

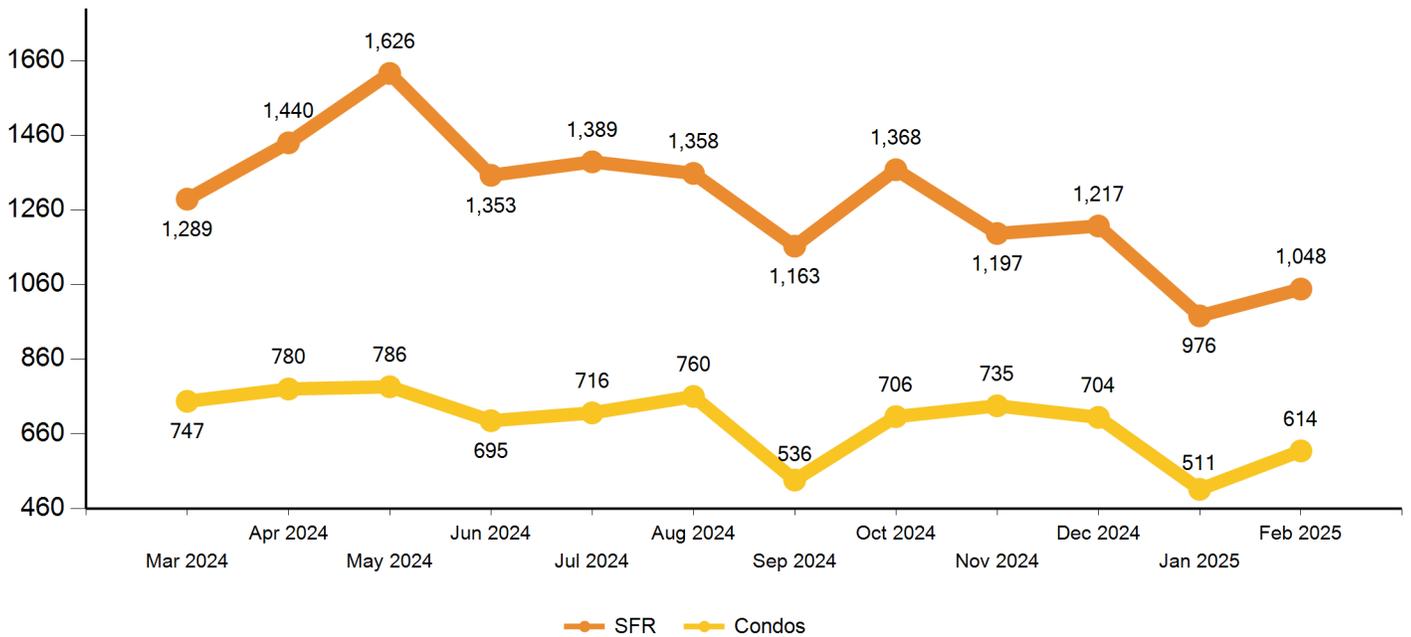


Orange County Market Activity & Trends February 2025





SFR & Condo Sales 2025 Year-to-Date



SFR % Change

↑ 19.80%	↑ 11.71%	↑ 12.92%	↓ -16.79%	↑ 2.66%	↓ -2.23%
Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024
↓ -14.36%	↑ 17.63%	↓ -12.50%	↑ 1.67%	↓ -19.80%	↑ 7.38%
Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025

Condo % Change

↑ 5.06%	↑ 4.42%	↑ 0.77%	↓ -11.58%	↑ 3.02%	↑ 6.15%
Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024
↓ -29.47%	↑ 31.72%	↑ 4.11%	↓ -4.22%	↓ -27.41%	↑ 20.16%
Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025

