



*Market Activity
& Trends*

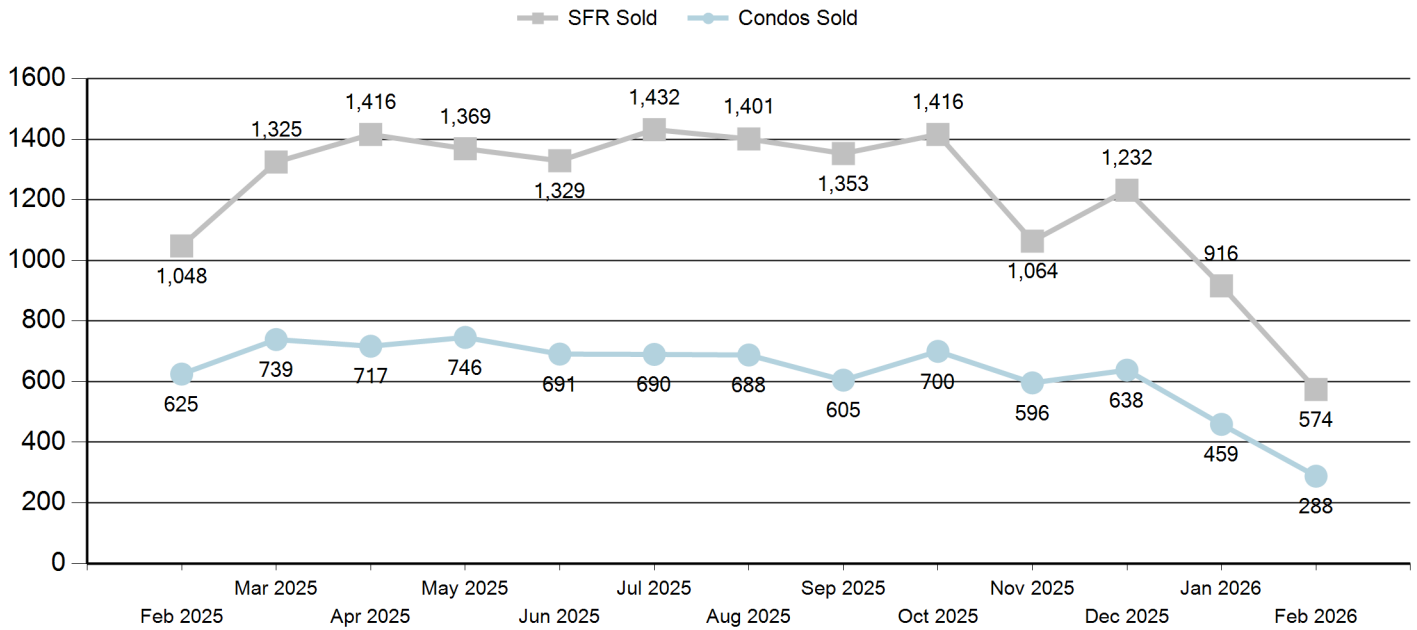
ORANGE COUNTY

FEBRUARY 2026



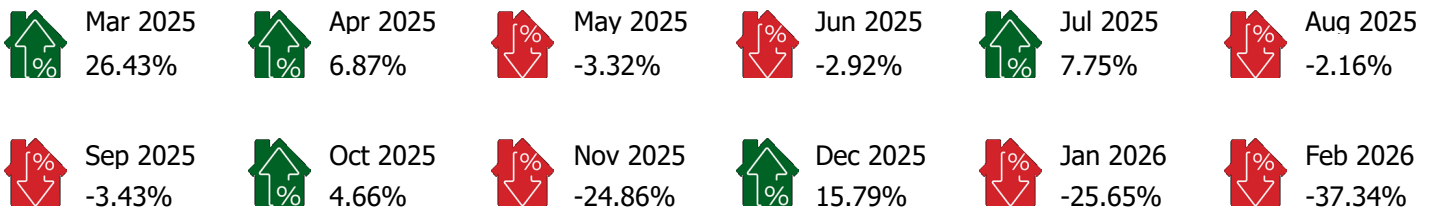
SHALIMAR ESCROW

