



Market Activity & Trends

ORANGE COUNTY

DECEMBER 2025

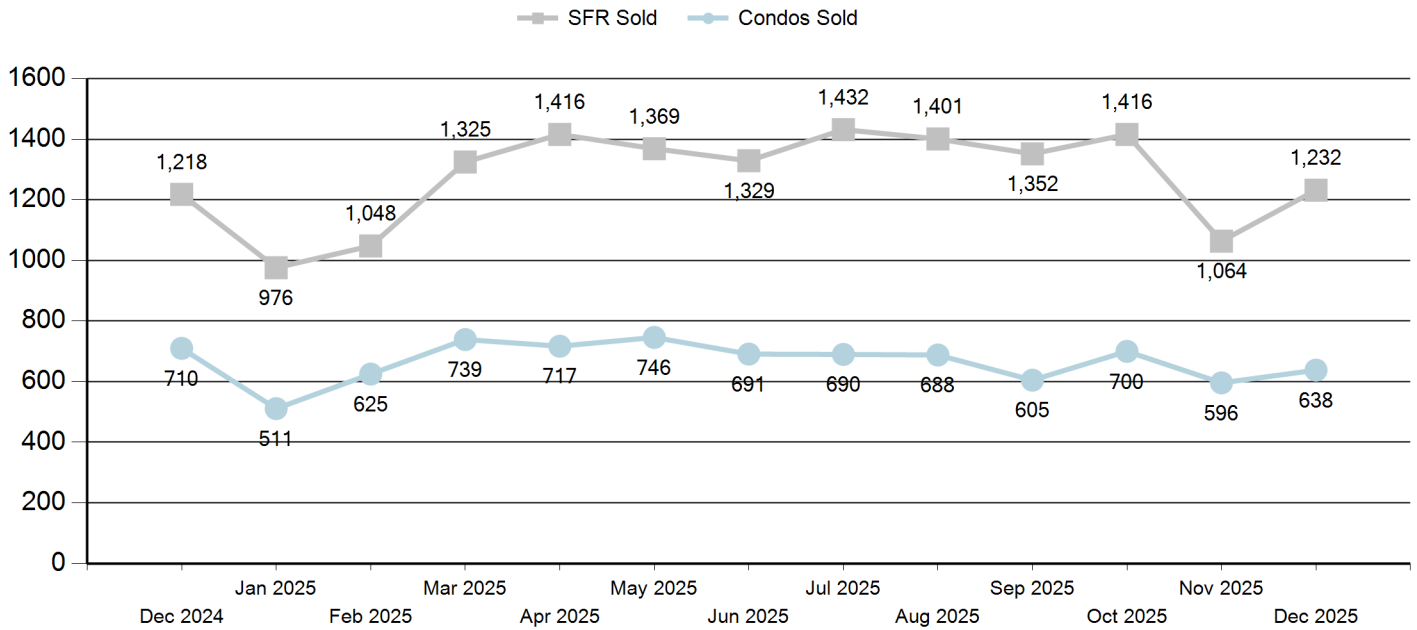


SHALIMAR ESCROW

DECEMBER 2025

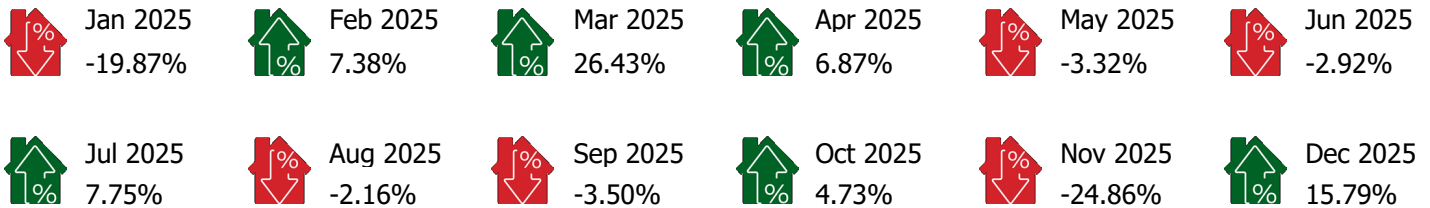


SFR & CONDO SALES LAST 12 MONTHS

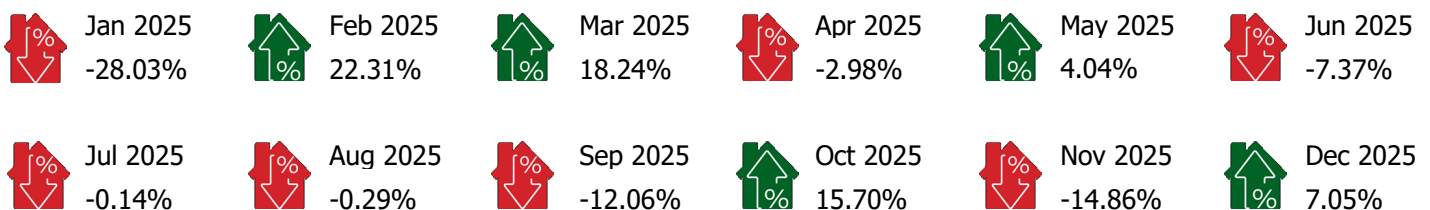


MONTH OVER MONTH TRENDS

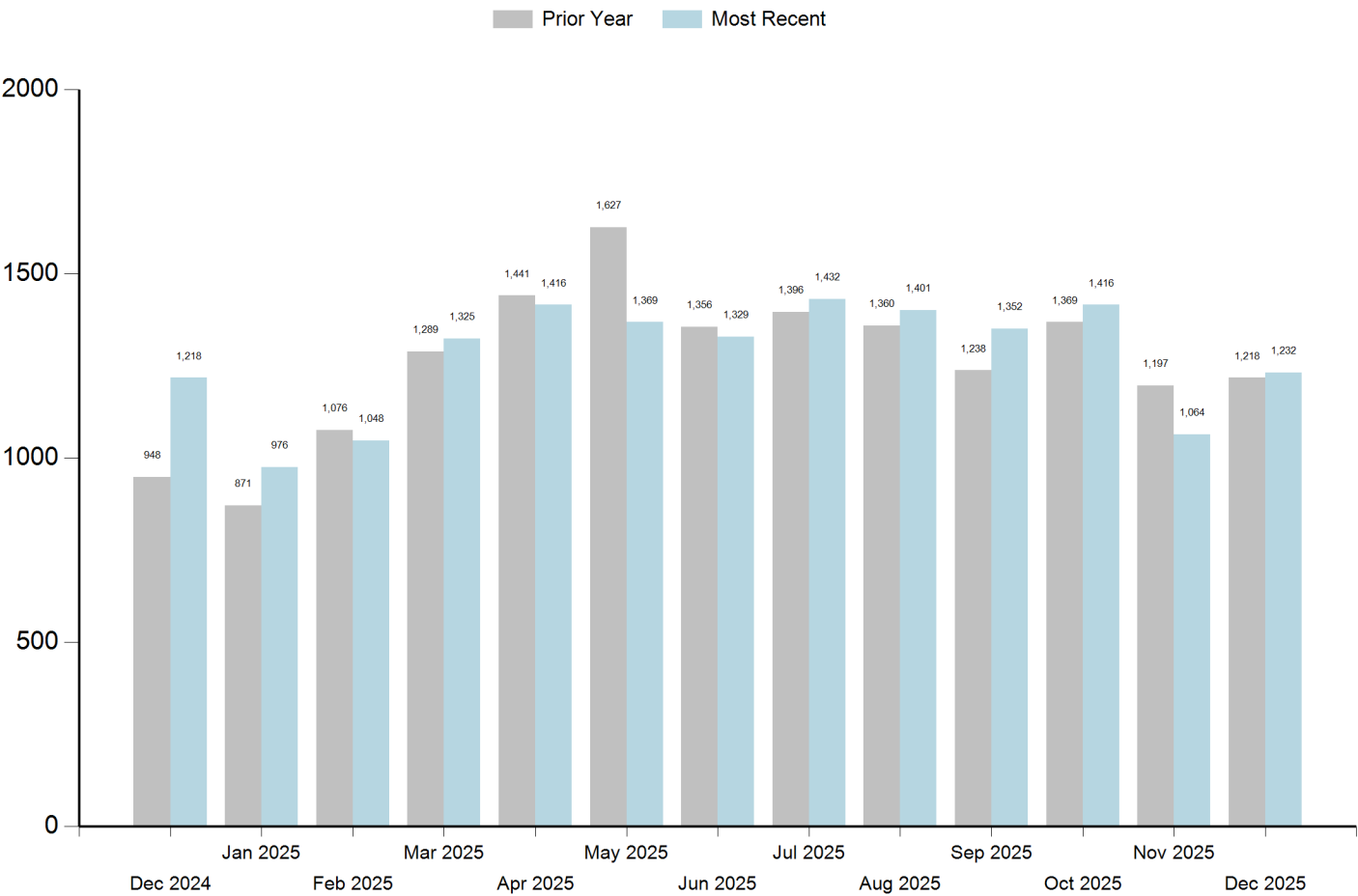
SFR % Change



Condo % Change

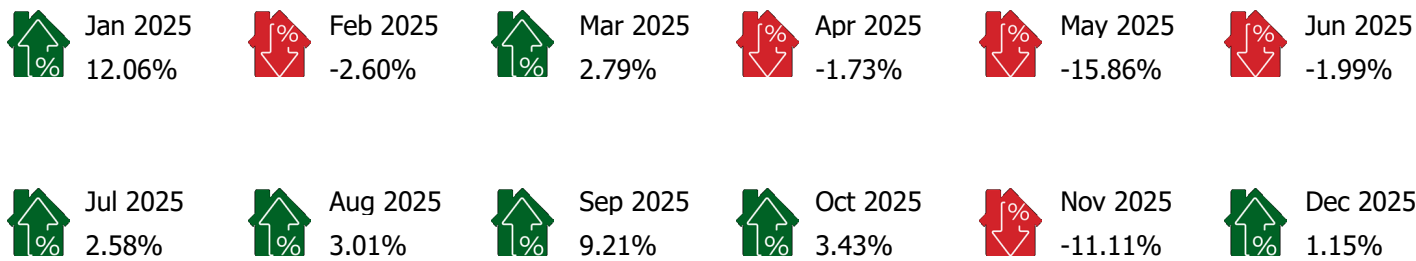


SFR YEAR OVER YEAR



SFR YEAR OVER YEAR TRENDS

SFR % Change