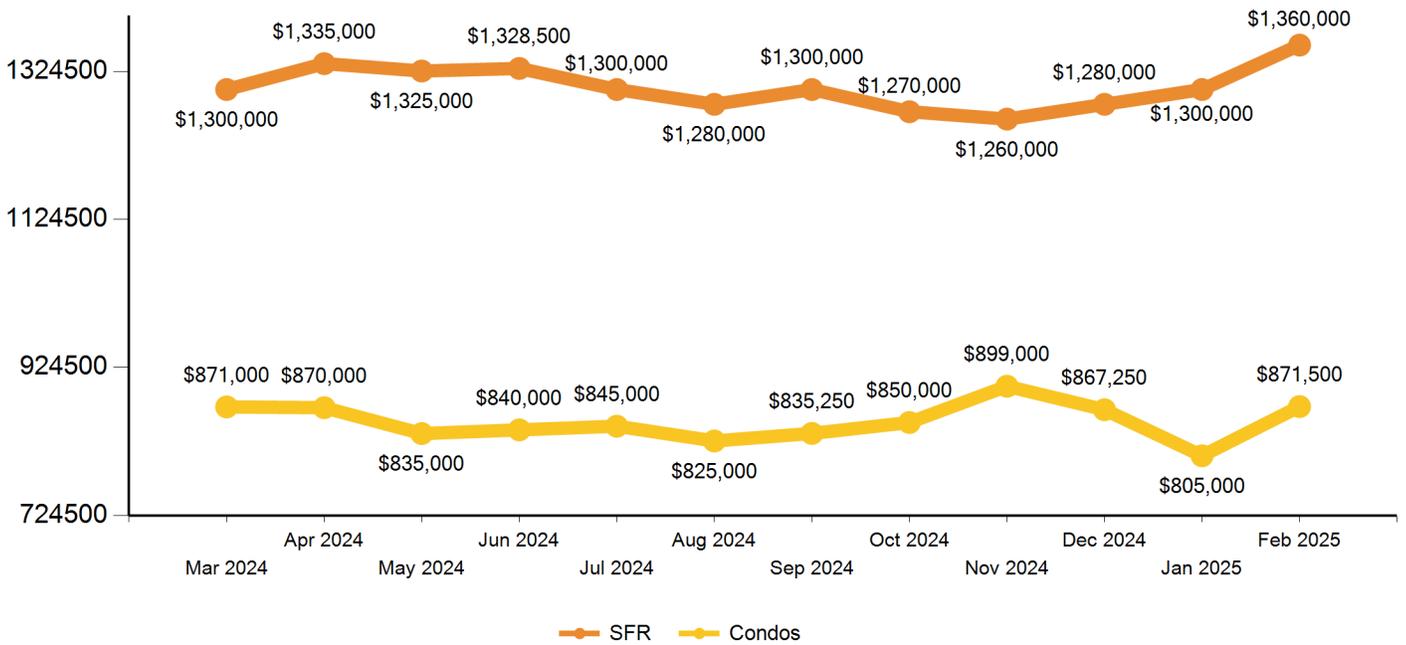


Month Over Month Trends





SFR & Condo Median Sales Price Last 12 Months



SFR % Change

↑ 3.17%	↑ 2.69%	↓ -0.75%	↑ 0.26%	↓ -2.15%	↓ -1.54%
Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024
↑ 1.56%	↓ -2.31%	↓ -0.79%	↑ 1.59%	↑ 1.56%	↑ 4.62%
Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025

Condo % Change

↓ -7.44%	↓ -0.11%	↓ -4.02%	↑ 0.60%	↑ 0.60%	↓ -2.37%
Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024
↑ 1.24%	↑ 1.77%	↑ 5.76%	↓ -3.53%	↓ -7.18%	↑ 8.26%
Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025