SFR & CONDO SALES LAST 12 MONTHS

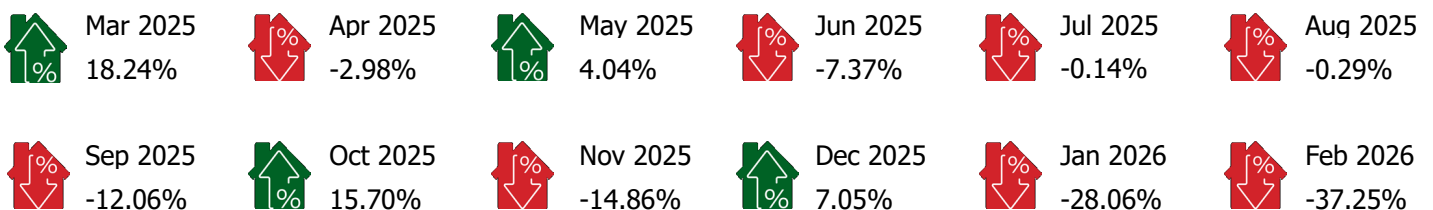


MONTH OVER MONTH TRENDS

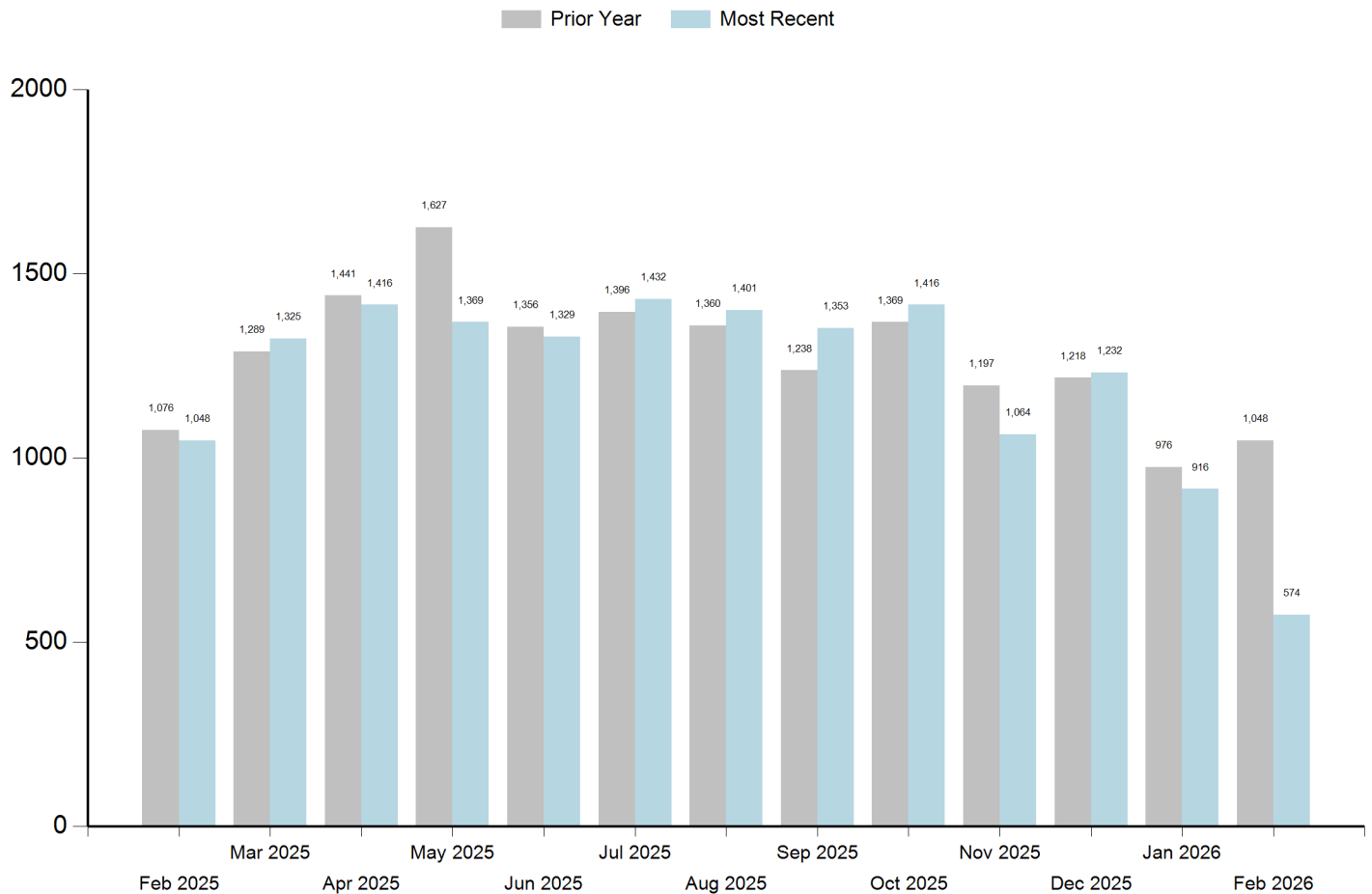
SFR % Change



Condo % Change

