



Market Activity & Trends

ORANGE COUNTY

OCTOBER 2025

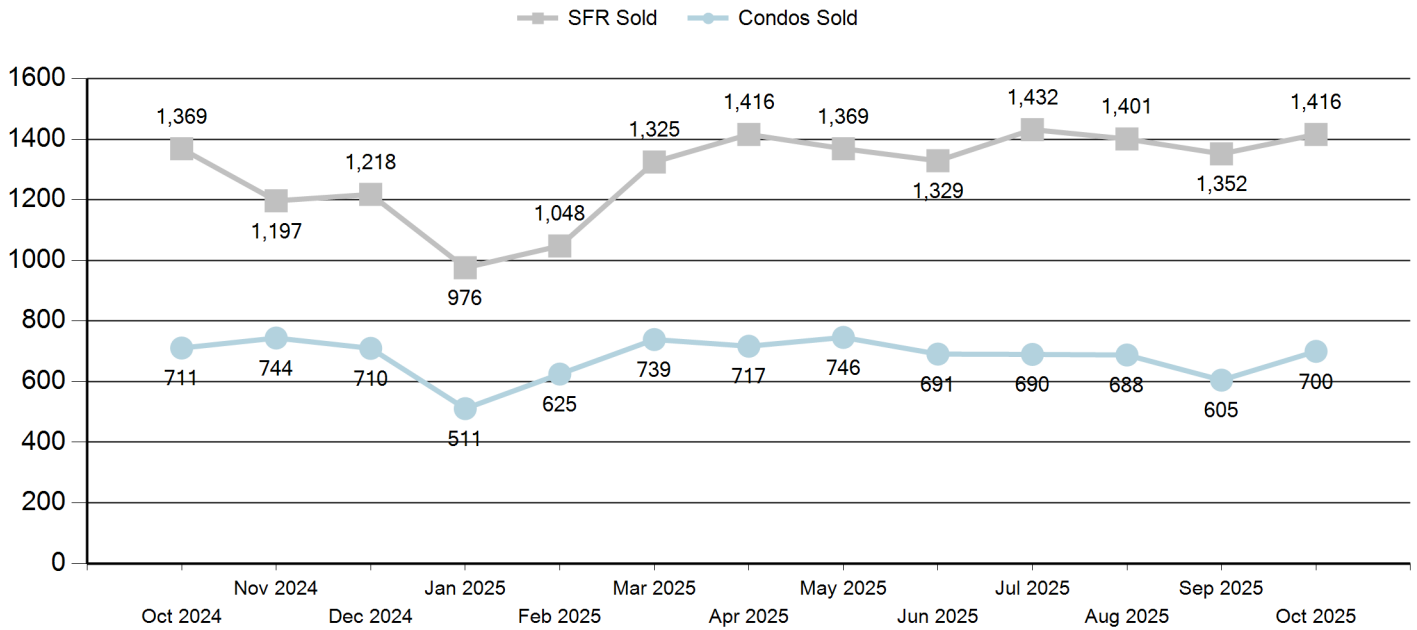


SHALIMAR ESCROW

OCTOBER 2025

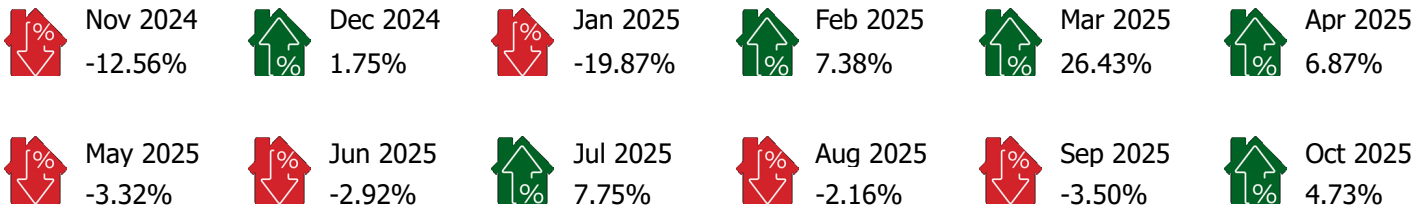


SFR & CONDO SALES LAST 12 MONTHS

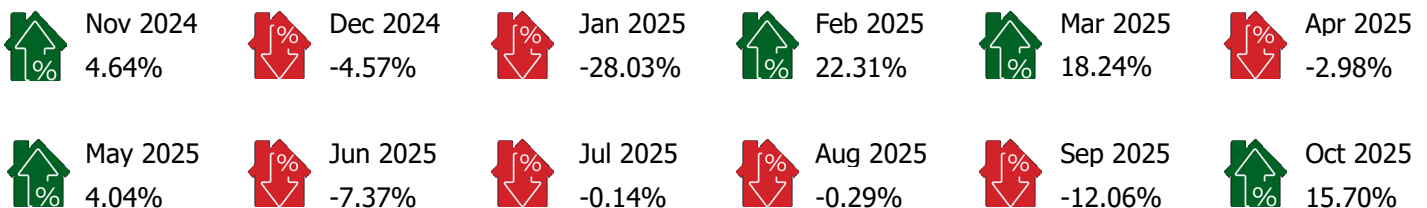


MONTH OVER MONTH TRENDS

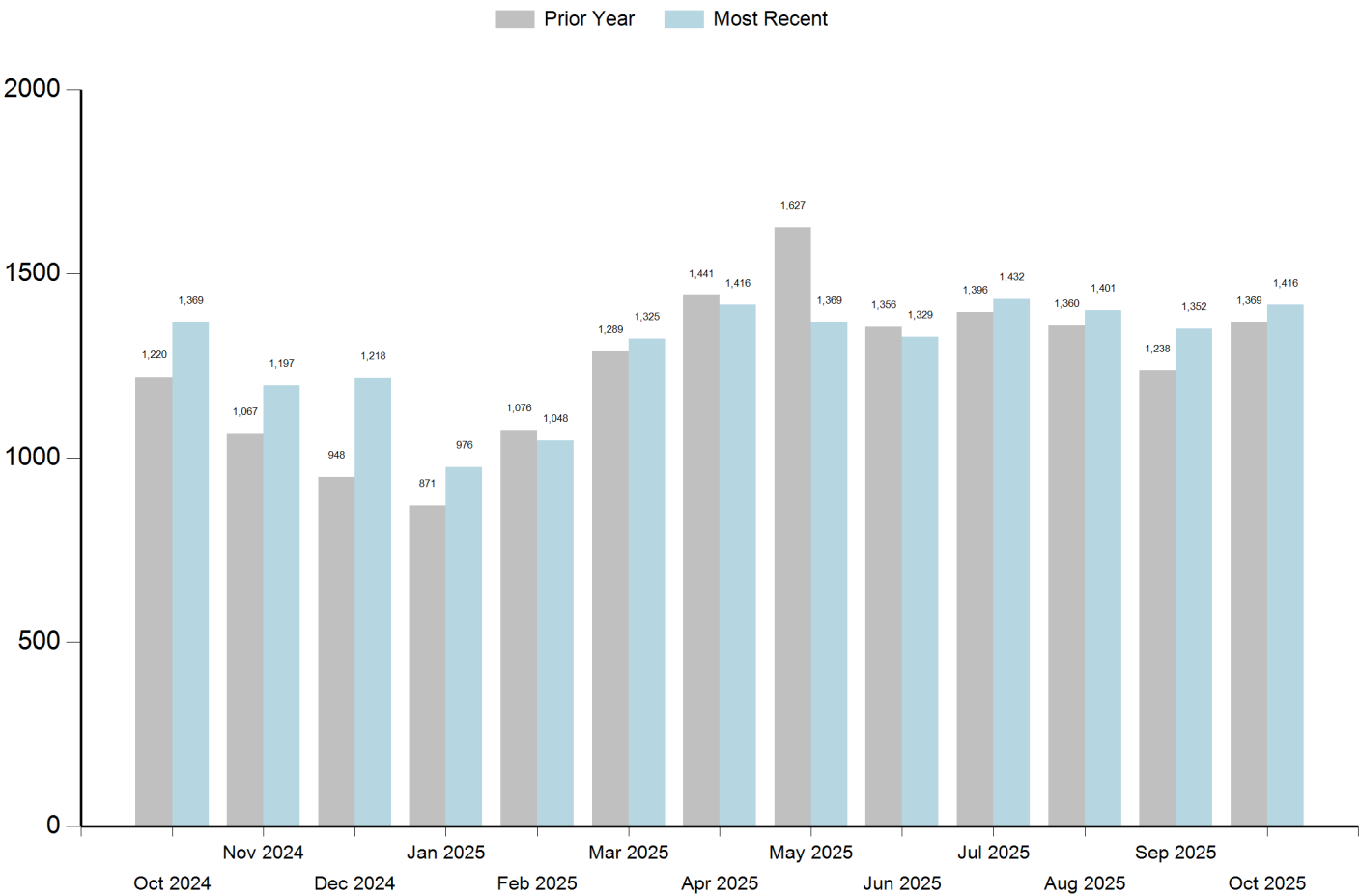
SFR % Change



Condo % Change

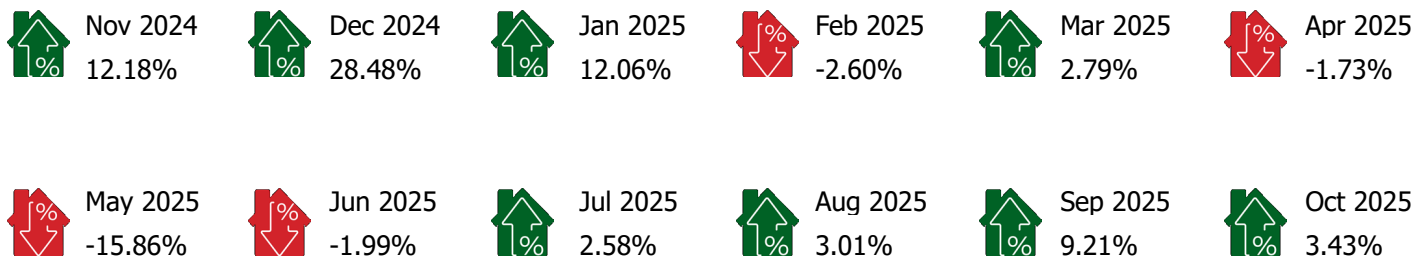


SFR YEAR OVER YEAR

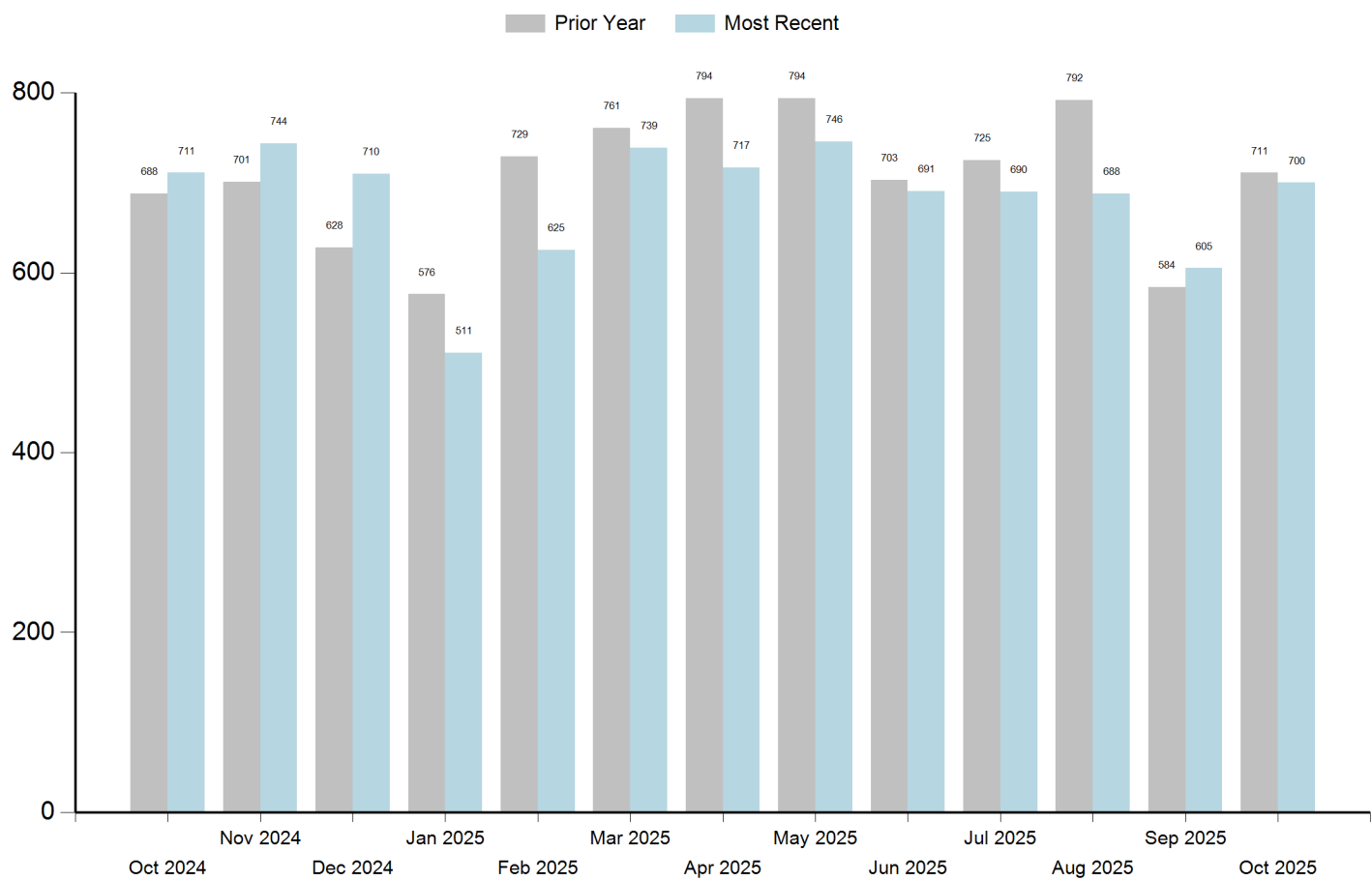


SFR YEAR OVER YEAR TRENDS

SFR % Change

