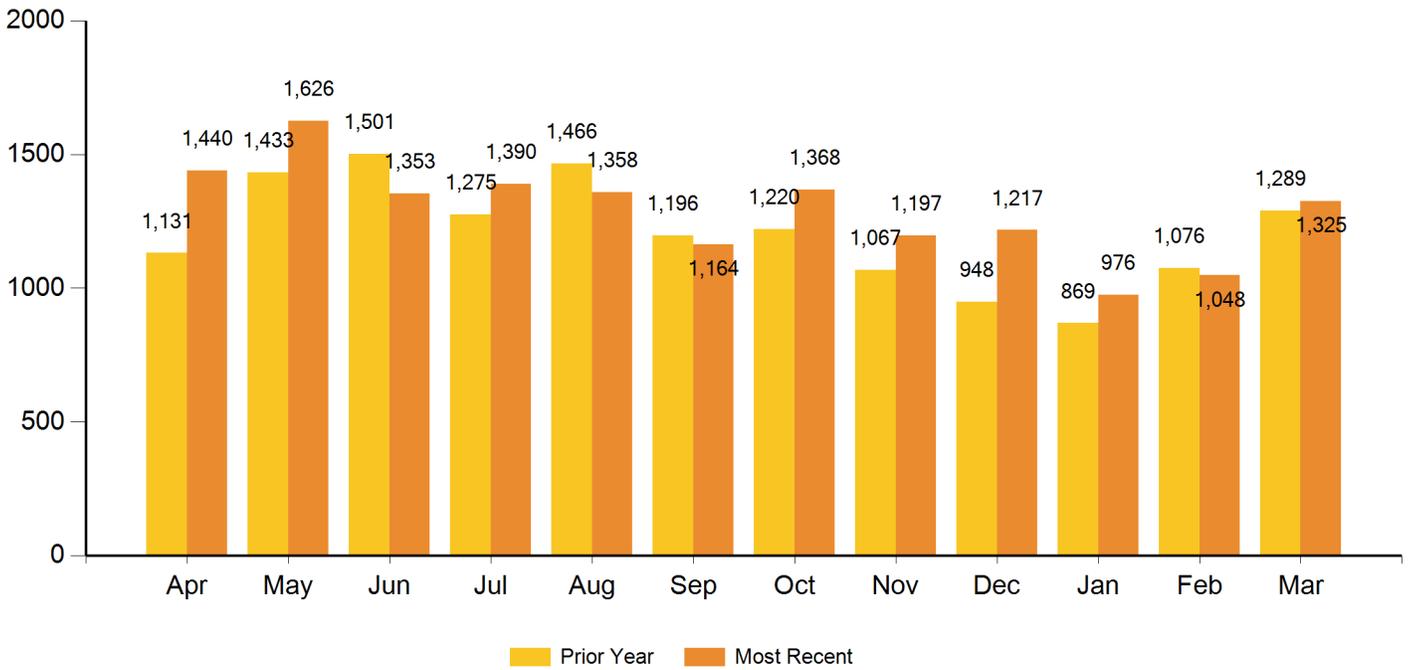


Month Over
Month Trends





SFR Sales Year Over Year




Year Over Year Trends

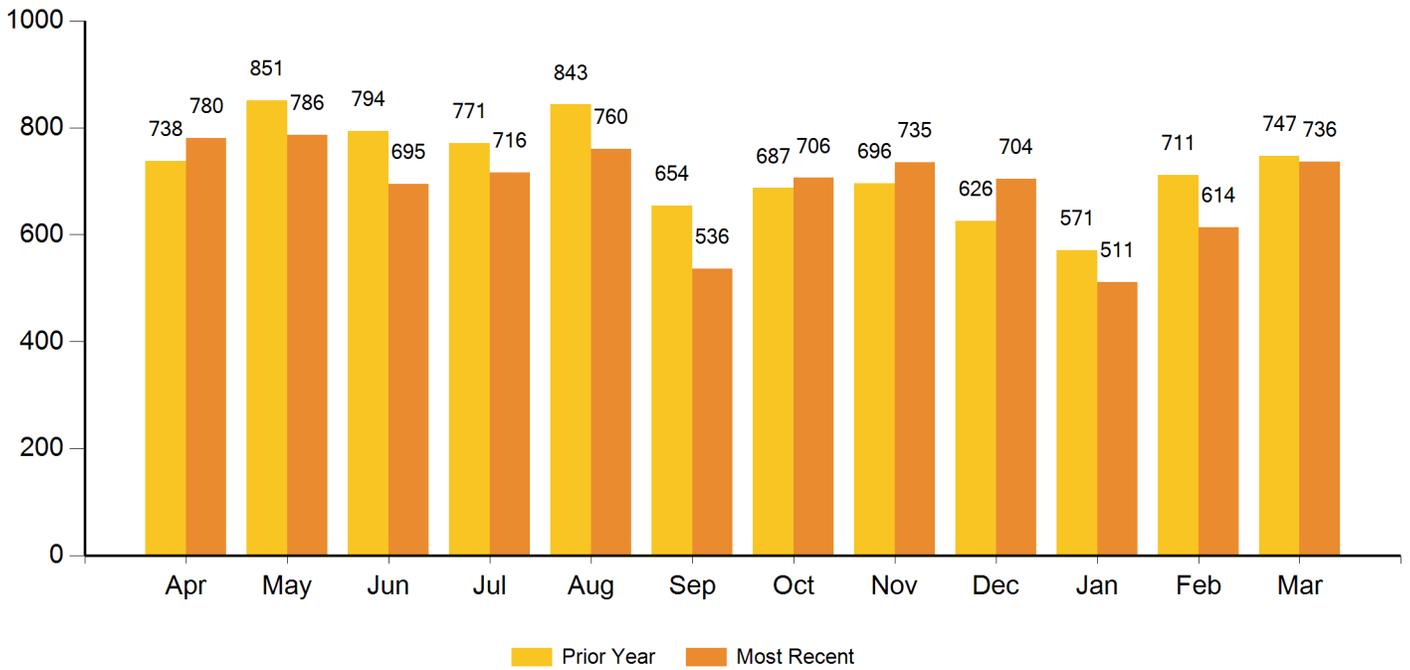


SFR Sales % Change From Same Month 2024

↑ 27.32%	↑ 13.47%	↓ -9.86%	↑ 9.02%	↓ -7.37%	↓ -2.68%
Apr	May	Jun	Jul	Aug	Sep
↑ 12.13%	↑ 12.18%	↑ 28.38%	↑ 12.31%	↓ -2.60%	↑ 2.79%
Oct	Nov	Dec	Jan	Feb	Mar