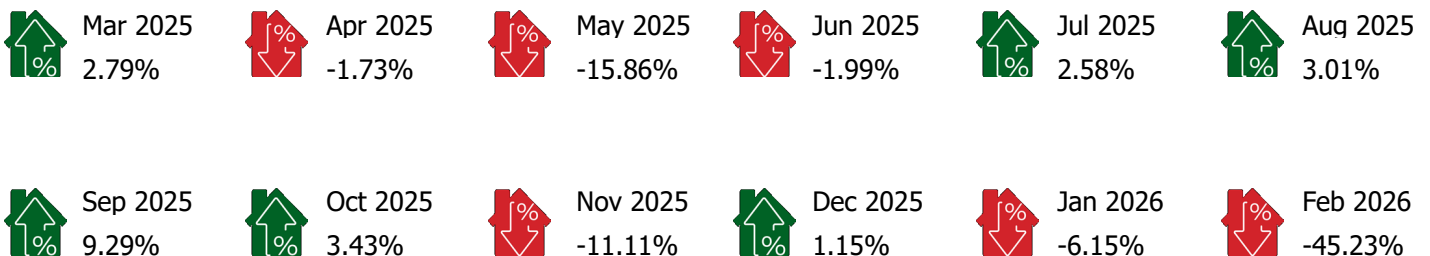


SFR YEAR OVER YEAR

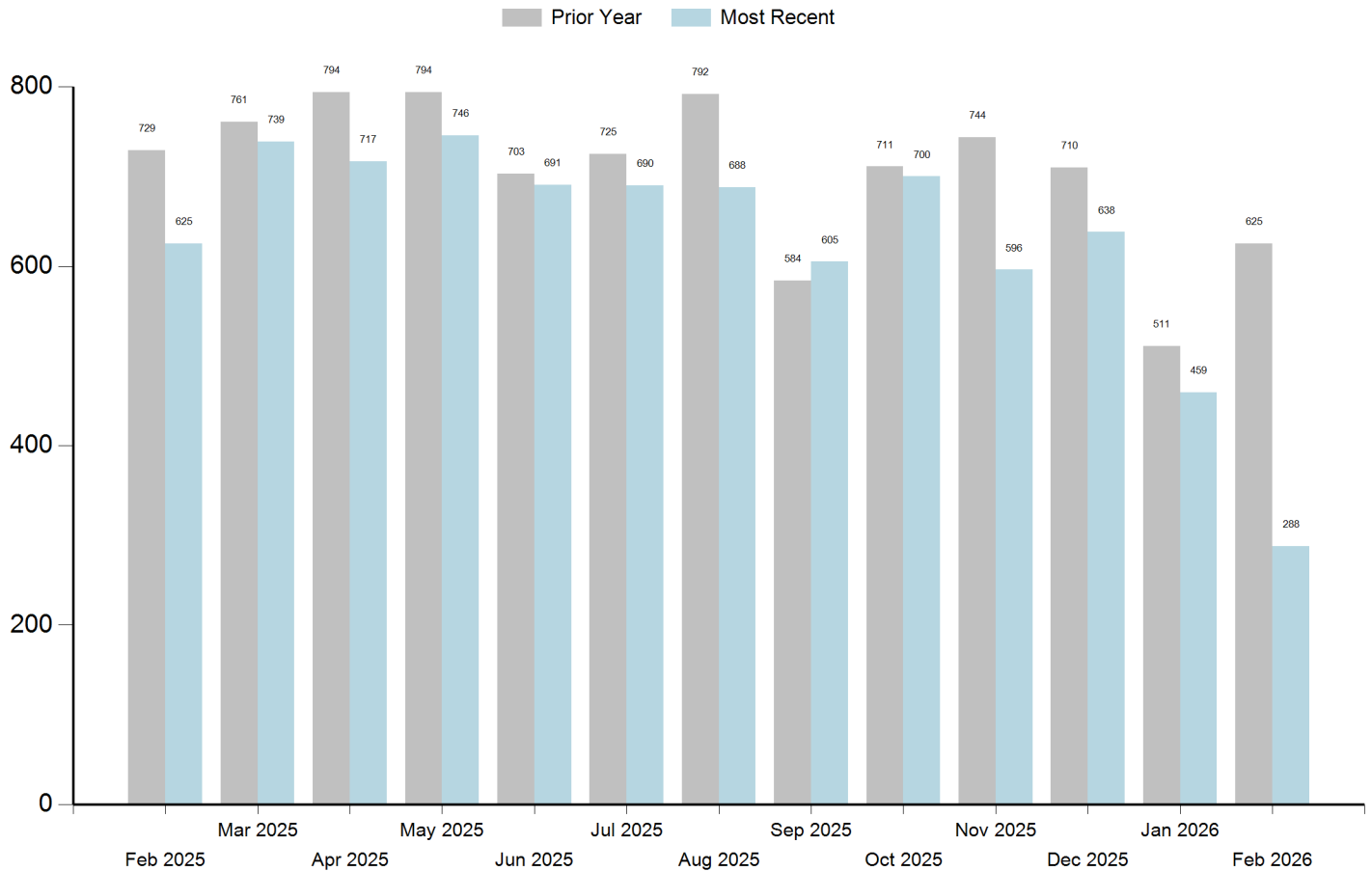


SFR YEAR OVER YEAR TRENDS

SFR % Change

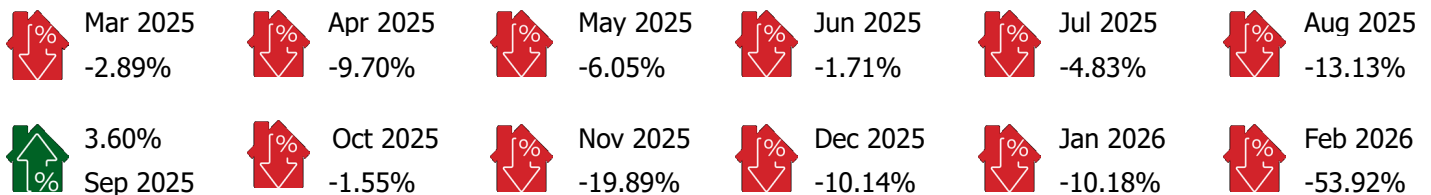