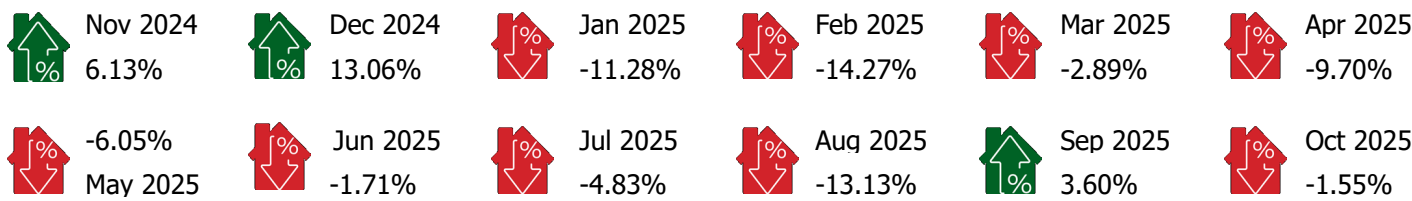


CONDO YEAR OVER YEAR



CONDO YEAR OVER YEAR TRENDS

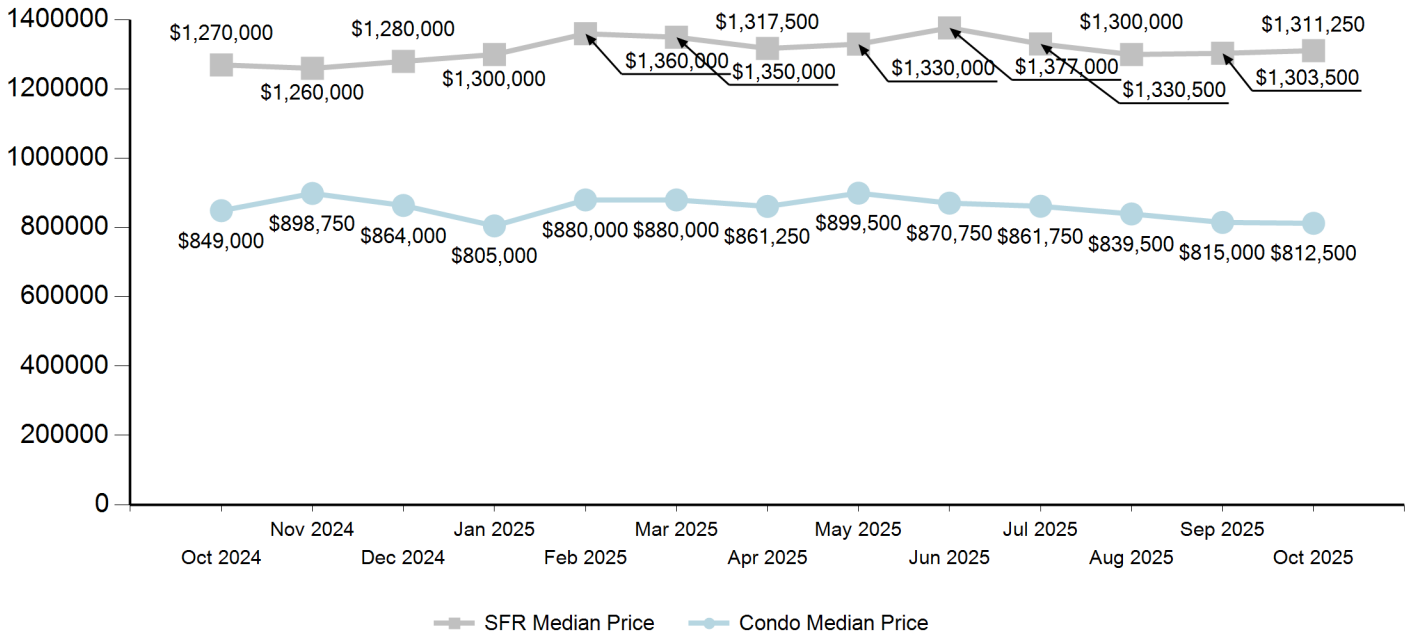
CONDO % Change



OCTOBER 2025



SFR & CONDO MEDIAN SALES PRICE LAST 12 MONTHS



MONTH OVER MONTH TRENDS

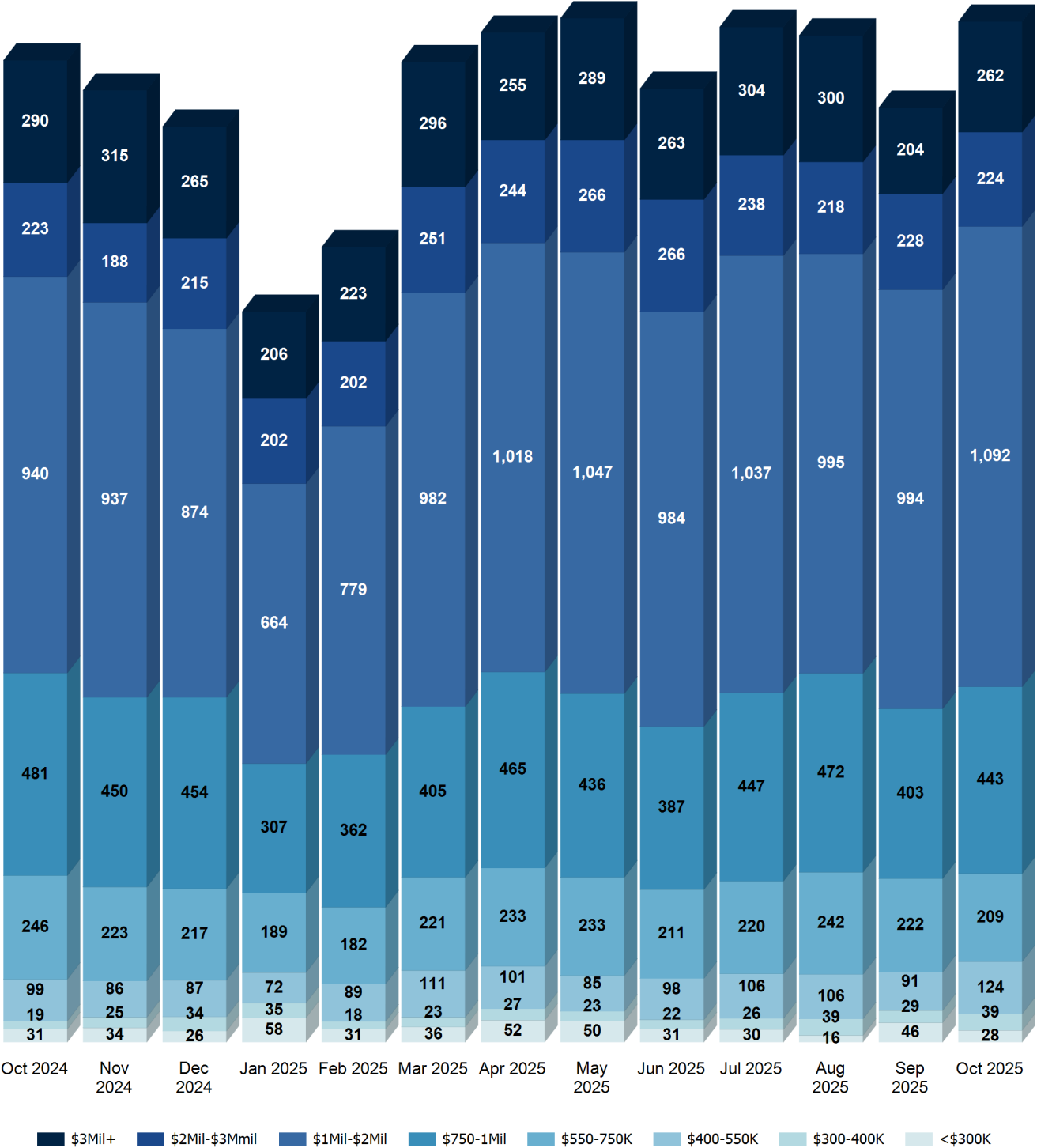
SFR % Change

Nov 2024 -0.79%	Dec 2024 1.59%	Jan 2025 1.56%	Feb 2025 4.62%	Mar 2025 -0.74%	Apr 2025 -2.41%
May 2025 0.95%	Jun 2025 3.53%	Jul 2025 -3.38%	Aug 2025 -2.29%	Sep 2025 0.27%	Oct 2025 0.59%

Condo % Change