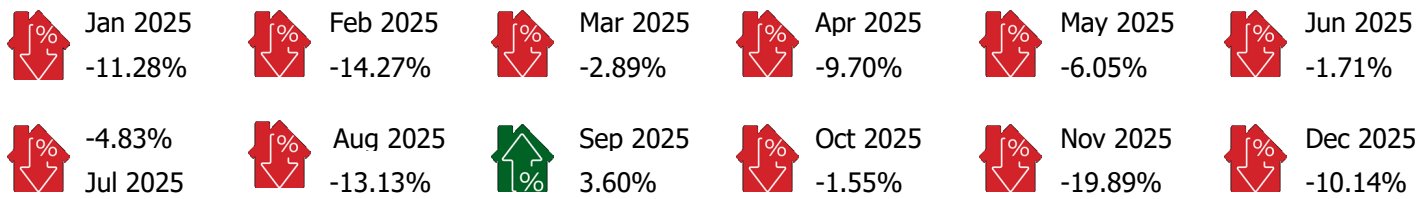


CONDO YEAR OVER YEAR

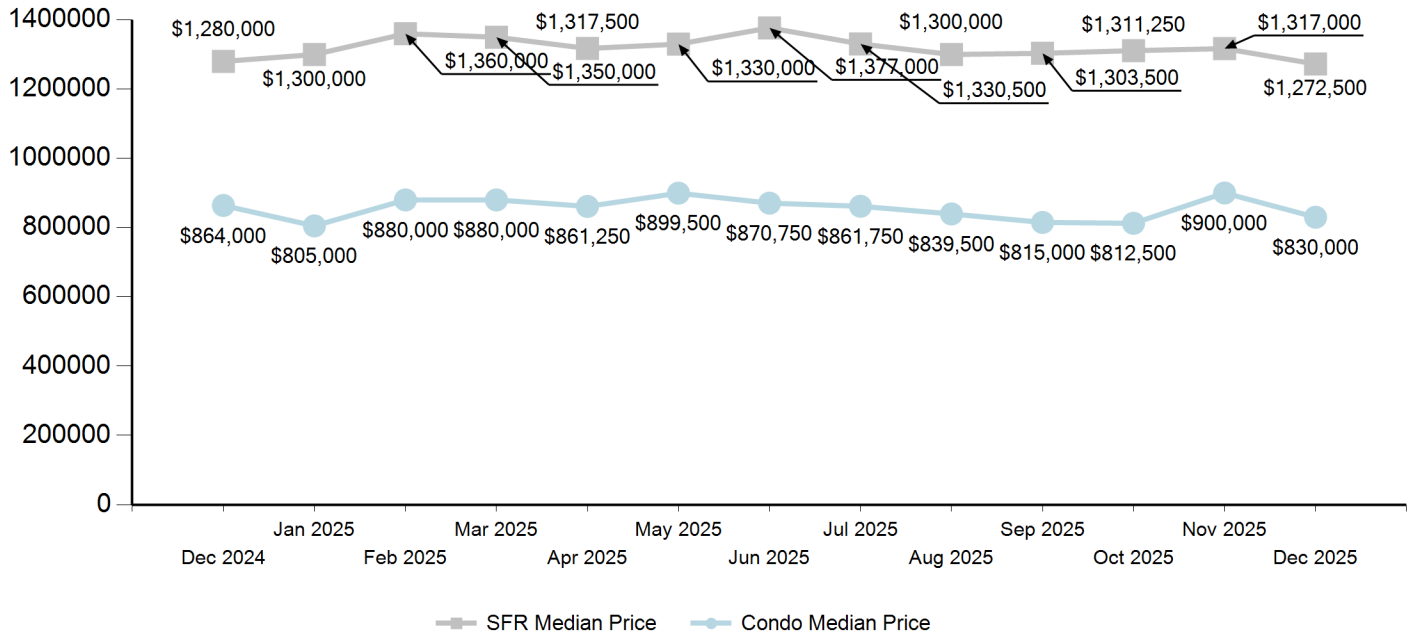


CONDO YEAR OVER YEAR TRENDS

CONDO % Change

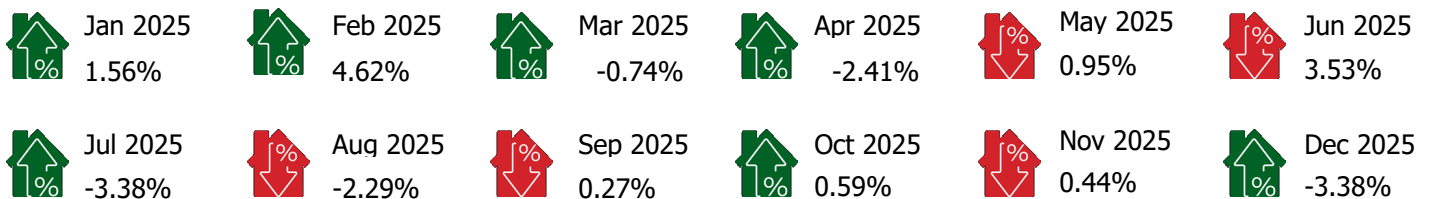


SFR & CONDO MEDIAN SALES PRICE LAST 12 MONTHS

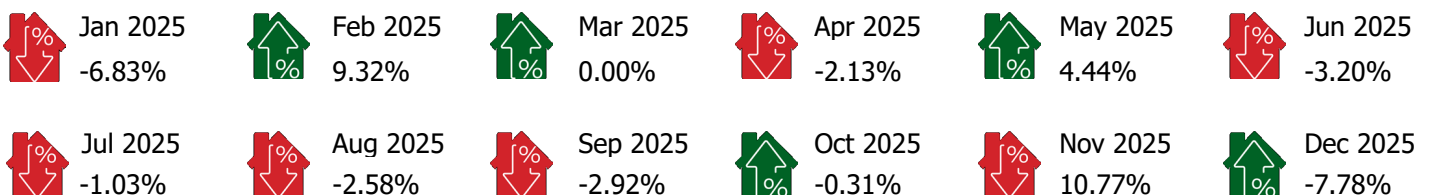


MONTH OVER MONTH TRENDS

SFR % Change



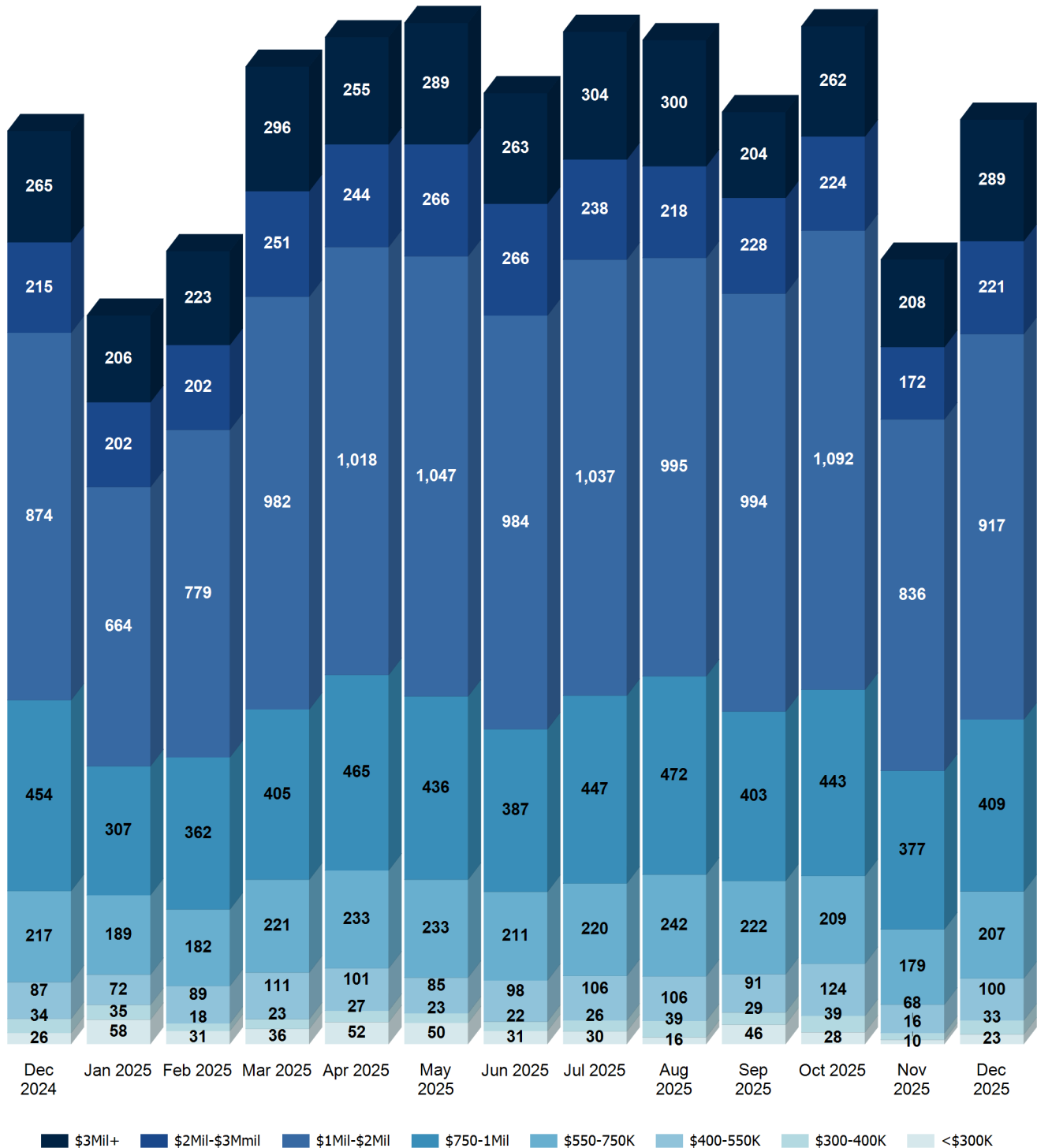
Condo % Change



DECEMBER 2025



SALES VALUE RANGES



DECEMBER 2025



COMMUNITY NAME	ZIP CODE	SFR				Condos		
