



Market Activity & Trends

ORANGE COUNTY

JULY 2026

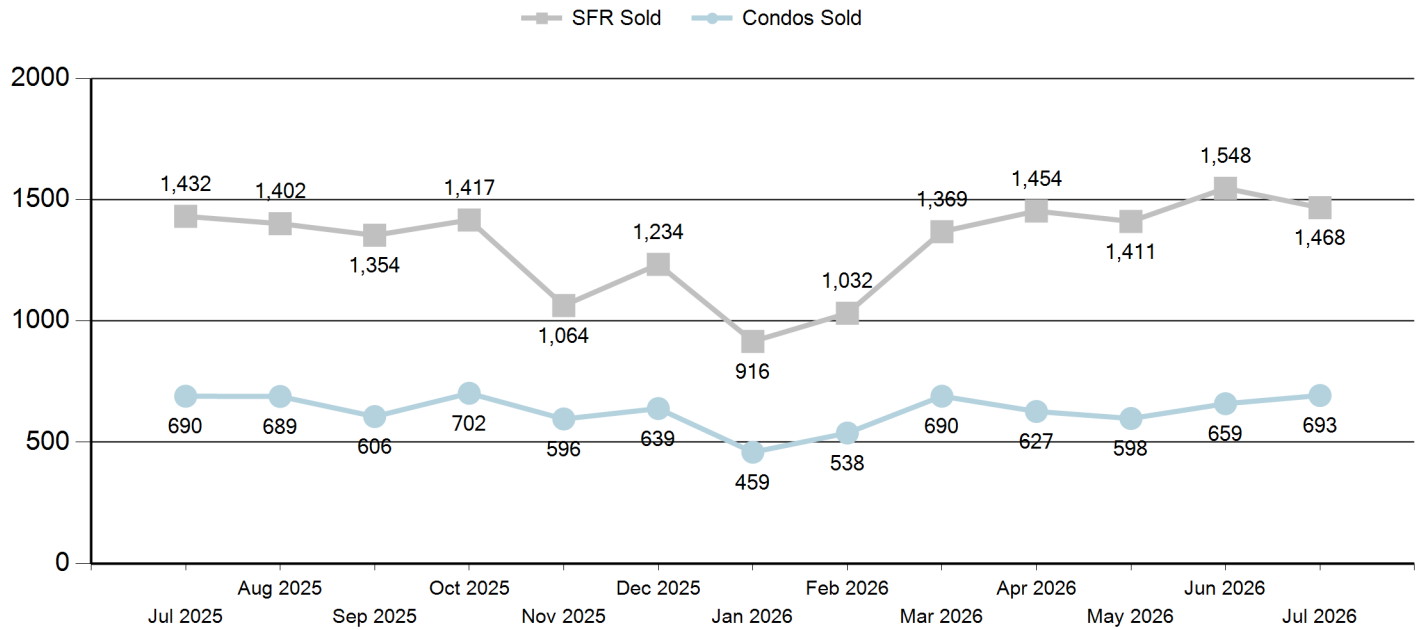


SHALIMAR ESCROW

JULY 2026

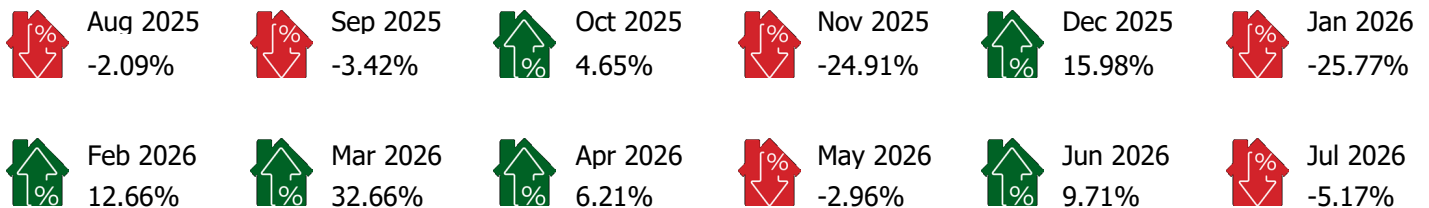


SFR & CONDO SALES LAST 12 MONTHS

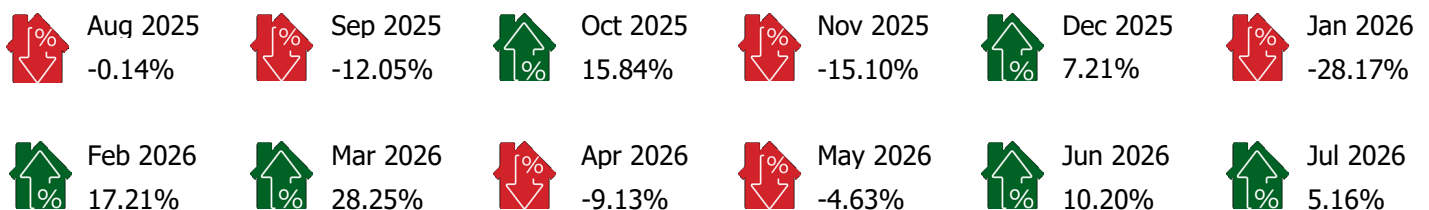


MONTH OVER MONTH TRENDS

SFR % Change

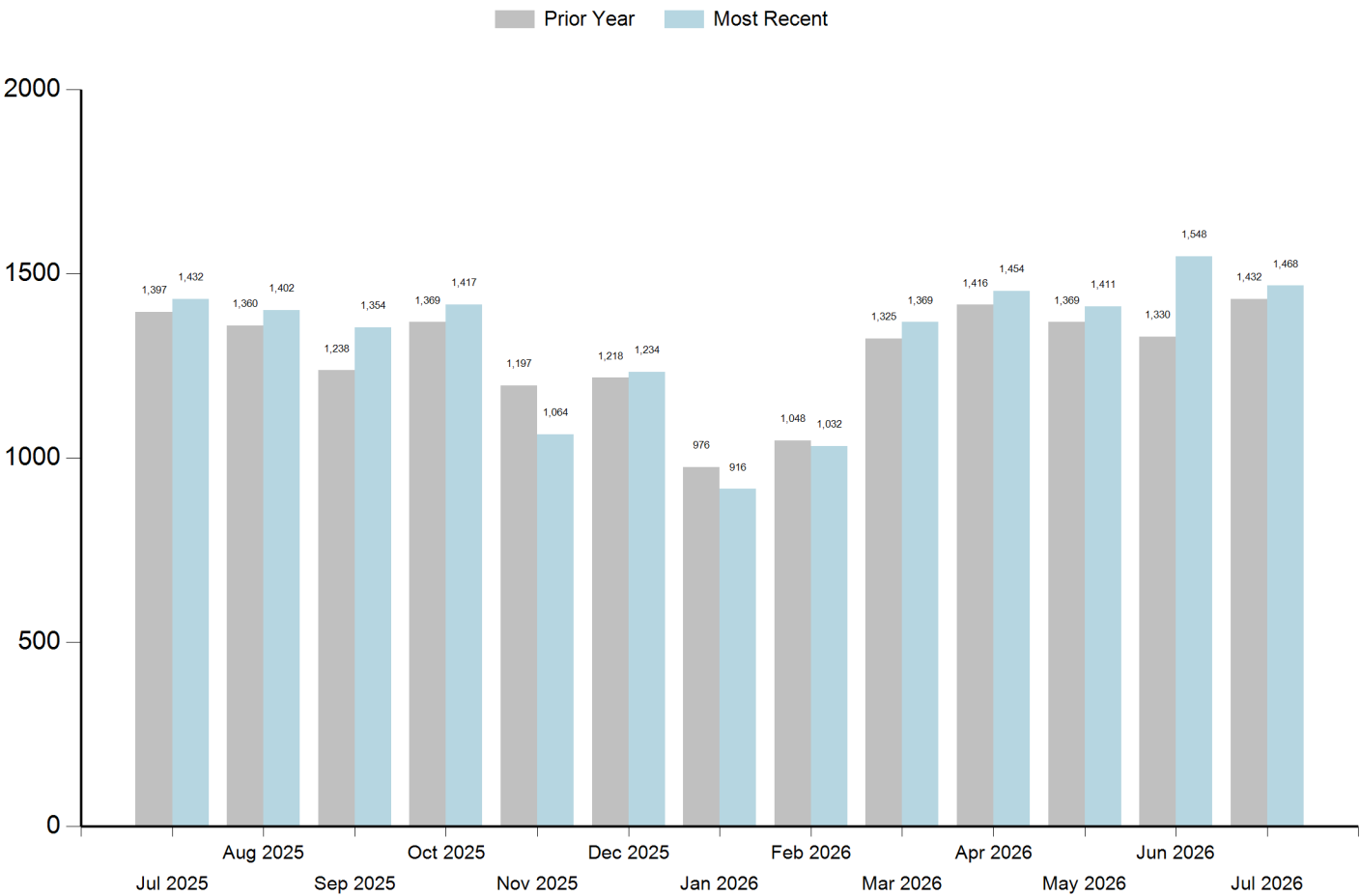


Condo % Change



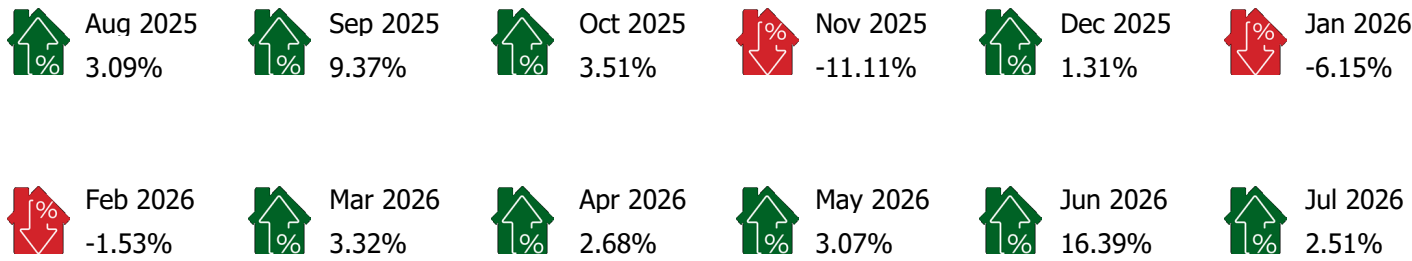
JULY 2026

SFR YEAR OVER YEAR



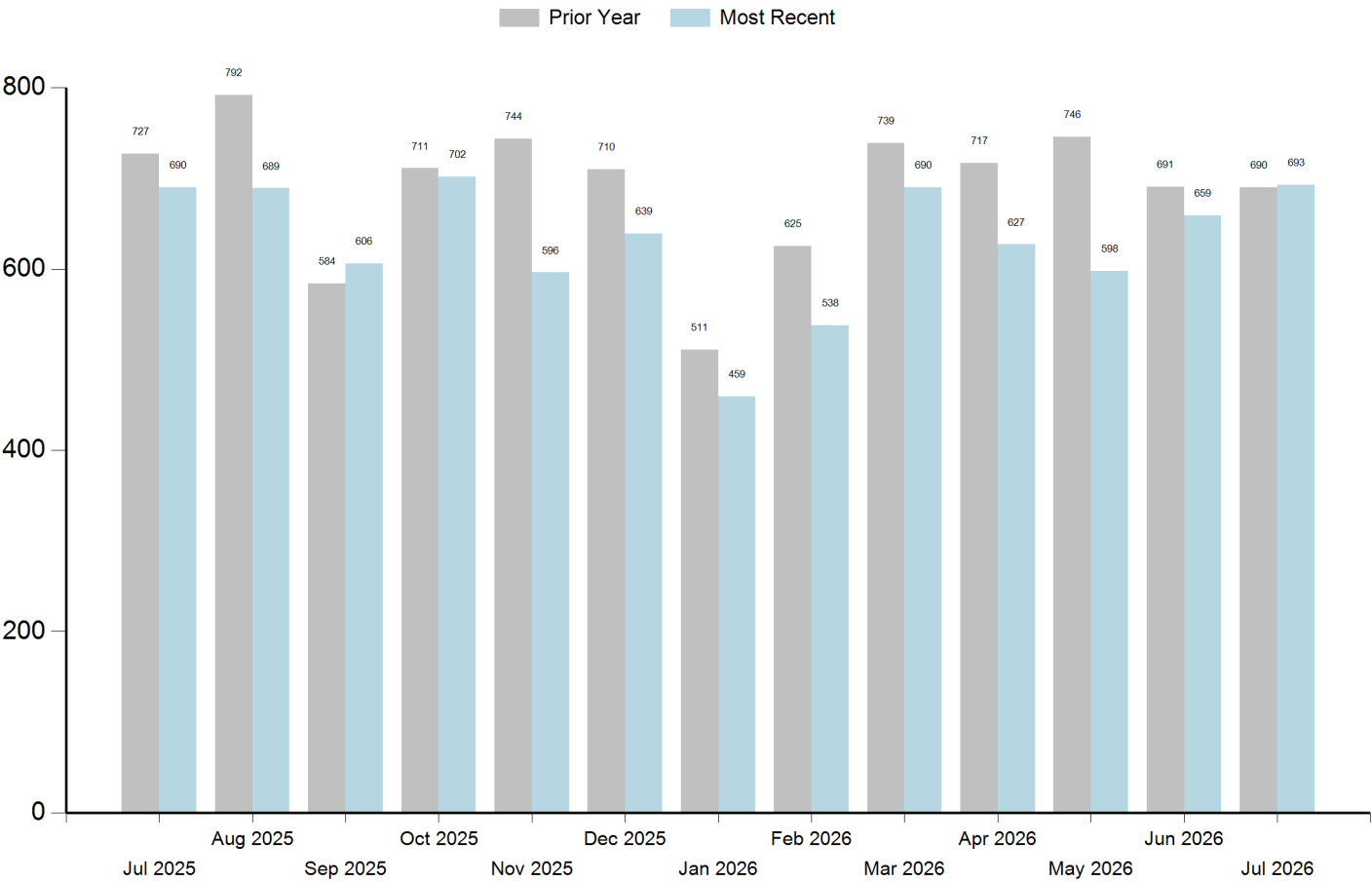
SFR YEAR OVER YEAR TRENDS