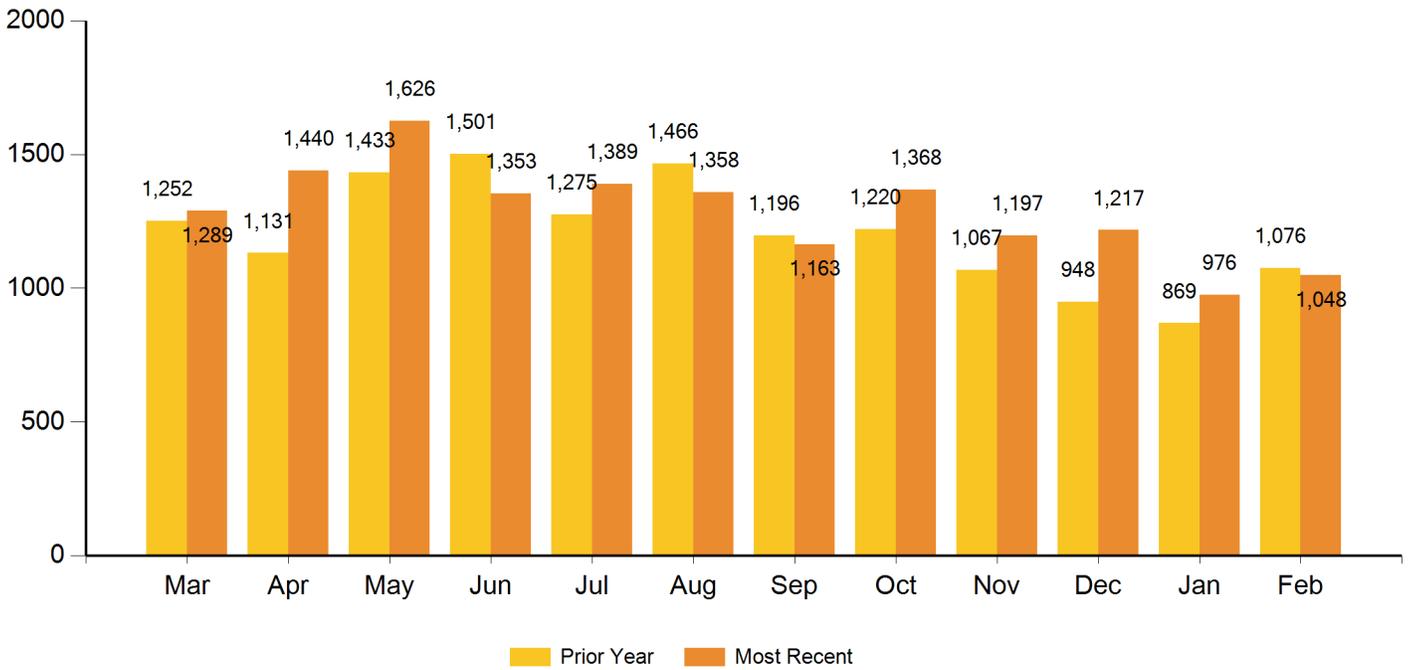


Month Over
Month Trends





SFR Sales Year Over Year




Year Over Year Trends

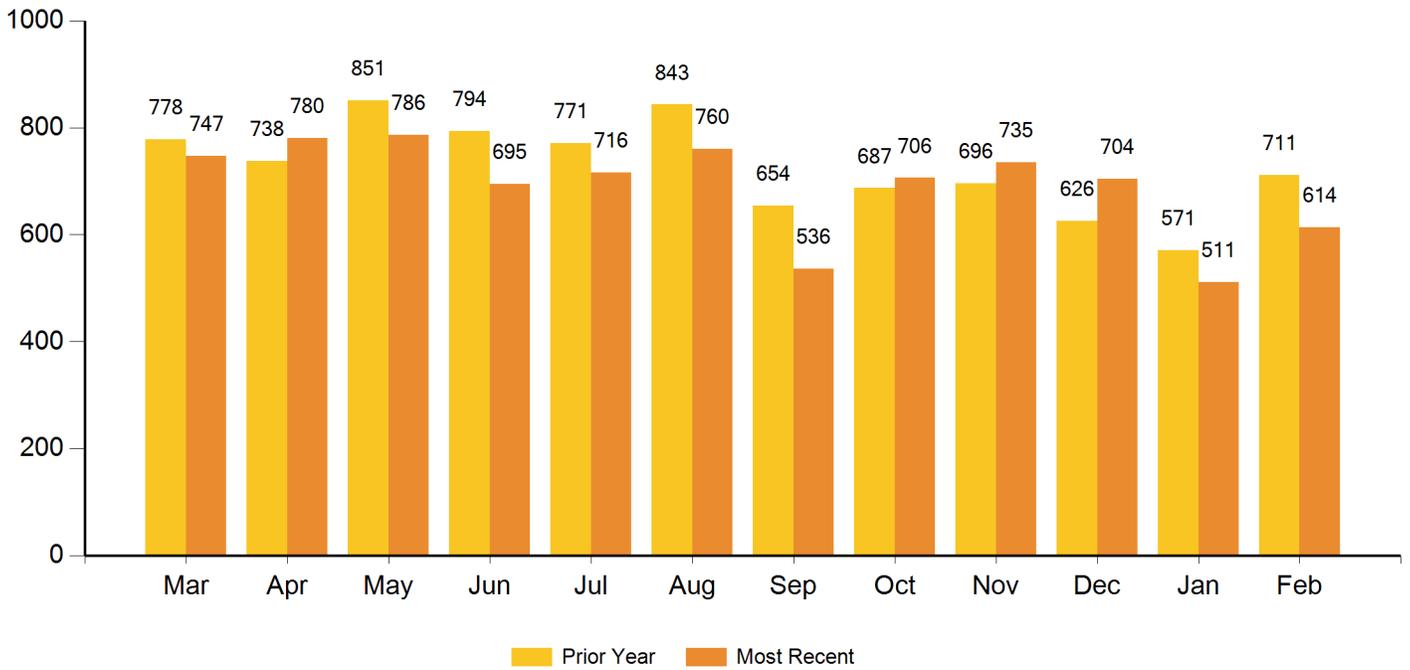


SFR Sales % Change From Same Month 2024

↑ 2.96%	↑ 27.32%	↑ 13.47%	↓ -9.86%	↑ 8.94%	↓ -7.37%
Mar	Apr	May	Jun	Jul	Aug
↓ -2.76%	↑ 12.13%	↑ 12.18%	↑ 28.38%	↑ 12.31%	↓ -2.60%
Sep	Oct	Nov	Dec	Jan	Feb