Nov 2024 5.86%	Dec 2024 -3.87%	Jan 2025 -6.83%	Feb 2025 9.32%	Mar 2025 0.00%	Apr 2025 -2.13%
May 2025 4.44%	Jun 2025 -3.20%	Jul 2025 -1.03%	Aug 2025 -2.58%	Sep 2025 -2.92%	Oct 2025 -0.31%

SALES VALUE RANGES



OCTOBER 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	13	\$1,380	-2.22%	\$706	24	\$788	-2.64%
ANAHEIM	92801	11	\$775	26.15%	\$570	9	\$645	-48.35%
ANAHEIM	92802	12	\$1,013	-8.33%	\$646	1	\$728	1.82%
ANAHEIM	92804	32	\$939	-8.13%	\$574	5	\$585	-40.40%
ANAHEIM	92805	16	\$864	15.61%	\$601	13	\$695	-17.20%
ANAHEIM	92806	9	\$900	-9.23%	\$519	0	\$0	325.00%
ANAHEIM	92807	21	\$1,300	-7.12%	\$579	4	\$678	4.00%
ANAHEIM	92808	23	\$1,350	6.61%	\$601	6	\$670	-5.21%
ANAHEIM TOTAL		124	\$1,020	2.22%	\$584	38	\$667	31.38%
BREA	92821	15	\$1,005	21.78%	\$616	5	\$620	271.43%
BREA	92823	4	\$1,640	51.72%	\$683	0	\$0	5.56%
BREA TOTAL		19	\$1,322	36.75%	\$650	5	\$620	138.49%
BUENA PARK	90620	17	\$935	18.90%	\$597	2	\$669	40.00%
BUENA PARK	90621	8	\$762	-0.71%	\$563	2	\$800	-36.84%
BUENA PARK TOTAL		25	\$849	9.09%	\$580	4	\$734	1.58%