SFR % Change



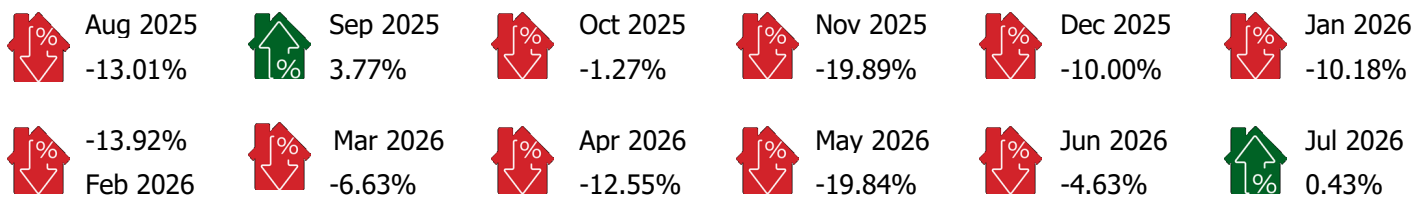
JULY 2026

CONDO YEAR OVER YEAR



CONDO YEAR OVER YEAR TRENDS

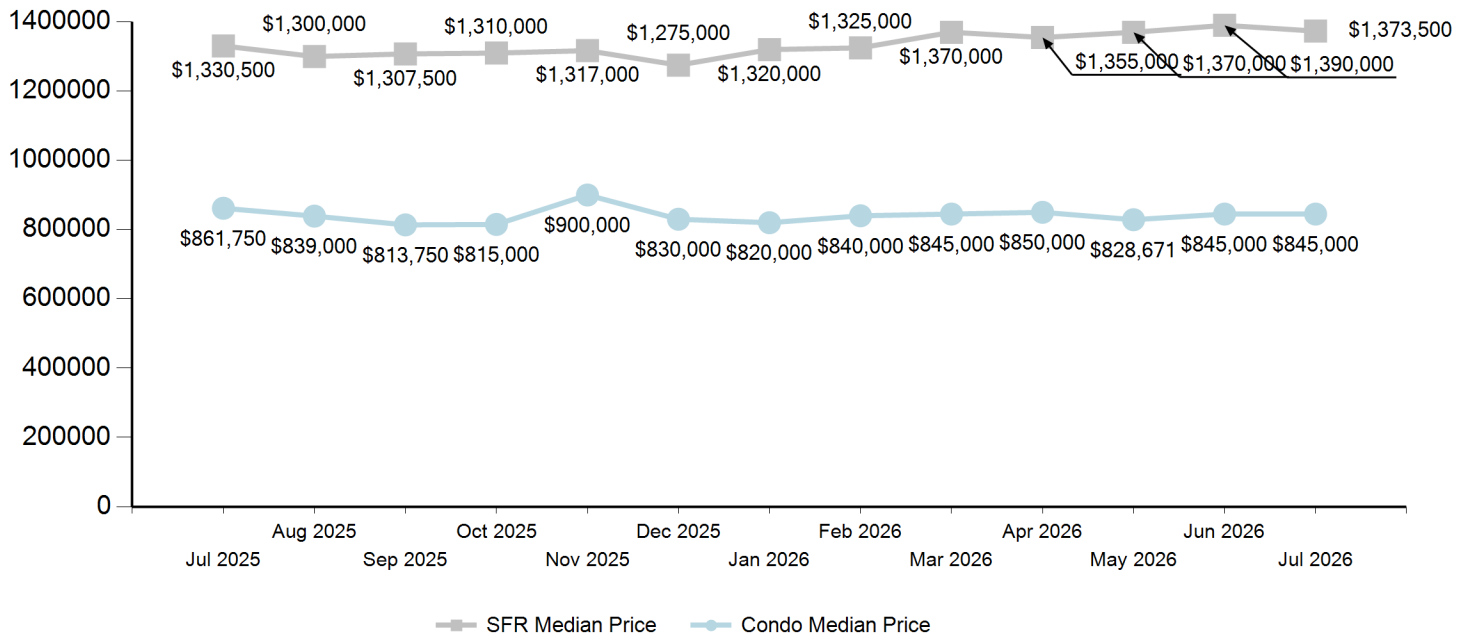
CONDO % Change



JULY 2026

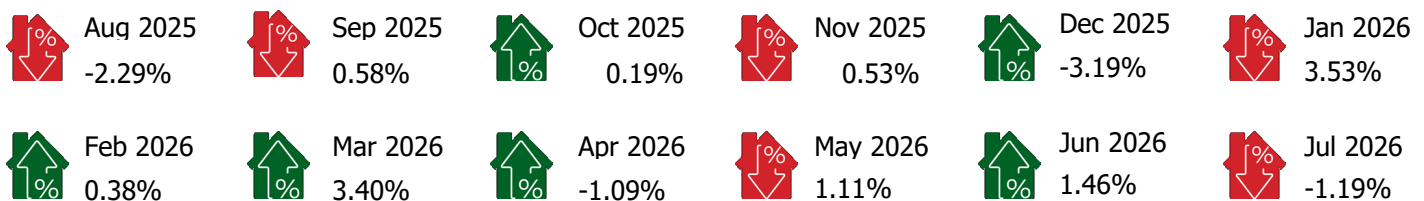


SFR & CONDO MEDIAN SALES PRICE LAST 12 MONTHS

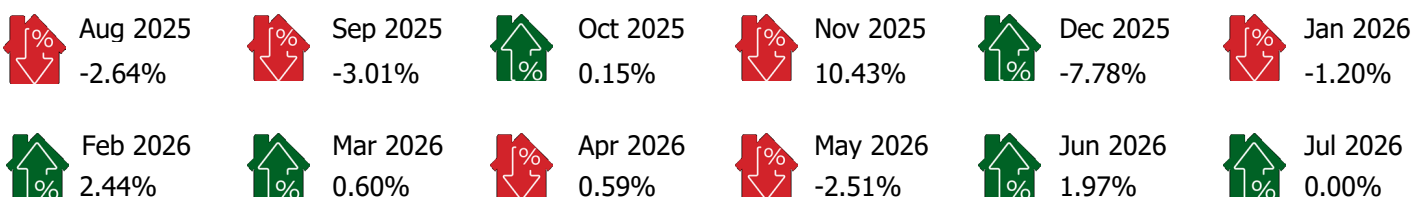


MONTH OVER MONTH TRENDS

SFR % Change



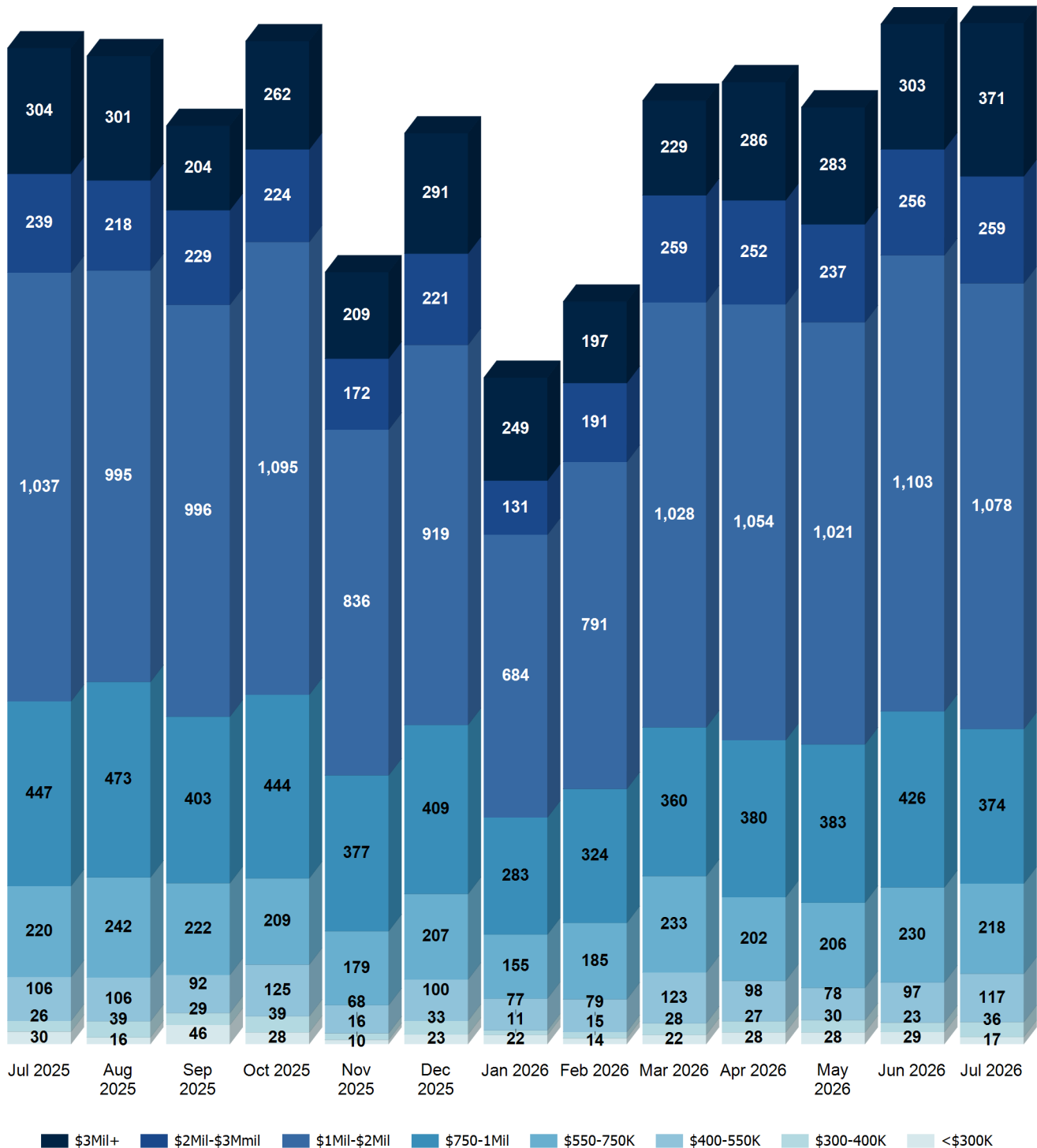
Condo % Change



JULY 2026



SALES VALUE RANGES



JULY 2026