Condo Sales Year Over Year




Year Over Year Trends

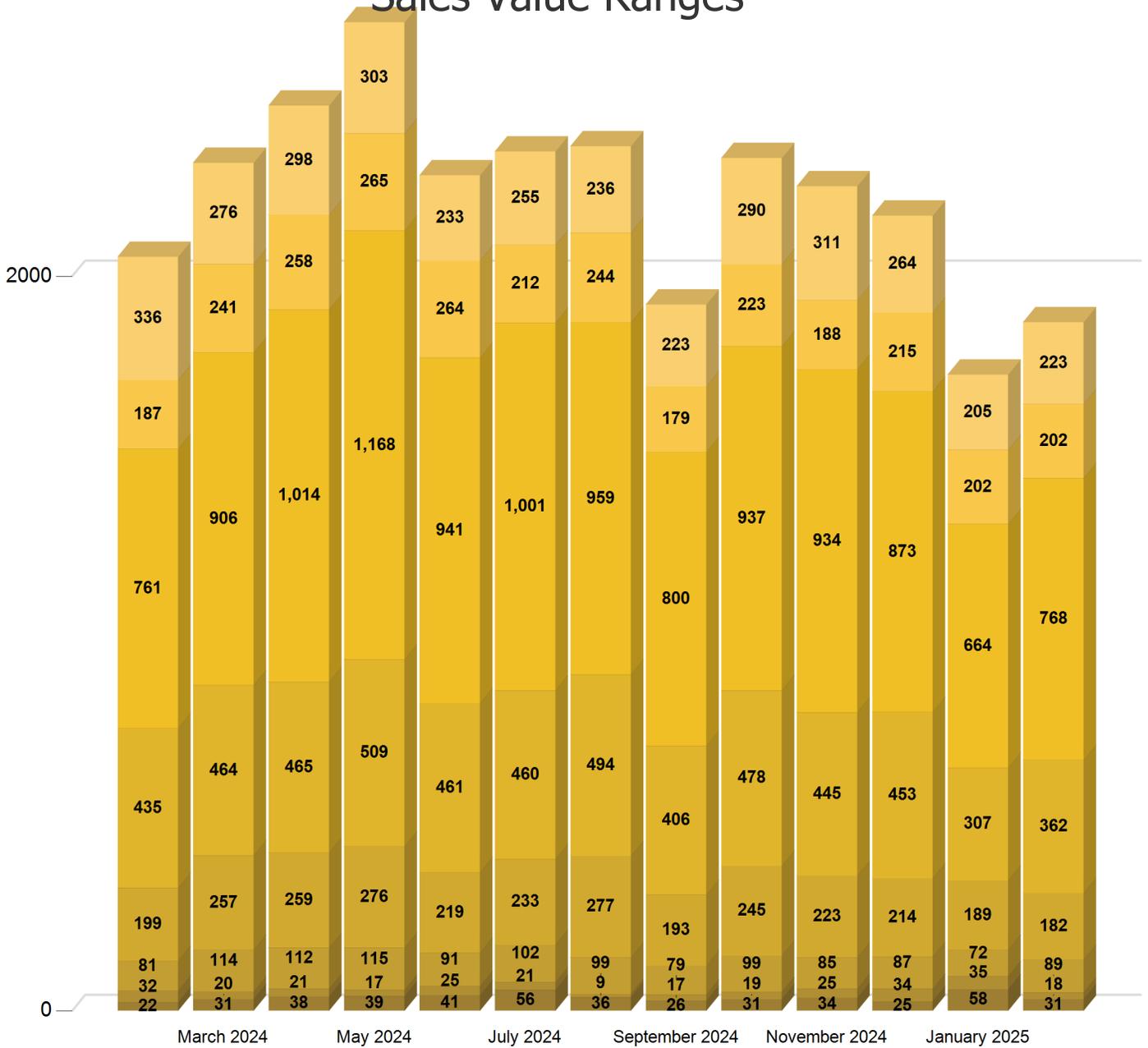


Condo Sales % Change From Same Month 2024

↓ -3.98%	↑ 5.69%	↓ -7.64%	↓ -12.47%	↓ -7.13%	↓ -9.85%
Mar	Apr	May	Jun	Jul	Aug
↓ -18.04%	↑ 2.77%	↑ 5.60%	↑ 12.46%	↓ -10.51%	↓ -13.64%
Sep	Oct	Nov	Dec	Jan	Feb



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	6	\$1,595	-5.11%	\$767	16	\$763	18.18%
ANAHEIM	92801	10	\$838	9.02%	\$851	3	\$750	68.46%
ANAHEIM	92802	6	\$1,264	-1.85%	\$709	4	\$35	96.77%
ANAHEIM	92804	18	\$997	11.22%	\$643	4	\$573	5.41%
ANAHEIM	92805	14	\$860	3.39%	\$560	18	\$790	8.14%
ANAHEIM	92806	5	\$1,020	34.34%	\$626	5	\$750	340.00%
ANAHEIM	92807	14	\$1,154	2.98%	\$558	2	\$665	-3.85%
ANAHEIM	92808	9	\$1,250	24.00%	\$456	5	\$690	2.25%
ANAHEIM TOTAL		76	\$1,055	11.87%	\$629	41	\$607	73.88%
BREA	92821	12	\$1,233	23.65%	\$571	9	\$1,453	54.55%
BREA	92823	4	\$1,353	-15.79%	\$568	2	\$882	-32.00%
BREA TOTAL		16	\$1,293	3.93%	\$570	11	\$1,167	11.27%