CONDO YEAR OVER YEAR

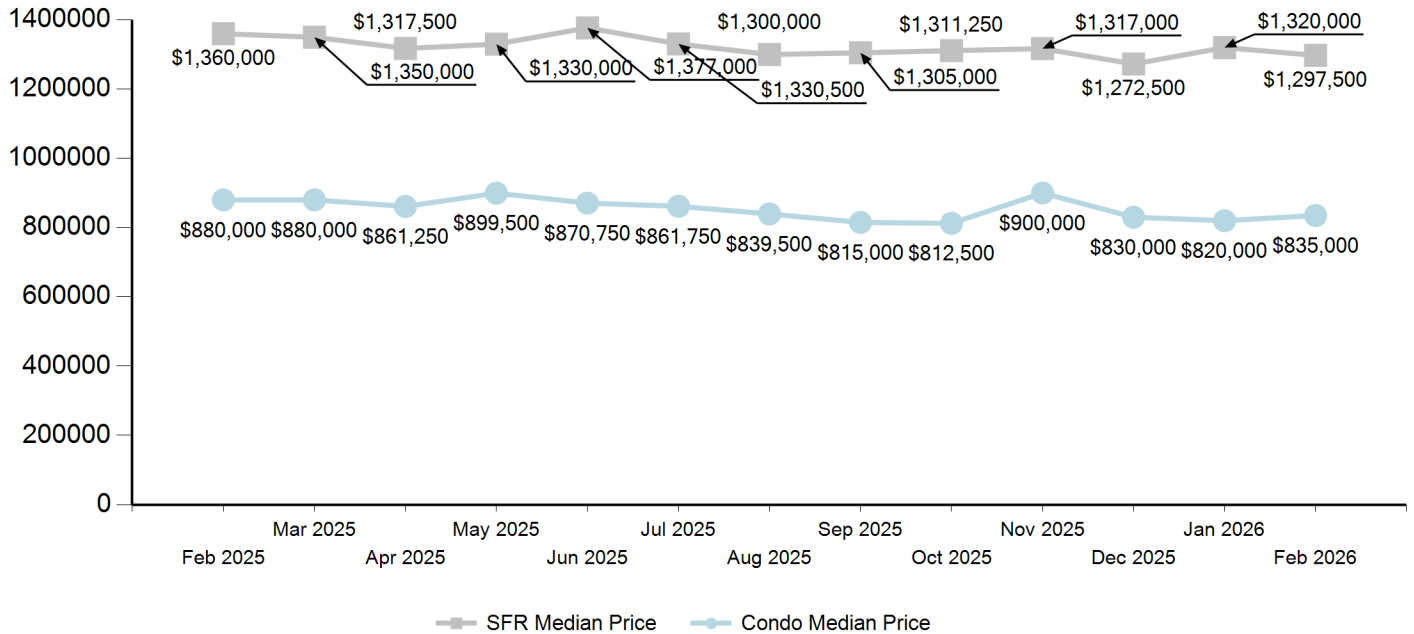


CONDO YEAR OVER YEAR TRENDS

CONDO % Change

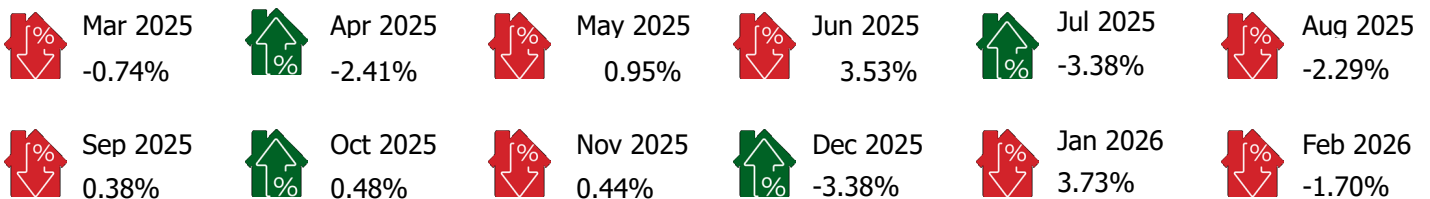