		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
ALISO VIEJO	92656	7	\$1,558	2.27%	\$734	26	\$877	-9.97%
ANAHEIM	92801	16	\$824	1.89%	\$643	4	\$842	-60.21%
ANAHEIM	92802	8	\$1,050	1.00%	\$630	0	\$0	-49.21%
ANAHEIM	92804	19	\$980	-7.17%	\$613	7	\$515	-8.22%
ANAHEIM	92805	17	\$880	-0.52%	\$546	11	\$720	-13.29%
ANAHEIM	92806	10	\$1,163	-5.88%	\$573	0	\$0	-86.11%
ANAHEIM	92807	20	\$1,263	-6.13%	\$561	2	\$558	-40.35%
ANAHEIM	92808	7	\$1,640	12.28%	\$605	3	\$802	-20.21%
ANAHEIM TOTAL		97	\$1,114	-0.65%	\$596	27	\$687	-39.66%
BREA	92821	31	\$1,204	-17.06%	\$585	0	\$0	-20.93%
BREA	92823	2	\$1,313	-14.29%	\$668	1	\$1,350	-21.05%
BREA TOTAL		33	\$1,258	-15.68%	\$626	1	\$1,350	-20.99%
BUENA PARK	90620	16	\$906	-10.10%	\$661	1	\$730	160.00%
BUENA PARK	90621	15	\$950	-16.78%	\$594	7	\$855	47.22%
BUENA PARK TOTAL		31	\$928	-13.44%	\$628	8	\$793	103.61%
CORONA DEL MAR	92625	27	\$5,375	-12.69%	\$2,905	5	\$2,550	25.71%