Condo Sales Year Over Year




Year Over Year Trends

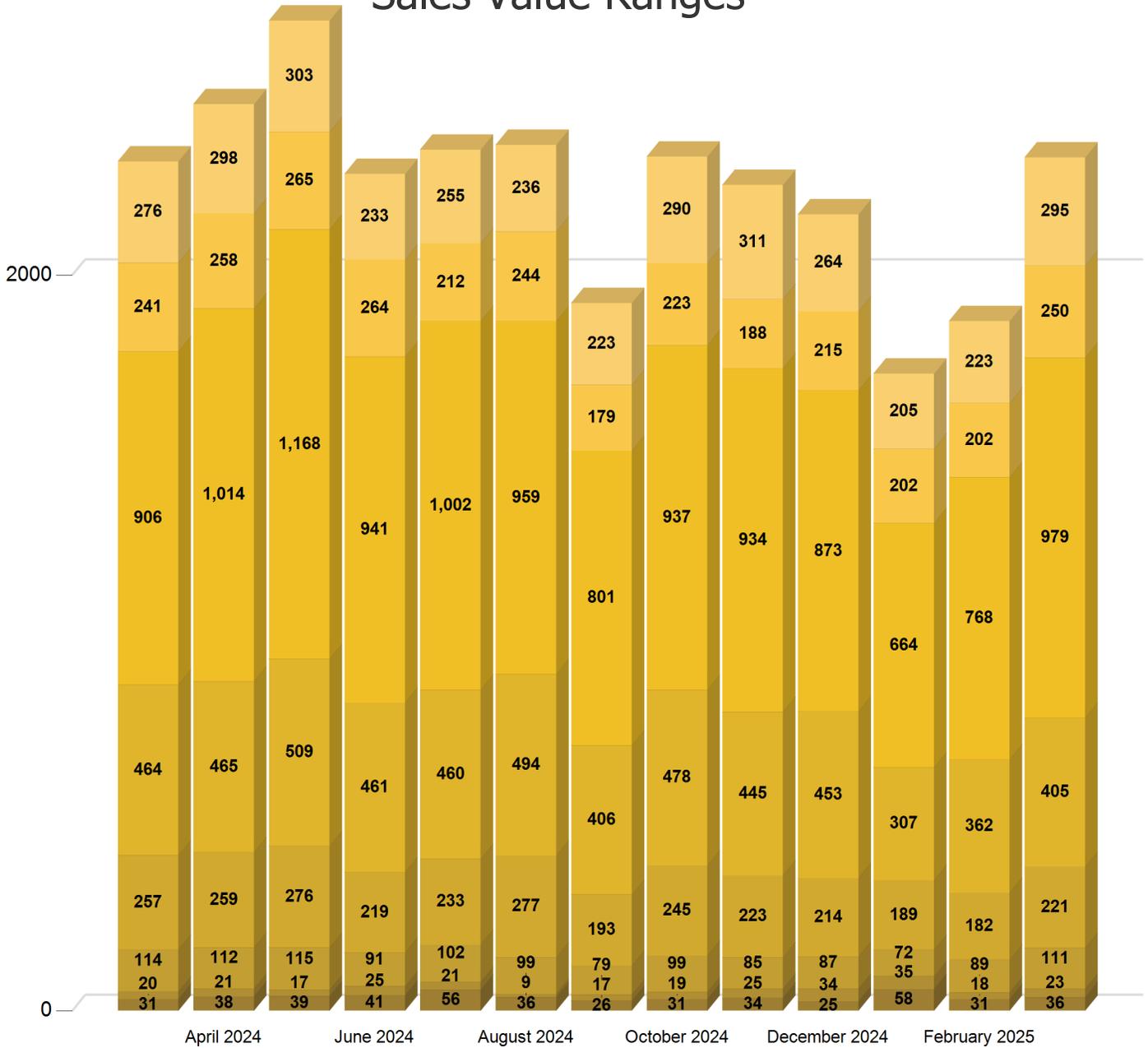


Condo Sales % Change From Same Month 2024

↑ 5.69%	↓ -7.64%	↓ -12.47%	↓ -7.13%	↓ -9.85%	↓ -18.04%
Apr	May	Jun	Jul	Aug	Sep
↑ 2.77%	↑ 5.60%	↑ 12.46%	↓ -10.51%	↓ -13.64%	↓ -1.47%
Oct	Nov	Dec	Jan	Feb	Mar



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	14	\$1,401	-3.55%	\$705	22	\$923	9.25%
ANAHEIM	92801	17	\$879	17.29%	\$616	3	\$627	52.60%
ANAHEIM	92802	4	\$1,135	-4.63%	\$563	4	\$373	106.45%
ANAHEIM	92804	14	\$947	9.06%	\$599	5	\$533	0.00%
ANAHEIM	92805	11	\$879	2.27%	\$637	11	\$700	6.32%
ANAHEIM	92806	12	\$980	25.69%	\$557	1	\$758	187.50%
ANAHEIM	92807	34	\$1,283	3.55%	\$764	7	\$620	1.85%
ANAHEIM	92808	10	\$1,708	24.51%	\$605	8	\$740	2.17%
ANAHEIM TOTAL		102	\$1,116	11.11%	\$620	39	\$621	59.48%
BREA	92821	33	\$1,000	31.22%	\$609	5	\$1,515	63.64%
BREA	92823	7	\$1,800	-2.63%	\$597	1	\$899	-34.62%
BREA TOTAL		40	\$1,400	14.29%	\$603	6	\$1,207	14.51%