BUENA PARK	90620	24	\$895	4.35%	\$658	0	\$0	-80.00%
BUENA PARK	90621	21	\$845	16.06%	\$557	1	\$880	-42.31%
BUENA PARK	90623	1	\$775	0.00%	\$349	0	\$0	0.00%
BUENA PARK TOTAL		46	\$838	10.20%	\$521	1	\$880	-61.15%
CORONA DEL MAR	92625	18	\$5,200	18.75%	\$2,432	4	\$2,938	-1.49%
COSTA MESA	92626	24	\$1,615	2.68%	\$857	1	\$820	5.41%
COSTA MESA	92627	20	\$1,582	25.12%	\$1,050	6	\$1,088	-20.17%
COSTA MESA TOTAL		44	\$1,599	13.90%	\$953	7	\$954	-7.38%
COTO DE CAZA	92679	14	\$2,368	11.51%	\$659	6	\$1,075	-3.45%
CYPRESS	90630	21	\$1,098	3.42%	\$614	2	\$784	57.89%
DANA POINT	92624	2	\$2,000	26.23%	\$1,133	0	\$0	33.33%
DANA POINT	92629	19	\$2,170	9.17%	\$1,489	10	\$824	10.08%
DANA POINT TOTAL		21	\$2,085	17.70%	\$1,311	10	\$824	21.71%
FOOTHILL RANCH	92610	6	\$1,215	30.23%	\$712	5	\$680	16.67%
FOUNTAIN VALLEY	92708	20	\$1,517	-0.82%	\$712	2	\$510	-49.30%
FULLERTON	92831	15	\$1,229	25.50%	\$602	5	\$515	-16.07%