COSTA MESA	92626	31	\$1,550	2.19%	\$900	2	\$738	-3.33%
COSTA MESA	92627	19	\$1,900	-8.48%	\$1,310	6	\$1,070	-6.96%
COSTA MESA TOTAL		50	\$1,725	-3.14%	\$1,105	8	\$904	-5.14%
COTO DE CAZA	92679	17	\$2,375	7.33%	\$710	2	\$940	-9.09%
CYPRESS	90630	27	\$1,125	8.39%	\$671	5	\$508	-11.86%
DANA POINT	92624	10	\$1,968	-13.98%	\$1,072	0	\$0	-29.41%
DANA POINT	92629	19	\$2,050	-7.63%	\$1,450	23	\$1,334	17.65%
DANA POINT TOTAL		29	\$2,009	-10.80%	\$1,261	23	\$1,334	-5.88%
FOOTHILL RANCH	92610	7	\$1,230	19.30%	\$696	2	\$795	-21.43%
FOUNTAIN VALLEY	92708	34	\$1,455	5.45%	\$730	5	\$520	-4.65%
FULLERTON	92831	20	\$1,275	5.36%	\$643	4	\$619	16.67%
FULLERTON	92832	6	\$1,255	-23.81%	\$829	4	\$388	3.85%
FULLERTON	92833	20	\$1,047	-5.59%	\$619	5	\$586	36.36%
FULLERTON	92835	21	\$1,235	-1.84%	\$691	10	\$1,611	41.27%
FULLERTON TOTAL		67	\$1,203	-6.47%	\$695	23	\$801	24.54%
GARDEN GROVE	92840	24	\$1,000	17.28%	\$626	2	\$550	-20.69%
GARDEN GROVE	92841	14	\$1,005	-1.96%	\$688	3	\$555	-48.15%