		SALES	MEDIAN PRICE (\$1,000)	PRICE % CHG YOY	MEDIAN \$/ Sq. Ft.	SALES	MEDIAN PRICE (\$1,000)	PRICE % CHG YOY
ALISO VIEJO	92656	7	\$1,650	-5.15%	\$710	28	\$740	-10.46%
ANAHEIM	92801	16	\$860	11.19%	\$875	3	\$797	-71.76%
ANAHEIM	92802	9	\$950	-1.92%	\$603	0	\$0	-18.33%
ANAHEIM	92804	21	\$920	-16.17%	\$644	7	\$548	-43.56%
ANAHEIM	92805	16	\$883	16.28%	\$3,203	10	\$769	-16.57%
ANAHEIM	92806	9	\$1,050	-9.30%	\$558	0	\$0	83.33%
ANAHEIM	92807	25	\$1,075	-2.17%	\$591	4	\$605	1.92%
ANAHEIM	92808	9	\$1,482	8.33%	\$608	6	\$728	-9.78%
ANAHEIM TOTAL		105	\$1,031	0.89%	\$1,012	30	\$689	-10.68%
BREA	92821	17	\$1,190	10.00%	\$539	4	\$480	112.50%
BREA	92823	1	\$1,245	55.17%	\$735	0	\$0	0.00%
BREA TOTAL		18	\$1,218	32.59%	\$637	4	\$480	112.50%
BUENA PARK	90620	22	\$900	7.04%	\$618	1	\$1,100	100.00%
BUENA PARK	90621	4	\$778	-5.76%	\$692	6	\$833	-24.49%
BUENA PARK TOTAL		26	\$839	0.64%	\$655	7	\$967	37.76%
CORONA DEL MAR	92625	13	\$5,500	6.74%	\$2,458	9	\$2,285	5.56%