BUENA PARK	90620	20	\$929	7.11%	\$565	1	\$925	-76.19%
BUENA PARK	90621	13	\$900	18.71%	\$541	2	\$674	-49.37%
BUENA PARK TOTAL		33	\$914	12.91%	\$553	3	\$800	-62.78%
CORONA DEL MAR	92625	18	\$4,998	9.77%	\$3,255	9	\$3,295	-6.94%
COSTA MESA	92626	24	\$1,493	3.67%	\$867	2	\$1,135	-4.88%
COSTA MESA	92627	25	\$1,775	18.30%	\$1,014	9	\$1,120	-17.95%
COSTA MESA TOTAL		49	\$1,634	10.99%	\$940	11	\$1,128	-11.41%
COTO DE CAZA	92679	7	\$2,580	0.65%	\$786	4	\$908	3.33%
CYPRESS	90630	23	\$1,075	2.96%	\$610	5	\$725	39.53%
CYPRESS	90720	0	\$0	-50.00%	\$0	1	\$1,000	-82.14%
CYPRESS TOTAL		23	\$1,075	-23.52%	\$610	6	\$863	-21.30%
DANA POINT	92624	10	\$1,725	31.25%	\$1,090	1	\$1,115	25.00%
DANA POINT	92629	22	\$2,184	11.35%	\$1,126	16	\$1,090	11.28%
DANA POINT TOTAL		32	\$1,954	21.30%	\$1,108	17	\$1,103	18.14%
FOOTHILL RANCH	92610	4	\$1,572	16.33%	\$686	8	\$613	11.90%
FOUNTAIN VALLEY	92708	35	\$1,405	-0.27%	\$697	7	\$559	-41.18%