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GARDEN GROVE	92843	9	\$896	-15.00%	\$575	4	\$577	10.42%
GARDEN GROVE	92844	5	\$730	2.70%	\$575	3	\$680	-10.71%
GARDEN GROVE	92845	9	\$1,080	23.73%	\$696	1	\$580	-33.33%
GARDEN GROVE TOTAL		61	\$942	5.35%	\$632	13	\$588	-20.49%
HUNTINGTON BEACH	92646	34	\$1,295	6.54%	\$793	12	\$715	1.30%
HUNTINGTON BEACH	92647	27	\$1,219	2.53%	\$796	4	\$432	6.67%
HUNTINGTON BEACH	92648	24	\$1,870	14.93%	\$854	10	\$897	6.14%
HUNTINGTON BEACH	92649	25	\$1,800	8.47%	\$948	14	\$740	0.00%
HUNTINGTON BEACH TOTAL		110	\$1,546	8.12%	\$848	40	\$696	4.70%
IRVINE	92602	12	\$2,238	22.22%	\$945	5	\$1,050	-41.18%
IRVINE	92603	11	\$3,770	1.14%	\$1,319	7	\$1,299	-2.25%
IRVINE	92604	10	\$1,565	-9.52%	\$914	8	\$956	-12.24%
IRVINE	92606	4	\$1,299	9.09%	\$737	2	\$770	43.33%
IRVINE	92612	7	\$1,395	22.37%	\$656	21	\$870	0.00%
IRVINE	92614	3	\$1,730	0.00%	\$937	12	\$1,030	-0.66%
IRVINE	92617	2	\$525	16.67%	\$291	0	\$0	0.00%
IRVINE	92618	6	\$2,809	18.60%	\$859	53	\$1,310	-21.71%
IRVINE	92620	26	\$2,017	7.51%	\$872	19	\$958	-8.91%
IRVINE TOTAL		81	\$1,927	11.01%	\$837	127	\$1,030	-6.23%
LA HABRA	90631	33	\$880	4.53%	\$567	10	\$528	-10.91%
LA PALMA	90623	6	\$1,258	-17.82%	\$569	0	\$0	0.00%
LAGUNA BEACH	92651	35	\$3,325	18.00%	\$2,483	1	\$7,175	-3.03%
LAGUNA HILLS	92653	22	\$2,168	10.11%	\$729	7	\$799	-24.53%
LAGUNA NIGUEL	92677	48	\$1,808	14.75%	\$790	29	\$725	11.83%
LAGUNA WOODS	92637	0	\$0	0.00%	\$0	29	\$500	-13.53%
LAKE FOREST	92610	1	\$2,499	0.00%	\$687	1	\$950	214.29%
LAKE FOREST	92630	38	\$1,350	11.67%	\$663	15	\$785	15.86%
LAKE FOREST	92679	1	\$1,435	44.44%	\$607	1	\$573	-15.38%
LAKE FOREST TOTAL		40	\$1,761	28.06%	\$653	17	\$769	71.59%
LOS ALAMITOS	90720	14	\$1,600	8.86%	\$740	2	\$928	-6.67%
MIDWAY CITY	92655	1	\$1,075	52.63%	\$1,072	2	\$536	25.00%
MISSION VIEJO	92691	33	\$1,405	6.22%	\$711	13	\$589	-11.97%
MISSION VIEJO	92692	39	\$1,231	0.63%	\$640	10	\$780	-22.73%
MISSION VIEJO	92694	16	\$1,613	20.69%	\$726	8	\$963	-6.35%
MISSION VIEJO TOTAL		88	\$1,416	9.18%	\$693	31	\$777	-13.68%
NEWPORT BEACH	92657	3	\$8,800	14.29%	\$2,310	0	\$0	-33.33%
NEWPORT BEACH	92660	32	\$3,613	2.75%	\$1,354	7	\$1,470	-21.95%
NEWPORT BEACH	92661	4	\$6,875	-11.48%	\$3,198	0	\$0	-44.44%