Community Name	Zip Code	SFR				Condos		
		SFR Sales	Median \$/ \$1,000	% Change YOY	Median \$/ Sq. Ft.	Condo Sales	Median \$/ \$1,000	% Change YOY
FULLERTON	92832	10	\$908	18.75%	\$654	2	\$455	11.54%
FULLERTON	92833	14	\$984	26.18%	\$645	2	\$752	-7.46%
FULLERTON	92835	15	\$1,350	2.53%	\$566	5	\$750	10.42%
FULLERTON TOTAL		54	\$1,118	18.24%	\$617	14	\$618	-0.39%
GARDEN GROVE	92840	12	\$995	-11.94%	\$600	7	\$725	-8.82%
GARDEN GROVE	92841	14	\$945	25.41%	\$639	3	\$723	150.00%
GARDEN GROVE	92843	6	\$1,058	11.54%	\$761	6	\$569	-2.08%
GARDEN GROVE	92844	3	\$800	33.96%	\$502	2	\$753	16.00%
GARDEN GROVE	92845	3	\$1,030	-13.04%	\$682	0	\$0	27.27%
GARDEN GROVE TOTAL		38	\$966	9.19%	\$637	18	\$692	36.47%
HUNTINGTON BEACH	92646	25	\$1,505	-10.69%	\$831	9	\$690	6.88%
HUNTINGTON BEACH	92647	6	\$1,233	3.02%	\$856	2	\$523	-16.67%
HUNTINGTON BEACH	92648	15	\$1,570	12.21%	\$821	6	\$835	-3.25%
HUNTINGTON BEACH	92649	9	\$2,235	9.48%	\$902	10	\$675	8.08%
HUNTINGTON BEACH TOTAL		55	\$1,636	3.51%	\$853	27	\$681	-1.24%
IRVINE	92602	3	\$2,398	-3.36%	\$1,090	8	\$1,610	-9.92%
IRVINE	92603	2	\$4,950	-5.32%	\$1,159	4	\$1,695	6.90%
IRVINE	92604	6	\$1,639	17.00%	\$810	4	\$1,010	25.00%
IRVINE	92606	4	\$1,633	17.65%	\$818	2	\$1,095	53.85%
IRVINE	92612	6	\$1,382	26.87%	\$862	16	\$1,095	-3.16%
IRVINE	92614	2	\$2,440	-16.39%	\$908	11	\$870	15.60%
IRVINE	92617	1	\$563	-10.00%	\$373	0	\$0	0.00%
IRVINE	92618	7	\$3,960	-22.10%	\$1,084	93	\$1,730	-11.34%
IRVINE	92620	11	\$2,240	-5.65%	\$891	22	\$1,255	-9.84%
IRVINE TOTAL		42	\$2,356	-0.14%	\$888	160	\$1,295	8.38%
LA HABRA	90631	21	\$850	12.46%	\$566	13	\$797	-0.85%
LA MIRADA	90638	19	\$860	6.56%	\$595	6	\$1,205	5.05%
LA PALMA	90623	5	\$1,251	3.00%	\$531	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	21	\$2,800	23.36%	\$1,711	3	\$2,975	-18.42%
LAGUNA HILLS	92653	13	\$1,600	-2.31%	\$737	4	\$773	8.75%
LAGUNA HILLS	92656	1	\$1,430	200.00%	\$679	2	\$568	20.00%
LAGUNA HILLS TOTAL		14	\$1,515	98.84%	\$708	6	\$670	14.38%
LAGUNA NIGUEL	92677	31	\$1,810	8.41%	\$898	19	\$675	-5.63%
LAGUNA WOODS	92637	0	\$0	0.00%	\$0	24	\$440	-3.10%
LAKE FOREST	92610	0	\$0	-38.89%	\$0	1	\$633	-42.86%
LAKE FOREST	92630	27	\$1,480	7.00%	\$750	20	\$783	-29.01%
LAKE FOREST	92679	0	\$0	-21.43%	\$0	1	\$770	0.00%
LAKE FOREST TOTAL		27	\$1,480	-17.77%	\$750	22	\$729	-35.93%
LOS ALAMITOS	90720	9	\$1,450	4.58%	\$781	2	\$815	6.25%
MIDWAY CITY	92655	1	\$710	-4.76%	\$291	1	\$236	25.00%
MISSION VIEJO	92691	18	\$1,353	2.59%	\$681	6	\$685	35.96%
MISSION VIEJO	92692	30	\$1,160	0.46%	\$595	14	\$940	23.84%
MISSION VIEJO	92694	3	\$1,460	-9.03%	\$634	8	\$843	-11.25%
MISSION VIEJO TOTAL		51	\$1,324	-1.99%	\$637	28	\$823	16.18%
NEWPORT BEACH	92657	3	\$5,790	-45.00%	\$1,441	0	\$0	-25.00%
NEWPORT BEACH	92660	26	\$4,038	18.66%	\$1,603	13	\$1,850	7.07%
NEWPORT BEACH	92661	4	\$6,778	25.58%	\$2,735	0	\$0	800.00%
NEWPORT BEACH	92662	2	\$3,335	9.09%	\$1,491	0	\$0	0.00%
NEWPORT BEACH	92663	10	\$5,388	-11.85%	\$2,261	8	\$1,032	-7.29%
NEWPORT BEACH TOTAL		45	\$5,066	-0.70%	\$1,906	21	\$1,441	193.69%
NEWPORT COAST	92657	2	\$20,490	-4.00%	\$2,557	5	\$1,930	-13.64%
ORANGE	92865	7	\$1,150	17.44%	\$698	1	\$1,008	-17.65%
ORANGE	92866	4	\$1,225	25.00%	\$712	1	\$735	111.11%
ORANGE	92867	24	\$1,335	0.81%	\$630	3	\$1,070	15.38%
ORANGE	92868	9	\$850	-7.59%	\$625	3	\$585	8.00%
ORANGE	92869	21	\$1,230	31.88%	\$615	5	\$880	-1.85%