COSTA MESA	92626	19	\$1,900	0.33%	\$925	1	\$1,400	-21.05%
COSTA MESA	92627	22	\$1,439	13.47%	\$1,107	4	\$845	3.70%
COSTA MESA TOTAL		41	\$1,670	6.90%	\$1,016	5	\$1,122	-8.67%
COTO DE CAZA	92679	11	\$1,475	10.49%	\$522	1	\$635	34.78%
CYPRESS	90630	23	\$1,045	10.38%	\$689	3	\$625	-12.31%
CYPRESS	90720	0	\$0	-100.00%	\$0	2	\$1,272	-50.00%
CYPRESS TOTAL		23	\$1,045	-44.81%	\$689	5	\$948	-31.15%
DANA POINT	92624	7	\$1,560	16.44%	\$943	1	\$665	-11.76%
DANA POINT	92629	10	\$2,730	3.80%	\$1,376	18	\$1,093	23.19%
DANA POINT TOTAL		17	\$2,145	10.12%	\$1,159	19	\$879	5.71%
FOOTHILL RANCH	92610	7	\$1,335	14.55%	\$585	3	\$655	9.30%
FOUNTAIN VALLEY	92708	23	\$1,429	-5.50%	\$679	1	\$510	10.81%
FULLERTON	92831	11	\$998	-20.00%	\$590	4	\$533	6.38%
FULLERTON	92832	6	\$1,095	10.87%	\$592	3	\$642	-16.67%
FULLERTON	92833	27	\$923	-3.39%	\$675	8	\$810	13.89%
FULLERTON	92835	16	\$1,040	16.42%	\$548	4	\$619	23.53%
FULLERTON TOTAL		60	\$1,014	0.97%	\$601	19	\$651	6.78%