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NEWPORT BEACH	92662	4	\$3,398	8.00%	\$2,328	0	\$0	0.00%
NEWPORT BEACH	92663	11	\$5,675	-0.68%	\$2,400	10	\$1,600	18.75%
NEWPORT BEACH TOTAL		54	\$5,672	2.58%	\$2,318	17	\$1,535	-20.24%
NEWPORT COAST	92657	7	\$10,650	6.41%	\$2,210	1	\$1,560	-9.76%
ORANGE	92865	13	\$1,095	20.91%	\$624	4	\$916	21.05%
ORANGE	92866	6	\$1,290	-4.00%	\$1,180	0	\$0	42.86%
ORANGE	92867	35	\$1,285	22.78%	\$702	2	\$1,143	6.67%
ORANGE	92868	7	\$855	8.86%	\$619	4	\$734	62.50%
ORANGE	92869	18	\$1,351	-8.02%	\$651	7	\$967	1.96%
ORANGE TOTAL		79	\$1,175	8.11%	\$755	17	\$940	27.01%
PLACENTIA	92870	27	\$1,100	2.72%	\$547	18	\$888	39.51%
RANCHO MISSION VIEJO	92694	13	\$1,360	6.62%	\$1,370	12	\$890	-53.45%
RANCHO SANTA MARGARITA	92688	14	\$1,243	-0.50%	\$699	31	\$675	-6.57%
SAN CLEMENTE	92672	22	\$2,000	-10.19%	\$987	14	\$1,065	20.45%
SAN CLEMENTE	92673	31	\$1,800	-9.97%	\$799	9	\$1,099	-7.46%
SAN CLEMENTE TOTAL		53	\$1,900	-10.08%	\$893	23	\$1,082	6.50%
SAN JUAN CAPISTRANO	92675	22	\$2,120	1.67%	\$857	11	\$1,060	-3.67%
SANTA ANA	92701	4	\$887	-15.71%	\$503	6	\$350	-23.28%
SANTA ANA	92703	8	\$808	-9.46%	\$618	4	\$610	-13.89%
SANTA ANA	92704	16	\$1,062	3.87%	\$653	11	\$625	-2.75%
SANTA ANA	92705	29	\$1,880	-1.01%	\$722	3	\$615	-33.33%
SANTA ANA	92706	14	\$1,203	7.38%	\$747	2	\$593	13.33%
SANTA ANA	92707	9	\$820	6.73%	\$692	7	\$425	-8.97%
SANTA ANA TOTAL		80	\$1,110	-1.37%	\$656	33	\$536	-11.48%
SEAL BEACH	90740	10	\$1,825	7.94%	\$906	2	\$505	-8.70%
SILVERADO	92676	5	\$749	32.35%	\$643	0	\$0	-100.00%
STANTON	90680	8	\$868	-11.61%	\$637	5	\$540	3.13%
SUNSET BEACH	90742	1	\$3,850	-25.00%	\$2,250	1	\$2,625	16.67%
SURFSIDE	90743	1	\$1,670	14.29%	\$915	0	\$0	0.00%
TRABUCO CANYON	92679	21	\$1,675	29.53%	\$598	1	\$780	2.63%
TUSTIN	92780	22	\$1,158	5.28%	\$644	9	\$580	-21.88%
TUSTIN	92782	5	\$1,967	-11.00%	\$682	17	\$1,050	7.14%
TUSTIN TOTAL		27	\$1,563	-2.86%	\$663	26	\$815	-7.37%
VILLA PARK	92861	6	\$2,878	-12.99%	\$691	0	\$0	0.00%
WESTMINSTER	92683	23	\$1,157	0.25%	\$701	0	\$0	20.83%
YORBA LINDA	92886	42	\$1,348	4.79%	\$646	9	\$685	-2.88%
YORBA LINDA	92887	10	\$1,494	3.57%	\$599	9	\$647	-53.29%
YORBA LINDA TOTAL		52	\$1,421	4.18%	\$622	18	\$666	-28.09%