Community Name	Zip Code	SFR				Condos		
		SFR Sales	Median \$/ \$1,000	% Change YOY	Median \$/ Sq. Ft.	Condo Sales	Median \$/ \$1,000	% Change YOY
ORANGE TOTAL		65	\$1,158	13.51%	\$656	13	\$856	23.00%
PLACENTIA	92870	17	\$1,210	17.47%	\$627	2	\$662	-8.41%
RANCHO MISSION VIEJO	92694	7	\$1,700	5.36%	\$736	18	\$957	-18.43%
RANCHO SANTA MARGARITA	92688	12	\$1,314	5.21%	\$620	20	\$703	0.38%
SAN CLEMENTE	92672	17	\$1,700	20.00%	\$944	5	\$1,295	20.00%
SAN CLEMENTE	92673	20	\$1,766	20.62%	\$714	9	\$1,225	41.51%
SAN CLEMENTE TOTAL		37	\$1,733	20.31%	\$829	14	\$1,260	30.75%
SAN JUAN CAPISTRANO	92675	22	\$1,494	10.20%	\$972	9	\$1,170	-35.53%
SANTA ANA	92701	6	\$960	0.00%	\$604	10	\$413	8.93%
SANTA ANA	92703	8	\$870	23.01%	\$790	2	\$607	16.67%
SANTA ANA	92704	8	\$871	6.71%	\$646	7	\$450	4.59%
SANTA ANA	92705	25	\$1,820	4.35%	\$765	5	\$585	-81.74%
SANTA ANA	92706	6	\$1,142	16.26%	\$659	1	\$485	-37.50%
SANTA ANA	92707	6	\$750	-15.38%	\$595	6	\$585	6.58%
SANTA ANA TOTAL		59	\$1,069	6.99%	\$676	31	\$521	-13.75%
SEAL BEACH	90740	9	\$1,625	19.39%	\$737	2	\$672	83.33%
SILVERADO	92676	0	\$0	-5.41%	\$0	1	\$3,723	-38.89%
STANTON	90680	8	\$826	2.02%	\$618	5	\$610	-7.69%
SUNSET BEACH	90742	1	\$1,925	100.00%	\$1,692	0	\$0	0.00%
SURFSIDE	90743	3	\$2,125	66.67%	\$1,402	0	\$0	0.00%
TRABUCO CANYON	92679	17	\$1,550	18.60%	\$620	2	\$713	13.33%
TUSTIN	92780	13	\$1,243	3.38%	\$653	4	\$788	30.00%
TUSTIN	92782	4	\$1,670	36.71%	\$592	5	\$775	-21.83%
TUSTIN TOTAL		17	\$1,457	20.04%	\$622	9	\$781	4.08%
VILLA PARK	92861	6	\$2,363	6.15%	\$644	0	\$0	0.00%
WESTMINSTER	92683	24	\$1,034	10.77%	\$736	0	\$0	66.67%
YORBA LINDA	92886	27	\$1,500	13.27%	\$773	5	\$925	-2.02%
YORBA LINDA	92887	12	\$1,558	-5.68%	\$612	5	\$659	3.51%