		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
GARDEN GROVE	92840	16	\$1,011	14.04%	\$705	7	\$580	12.96%
GARDEN GROVE	92841	9	\$960	-8.05%	\$652	1	\$530	-25.93%
GARDEN GROVE	92843	7	\$1,150	5.13%	\$620	15	\$740	26.19%
GARDEN GROVE	92844	6	\$749	9.86%	\$683	0	\$0	-13.79%
GARDEN GROVE	92845	7	\$1,050	30.30%	\$704	2	\$617	7.69%
GARDEN GROVE TOTAL		45	\$984	10.26%	\$673	25	\$617	1.43%
HUNTINGTON BEACH	92646	37	\$1,450	8.78%	\$780	9	\$558	-20.33%
HUNTINGTON BEACH	92647	24	\$1,288	-1.43%	\$769	1	\$580	-21.05%
HUNTINGTON BEACH	92648	18	\$1,823	2.10%	\$903	9	\$980	-11.38%
HUNTINGTON BEACH	92649	15	\$1,425	-11.07%	\$854	6	\$583	-0.93%
HUNTINGTON BEACH TOTAL		94	\$1,496	-0.40%	\$827	25	\$675	-13.42%
IRVINE	92602	4	\$2,965	-21.66%	\$1,174	1	\$1,333	-31.09%
IRVINE	92603	7	\$4,085	-12.77%	\$1,169	5	\$1,725	-20.21%
IRVINE	92604	6	\$1,550	-21.55%	\$689	4	\$1,088	1.09%
IRVINE	92606	4	\$1,538	-13.11%	\$920	3	\$706	-5.13%
IRVINE	92612	8	\$1,197	0.00%	\$992	18	\$1,058	-35.35%
IRVINE	92614	0	\$0	-18.18%	\$0	13	\$1,000	-3.23%
IRVINE	92617	4	\$696	-20.00%	\$353	0	\$0	0.00%
IRVINE	92618	16	\$2,810	-24.40%	\$1,314	64	\$1,684	12.23%
IRVINE	92620	18	\$2,050	-16.06%	\$797	12	\$1,563	-5.61%
IRVINE TOTAL		67	\$2,111	-18.47%	\$926	120	\$1,269	-10.91%
LA HABRA	90631	38	\$940	-0.63%	\$720	8	\$515	2.83%
LA MIRADA	90638	1	\$875	100.00%	\$664	0	\$811	0.00%
LA PALMA	90623	2	\$1,143	-12.12%	\$452	1	\$675	33.33%
LADERA RANCH	92694	0	\$0	-60.00%	\$0	2	\$790	13.33%
LAGUNA BEACH	92651	25	\$2,700	10.67%	\$1,819	3	\$4,000	0.00%
LAGUNA HILLS	92653	11	\$1,650	15.63%	\$744	11	\$725	9.78%
LAGUNA HILLS	92656	1	\$1,347	40.00%	\$602	1	\$710	-40.00%
LAGUNA HILLS TOTAL		12	\$1,499	27.81%	\$673	12	\$718	-15.11%
LAGUNA NIGUEL	92677	40	\$1,618	-0.21%	\$850	22	\$763	4.17%
LAGUNA WOODS	92637	0	\$0	0.00%	\$0	39	\$519	-1.81%
LAKE FOREST	92610	1	\$1,385	7.69%	\$655	1	\$1,120	20.00%
LAKE FOREST	92630	39	\$1,318	5.56%	\$638	29	\$775	-9.47%
LAKE FOREST	92679	0	\$0	-30.77%	\$0	1	\$655	7.14%
LAKE FOREST TOTAL		40	\$1,352	-5.84%	\$646	31	\$850	5.89%
LOS ALAMITOS	90720	7	\$1,790	-3.53%	\$1,070	0	\$0	-12.50%
LOS ALAMITOS	90815	0	\$0	0.00%	\$0	1	\$815	0.00%
LOS ALAMITOS TOTAL		7	\$1,790	-3.53%	\$1,070	1	\$815	-12.50%