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	15	\$1,155	23.53%	\$613	3	\$548	-18.64%
FULLERTON	92832	6	\$900	21.79%	\$562	5	\$810	28.00%
FULLERTON	92833	22	\$1,238	22.86%	\$701	3	\$609	-10.45%
FULLERTON	92835	19	\$1,360	4.00%	\$591	2	\$665	13.04%
FULLERTON TOTAL		62	\$1,163	18.05%	\$617	13	\$658	2.99%
GARDEN GROVE	92840	11	\$990	-10.95%	\$651	4	\$615	-4.76%
GARDEN GROVE	92841	7	\$945	22.58%	\$712	2	\$935	158.33%
GARDEN GROVE	92843	10	\$1,020	7.48%	\$710	6	\$443	-1.92%
GARDEN GROVE	92844	6	\$863	33.33%	\$765	1	\$785	21.74%
GARDEN GROVE	92845	9	\$1,180	-14.52%	\$737	1	\$640	8.33%
GARDEN GROVE TOTAL		43	\$1,000	7.59%	\$715	14	\$684	36.34%
HUNTINGTON BEACH	92646	38	\$1,500	-11.06%	\$841	10	\$804	-6.11%
HUNTINGTON BEACH	92647	22	\$1,410	0.00%	\$776	2	\$708	-26.47%
HUNTINGTON BEACH	92648	14	\$2,520	7.12%	\$915	8	\$735	-6.98%
HUNTINGTON BEACH	92649	23	\$1,349	8.33%	\$750	9	\$699	12.12%
HUNTINGTON BEACH TOTAL		97	\$1,695	1.46%	\$821	29	\$736	-6.86%
IRVINE	92602	7	\$2,580	-17.37%	\$898	11	\$1,699	-0.80%
IRVINE	92603	12	\$4,523	2.06%	\$1,405	2	\$1,785	0.00%
IRVINE	92604	7	\$1,423	7.27%	\$842	8	\$933	16.67%
IRVINE	92606	9	\$1,605	18.87%	\$862	6	\$869	41.94%
IRVINE	92612	5	\$1,305	8.22%	\$858	14	\$1,075	-13.62%
IRVINE	92614	4	\$1,524	-16.39%	\$1,068	21	\$1,085	18.37%
IRVINE	92618	15	\$3,210	-22.10%	\$1,876	84	\$1,793	-12.38%
IRVINE	92620	17	\$2,650	-5.93%	\$919	16	\$1,220	-12.50%
IRVINE TOTAL		76	\$2,352	-3.17%	\$1,091	162	\$1,307	5.38%
LA HABRA	90631	21	\$865	9.36%	\$602	8	\$453	-1.63%
LA MIRADA	90638	22	\$910	6.84%	\$611	8	\$527	7.14%
LA PALMA	90623	9	\$1,185	14.29%	\$584	0	\$0	-33.33%



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	29	\$3,050	21.01%	\$1,873	3	\$2,650	-20.00%
LAGUNA HILLS	92653	18	\$1,490	0.00%	\$630	10	\$758	13.58%
LAGUNA HILLS	92656	0	\$0	100.00%	\$0	2	\$603	11.54%
LAGUNA HILLS TOTAL		18	\$1,490	100.00%	\$630	12	\$680	12.56%
LAGUNA NIGUEL	92677	35	\$1,750	5.00%	\$818	23	\$720	-19.03%
LAGUNA WOODS	92637	0	\$0	0.00%	\$0	34	\$532	-2.39%
LAKE FOREST	92610	1	\$1,340	-45.00%	\$634	0	\$0	-47.37%
LAKE FOREST	92630	27	\$1,275	6.08%	\$659	13	\$635	-32.10%
LAKE FOREST TOTAL		28	\$1,308	-19.46%	\$646	13	\$635	-39.73%
LOS ALAMITOS	90720	13	\$1,588	3.18%	\$636	3	\$590	28.57%
MIDWAY CITY	92655	1	\$980	-9.09%	\$852	0	\$0	0.00%
MISSION VIEJO	92691	39	\$1,290	9.38%	\$655	12	\$560	38.46%
MISSION VIEJO	92692	34	\$1,134	2.03%	\$653	13	\$895	21.66%
MISSION VIEJO	92694	13	\$1,555	-9.82%	\$718	9	\$850	-22.65%
MISSION VIEJO TOTAL		86	\$1,326	0.53%	\$675	34	\$768	12.49%
NEWPORT BEACH	92657	3	\$8,500	-30.00%	\$2,276	0	\$0	-25.00%
NEWPORT BEACH	92660	29	\$3,300	17.35%	\$1,302	8	\$2,175	8.00%
NEWPORT BEACH	92661	3	\$7,200	21.28%	\$2,374	0	\$0	700.00%
NEWPORT BEACH	92663	15	\$3,900	-10.71%	\$2,039	8	\$1,462	-6.19%
NEWPORT BEACH TOTAL		50	\$5,725	-0.52%	\$1,998	16	\$1,819	169.20%
NEWPORT COAST	92657	9	\$7,450	2.60%	\$2,072	6	\$2,303	-4.44%
ORANGE	92865	9	\$920	17.78%	\$556	1	\$730	-20.59%
ORANGE	92866	7	\$1,200	25.40%	\$658	2	\$565	110.00%
ORANGE	92867	27	\$1,200	6.75%	\$640	2	\$823	30.77%
ORANGE	92868	10	\$860	-10.59%	\$682	1	\$530	-13.79%
ORANGE	92869	19	\$1,350	23.22%	\$735	11	\$750	2.73%
ORANGE TOTAL		72	\$1,106	12.51%	\$654	17	\$680	21.82%
PLACENTIA	92870	20	\$1,133	13.16%	\$583	7	\$825	-3.96%