CORONA DEL MAR	92625	9	\$4,750	2.76%	\$2,200	4	\$3,487	1.47%
COSTA MESA	92626	26	\$1,750	4.25%	\$824	2	\$710	-27.03%
COSTA MESA	92627	17	\$1,650	16.05%	\$1,240	5	\$1,200	17.65%
COSTA MESA TOTAL		43	\$1,700	10.15%	\$1,032	7	\$955	-4.69%
COTO DE CAZA	92679	12	\$2,463	9.35%	\$631	2	\$853	85.00%
CYPRESS	90630	28	\$1,093	26.67%	\$692	7	\$630	-4.84%
CYPRESS	90720	0	\$0	-100.00%	\$0	3	\$1,180	-80.77%
CYPRESS TOTAL		28	\$1,093	-36.67%	\$692	10	\$905	-42.80%
DANA POINT	92624	6	\$2,288	37.50%	\$1,308	0	\$0	21.43%
DANA POINT	92629	28	\$3,050	8.58%	\$1,646	10	\$1,055	21.21%
DANA POINT TOTAL		34	\$2,669	23.04%	\$1,477	10	\$1,055	21.32%
FOOTHILL RANCH	92610	12	\$1,418	11.54%	\$627	7	\$565	-4.08%
FOUNTAIN VALLEY	92708	31	\$1,395	0.79%	\$786	5	\$460	-16.98%
FULLERTON	92831	15	\$1,100	-11.54%	\$654	6	\$480	-4.08%
FULLERTON	92832	9	\$940	10.75%	\$613	2	\$514	-7.41%
FULLERTON	92833	26	\$1,086	1.72%	\$622	13	\$805	2.94%
FULLERTON	92835	21	\$1,300	15.90%	\$658	1	\$600	96.77%
FULLERTON TOTAL		71	\$1,107	4.21%	\$637	22	\$600	22.06%