		SFR				Condos		
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MIDWAY CITY	92655	4	\$1,170	-9.52%	\$514	0	\$0	-20.00%
MISSION VIEJO	92691	22	\$1,264	14.12%	\$680	7	\$795	-15.13%
MISSION VIEJO	92692	33	\$1,179	7.57%	\$656	9	\$830	-22.68%
MISSION VIEJO	92694	13	\$1,575	-1.96%	\$671	6	\$940	-22.00%
MISSION VIEJO TOTAL		68	\$1,339	6.58%	\$669	22	\$855	-19.94%
NEWPORT BEACH	92657	1	\$6,700	40.00%	\$1,702	1	\$1,942	-20.00%
NEWPORT BEACH	92660	22	\$2,554	-0.31%	\$1,412	3	\$1,310	8.00%
NEWPORT BEACH	92661	3	\$5,700	8.77%	\$3,527	0	\$0	-37.50%
NEWPORT BEACH	92662	2	\$4,188	18.18%	\$1,913	0	\$0	0.00%
NEWPORT BEACH	92663	11	\$3,550	19.01%	\$1,744	6	\$2,600	19.28%
NEWPORT BEACH TOTAL		39	\$4,538	17.13%	\$2,060	10	\$1,951	-7.56%
NEWPORT COAST	92657	8	\$9,250	5.56%	\$2,053	4	\$1,760	0.00%
ORANGE	92865	12	\$1,208	32.35%	\$588	3	\$960	40.00%
ORANGE	92866	6	\$1,101	-14.46%	\$831	1	\$498	-33.33%
ORANGE	92867	20	\$1,090	15.29%	\$615	1	\$771	75.00%
ORANGE	92868	6	\$1,050	28.17%	\$791	4	\$531	10.71%
ORANGE	92869	24	\$1,043	-7.14%	\$654	5	\$608	0.92%
ORANGE TOTAL		68	\$1,098	10.84%	\$696	14	\$674	18.66%
PLACENTIA	92870	30	\$1,150	-6.92%	\$565	10	\$673	-20.54%
RANCHO MISSION VIEJO	92694	9	\$1,250	-35.38%	\$617	9	\$875	-54.73%
RANCHO SANTA MARGARITA	92688	15	\$1,175	-2.01%	\$623	11	\$640	8.52%
SAN CLEMENTE	92672	18	\$1,830	1.40%	\$1,027	8	\$897	-4.17%
SAN CLEMENTE	92673	23	\$1,950	-7.17%	\$734	3	\$1,075	-14.29%
SAN CLEMENTE TOTAL		41	\$1,890	-2.88%	\$881	11	\$986	-9.23%
SAN JUAN CAPISTRANO	92675	21	\$1,750	-9.54%	\$725	13	\$1,080	-41.52%
SANTA ANA	92701	7	\$830	-10.81%	\$557	8	\$351	-13.01%
SANTA ANA	92703	18	\$808	12.03%	\$757	1	\$255	5.71%
SANTA ANA	92704	11	\$880	2.37%	\$610	7	\$515	-9.02%
SANTA ANA	92705	20	\$1,426	1.82%	\$586	6	\$650	62.16%
SANTA ANA	92706	8	\$1,100	-11.97%	\$630	2	\$550	63.64%
SANTA ANA	92707	10	\$843	10.31%	\$691	6	\$463	-9.76%
SANTA ANA TOTAL		74	\$981	0.62%	\$639	30	\$464	16.62%
SEAL BEACH	90740	13	\$2,100	23.42%	\$1,252	2	\$595	0.00%
SILVERADO	92676	1	\$707	40.63%	\$684	0	\$0	-78.95%
STANTON	90680	7	\$886	15.79%	\$585	5	\$612	-27.03%
SUNSET BEACH	90742	0	\$0	42.86%	\$0	1	\$963	-22.22%
SURFSIDE	90743	3	\$4,050	7.69%	\$1,839	0	\$0	0.00%
TRABUCO CANYON	92679	13	\$1,560	9.50%	\$689	1	\$775	8.82%

		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
TUSTIN	92780	24	\$1,233	9.62%	\$651	6	\$525	13.92%
TUSTIN	92782	4	\$2,062	-22.43%	\$673	11	\$1,090	-36.65%
TUSTIN TOTAL		28	\$1,647	-6.40%	\$662	17	\$808	-11.36%
VILLA PARK	92861	6	\$2,383	21.54%	\$797	0	\$0	0.00%
VILLA PARK	92867	0	\$0	0.00%	\$0	1	\$895	0.00%
VILLA PARK TOTAL		6	\$2,383	21.54%	\$797	1	\$895	
WESTMINSTER	92683	29	\$1,015	4.57%	\$614	4	\$882	17.39%
YORBA LINDA	92886	21	\$1,330	-2.73%	\$716	5	\$950	1.98%
YORBA LINDA	92887	10	\$1,393	-1.85%	\$559	3	\$545	155.36%
YORBA LINDA TOTAL		31	\$1,361	-2.29%	\$637	8	\$748	78.67%