Community Name	Zip Code	SFR				Condos		
		SFR Sales	Median \$/ \$1,000	% Change YOY	Median \$/ Sq. Ft.	Condo Sales	Median \$/ \$1,000	% Change YOY
RANCHO MISSION VIEJO	92694	4	\$1,578	-5.23%	\$545	29	\$893	-17.25%
RANCHO SANTA MARGARITA	92688	15	\$1,200	4.66%	\$646	27	\$705	4.94%
SAN CLEMENTE	92672	22	\$1,844	16.09%	\$1,145	9	\$1,791	18.99%
SAN CLEMENTE	92673	27	\$1,899	20.45%	\$755	6	\$1,388	27.12%
SAN CLEMENTE TOTAL		49	\$1,872	18.27%	\$950	15	\$1,589	23.05%
SAN JUAN CAPISTRANO	92675	20	\$1,475	3.18%	\$727	6	\$1,002	-39.83%
SANTA ANA	92701	5	\$915	4.00%	\$658	6	\$345	2.56%
SANTA ANA	92703	15	\$820	27.43%	\$663	4	\$612	18.18%
SANTA ANA	92704	18	\$1,123	7.10%	\$691	9	\$435	3.51%
SANTA ANA	92705	23	\$2,100	3.55%	\$737	7	\$1,039	-79.57%
SANTA ANA	92706	9	\$1,085	14.52%	\$623	0	\$0	-43.75%
SANTA ANA	92707	15	\$801	-10.38%	\$609	12	\$408	15.79%
SANTA ANA TOTAL		85	\$1,141	7.70%	\$664	38	\$568	-13.88%
SEAL BEACH	90740	7	\$2,000	23.16%	\$1,000	4	\$545	60.71%
SILVERADO	92676	2	\$545	-13.16%	\$606	3	\$3,318	-22.22%
STANTON	90680	8	\$782	1.98%	\$486	6	\$550	-5.26%
SUNSET BEACH	90742	1	\$11,000	80.00%	\$9,549	1	\$2,525	-12.50%
SURFSIDE	90743	1	\$2,250	60.00%	\$1,234	0	\$0	0.00%
TRABUCO CANYON	92679	13	\$1,550	15.08%	\$647	2	\$609	20.00%
TUSTIN	92780	14	\$1,253	-4.53%	\$696	11	\$680	27.27%
TUSTIN	92782	3	\$2,300	27.38%	\$773	12	\$1,086	-32.92%
TUSTIN TOTAL		17	\$1,776	11.43%	\$734	23	\$883	-2.82%
VILLA PARK	92861	7	\$2,550	14.29%	\$753	0	\$0	0.00%
VILLA PARK	92867	1	\$1,300	0.00%	\$503	0	\$0	-100.00%
VILLA PARK TOTAL		8	\$1,925	14.29%	\$628	0	\$0	-100.00%
WESTMINSTER	92683	27	\$1,050	6.52%	\$630	0	\$0	50.00%
YORBA LINDA	92886	27	\$1,485	12.19%	\$727	9	\$1,039	-0.99%
YORBA LINDA	92887	14	\$1,538	-10.87%	\$637	24	\$2,500	29.51%