		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	23	\$990	13.33%	\$571	6	\$502	32.00%
GARDEN GROVE	92841	15	\$1,010	-4.03%	\$741	0	\$0	31.58%
GARDEN GROVE	92843	8	\$1,017	1.67%	\$663	0	\$0	10.26%
GARDEN GROVE	92844	8	\$785	16.67%	\$523	0	\$0	7.41%
GARDEN GROVE	92845	8	\$1,044	29.52%	\$689	1	\$430	6.67%
GARDEN GROVE TOTAL		62	\$969	11.43%	\$637	7	\$466	17.58%
HUNTINGTON BEACH	92646	46	\$1,400	7.49%	\$782	16	\$748	-20.42%
HUNTINGTON BEACH	92647	20	\$1,359	-1.42%	\$796	4	\$449	-19.35%
HUNTINGTON BEACH	92648	28	\$1,551	9.64%	\$814	9	\$1,089	-14.40%
HUNTINGTON BEACH	92649	15	\$1,278	-11.88%	\$962	9	\$775	14.56%
HUNTINGTON BEACH TOTAL		109	\$1,397	0.96%	\$839	38	\$765	-9.90%
IRVINE	92602	11	\$2,500	-22.09%	\$921	10	\$1,410	-9.91%
IRVINE	92603	9	\$3,200	-23.30%	\$1,318	5	\$1,250	-16.30%
IRVINE	92604	5	\$1,365	-19.17%	\$833	8	\$1,260	0.00%
IRVINE	92606	5	\$1,635	-22.73%	\$782	1	\$940	-10.53%
IRVINE	92612	5	\$2,241	4.88%	\$918	15	\$900	-40.91%
IRVINE	92614	2	\$1,665	-12.28%	\$1,020	10	\$800	-3.18%
IRVINE	92618	14	\$2,698	-35.45%	\$930	95	\$1,390	13.42%
IRVINE	92620	16	\$1,950	-14.01%	\$799	18	\$1,373	-5.69%
IRVINE TOTAL		67	\$2,157	-18.02%	\$940	162	\$1,165	-10.44%
LA HABRA	90631	27	\$930	-7.52%	\$548	10	\$532	-1.82%
LA PALMA	90623	3	\$1,350	-4.85%	\$572	0	\$0	50.00%
LADERA RANCH	92694	0	\$0	-60.00%	\$0	1	\$1,150	-7.14%
LAGUNA BEACH	92651	27	\$3,063	11.56%	\$1,467	3	\$1,325	26.92%
LAGUNA HILLS	92653	20	\$1,328	6.36%	\$687	10	\$700	13.19%
LAGUNA HILLS	92656	1	\$1,350	75.00%	\$624	0	\$0	-27.59%
LAGUNA HILLS TOTAL		21	\$1,339	40.68%	\$655	10	\$700	-7.20%
LAGUNA NIGUEL	92677	35	\$1,700	-0.43%	\$792	24	\$781	-1.37%
LAGUNA WOODS	92637	0	\$0	0.00%	\$0	23	\$400	-7.08%
LAKE FOREST	92610	0	\$0	23.08%	\$0	2	\$863	-8.33%
LAKE FOREST	92630	31	\$1,370	2.16%	\$667	22	\$813	-17.82%
LAKE FOREST	92679	1	\$1,821	-35.71%	\$674	2	\$1,668	23.08%
LAKE FOREST TOTAL		32	\$1,596	-3.49%	\$670	26	\$1,114	-1.02%
LOS ALAMITOS	90720	20	\$1,475	1.78%	\$782	0	\$0	-11.76%
MIDWAY CITY	92655	3	\$1,040	-22.73%	\$822	0	\$0	-16.67%
MISSION VIEJO	92691	33	\$1,315	17.70%	\$617	10	\$508	-3.51%
MISSION VIEJO	92692	25	\$1,350	9.81%	\$623	4	\$938	-9.25%
MISSION VIEJO	92694	10	\$1,668	-14.74%	\$731	10	\$894	-25.30%

MISSION VIEJO TOTAL		68	\$1,444	4.26%	\$657	24	\$780	-12.69%
NEWPORT BEACH	92657	1	\$38,000	-7.14%	\$0	0	\$0	-50.00%
NEWPORT BEACH	92660	19	\$5,000	10.03%	\$1,528	3	\$1,275	2.80%
NEWPORT BEACH	92661	5	\$3,320	18.52%	\$2,162	0	\$0	-14.29%
NEWPORT BEACH	92662	4	\$3,117	17.39%	\$2,129	0	\$0	0.00%
NEWPORT BEACH	92663	15	\$4,253	9.56%	\$1,756	5	\$1,599	3.23%
NEWPORT BEACH TOTAL		44	\$10,738	9.67%	\$1,894	8	\$1,437	-14.56%
NEWPORT COAST	92657	7	\$5,550	5.63%	\$1,624	4	\$1,925	10.00%
ORANGE	92865	20	\$1,033	28.57%	\$642	4	\$690	16.67%
ORANGE	92866	6	\$1,330	0.00%	\$893	1	\$399	-28.57%
ORANGE	92867	28	\$1,215	21.89%	\$618	0	\$0	58.33%
ORANGE	92868	10	\$853	28.57%	\$844	3	\$518	25.93%
ORANGE	92869	20	\$1,308	-0.78%	\$609	13	\$775	0.91%
ORANGE TOTAL		84	\$1,148	19.56%	\$721	21	\$596	14.65%
PLACENTIA	92870	29	\$1,210	0.29%	\$560	12	\$745	-20.54%
RANCHO MISSION VIEJO	92694	14	\$1,552	-23.37%	\$701	11	\$800	-48.09%
RANCHO SANTA MARGARITA	92688	19	\$1,225	0.51%	\$615	24	\$760	9.59%
SAN CLEMENTE	92672	22	\$1,813	0.67%	\$884	10	\$725	12.64%
SAN CLEMENTE	92673	16	\$1,603	-1.74%	\$674	4	\$1,053	-4.62%
SAN CLEMENTE TOTAL		38	\$1,708	-0.53%	\$779	14	\$889	4.01%
SAN JUAN CAPISTRANO	92675	19	\$1,605	-9.17%	\$807	9	\$875	-48.42%
SANTA ANA	92701	7	\$875	-9.33%	\$645	8	\$450	-13.28%
SANTA ANA	92703	6	\$730	11.81%	\$645	4	\$589	33.33%
SANTA ANA	92704	10	\$875	7.27%	\$593	13	\$475	-9.02%
SANTA ANA	92705	24	\$1,673	11.15%	\$749	3	\$470	77.14%
SANTA ANA	92706	12	\$1,190	-14.67%	\$684	2	\$496	60.00%
SANTA ANA	92707	8	\$875	13.27%	\$637	7	\$478	-7.14%
SANTA ANA TOTAL		67	\$1,036	3.25%	\$659	37	\$493	23.51%
SEAL BEACH	90740	12	\$1,385	33.96%	\$765	6	\$597	31.58%
SILVERADO	92676	1	\$2,730	16.67%	\$643	0	\$0	-64.00%
STANTON	90680	9	\$850	47.44%	\$650	1	\$825	-25.97%
SUNSET BEACH	90742	1	\$1,490	100.00%	\$876	1	\$800	-12.50%
TRABUCO CANYON	92679	23	\$1,480	8.96%	\$678	4	\$592	2.78%
TUSTIN	92780	31	\$1,185	7.53%	\$681	7	\$635	24.32%
TUSTIN	92782	11	\$1,600	-15.60%	\$620	6	\$1,060	-40.51%
TUSTIN TOTAL		42	\$1,393	-4.03%	\$650	13	\$848	-8.09%
VILLA PARK	92861	7	\$2,530	29.03%	\$711	0	\$0	0.00%
VILLA PARK	92867	1	\$1,650	0.00%	\$883	1	\$700	0.00%
VILLA PARK TOTAL		8	\$2,090	29.03%	\$797	1	\$700	
WESTMINSTER	92683	46	\$1,103	4.76%	\$626	3	\$1,040	9.52%
YORBA LINDA	92886	47	\$1,400	10.24%	\$674	12	\$850	4.90%

		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
YORBA LINDA	92887	11	\$1,437	-2.94%	\$559	2	\$580	196.00%
YORBA LINDA TOTAL		58	\$1,419	3.65%	\$616	14	\$715	100.45%