SFR & CONDO MEDIAN SALES PRICE LAST 12 MONTHS

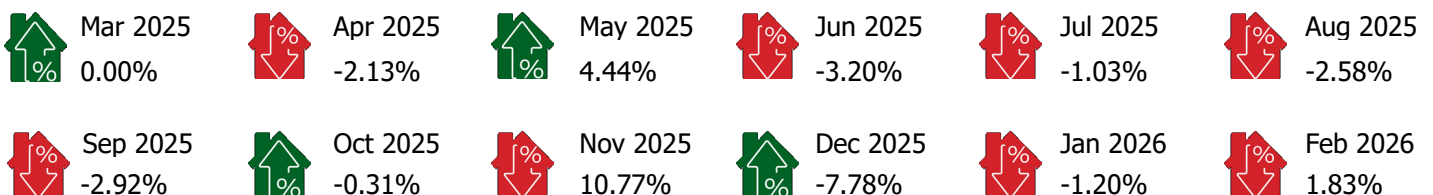


MONTH OVER MONTH TRENDS

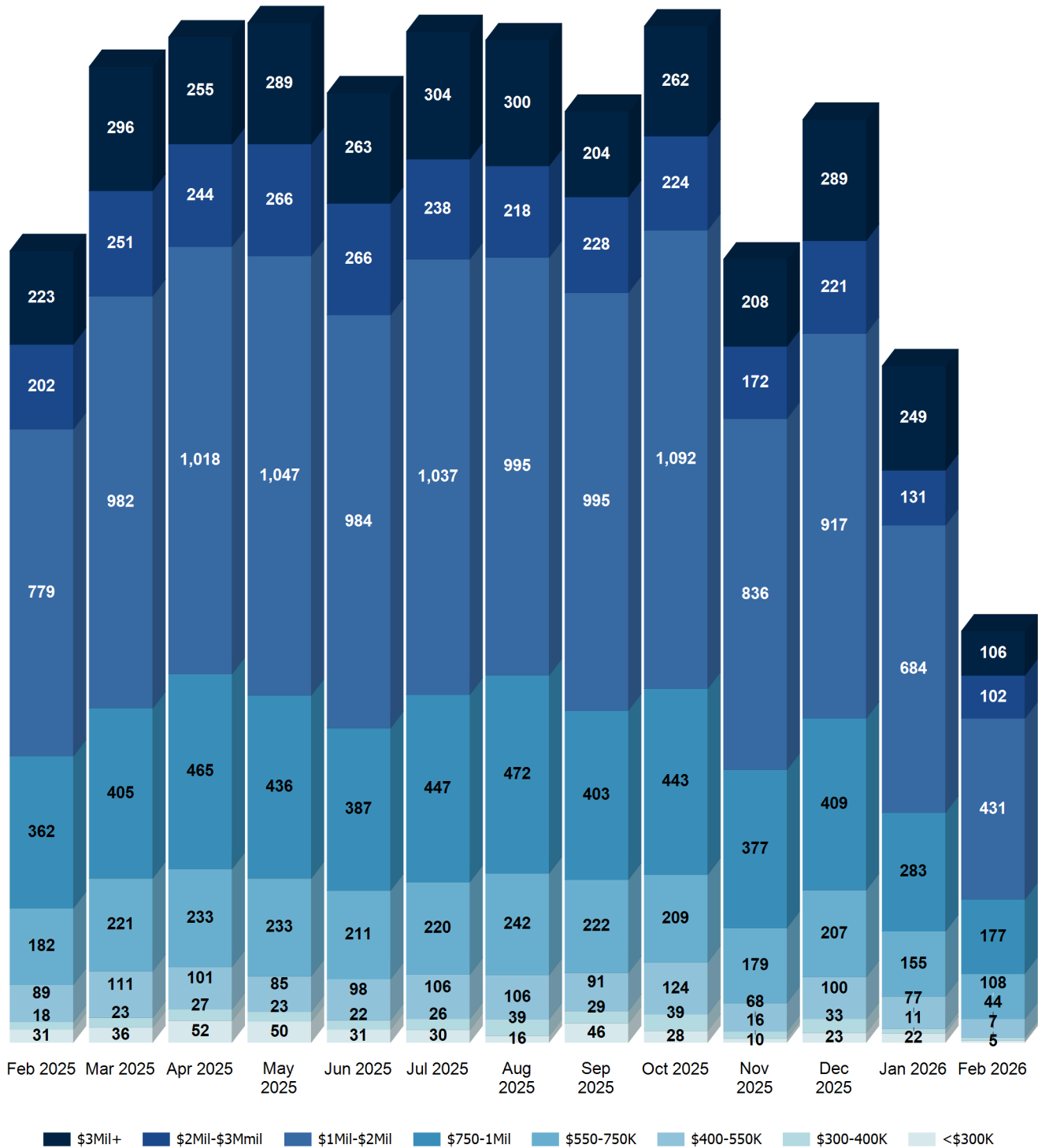
SFR % Change



Condo % Change



SALES VALUE RANGES



FEBRUARY 2026



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	1	\$1,735	-6.92%	\$645	12	\$802	-16.72%
ANAHEIM	92801	2	\$701	-0.68%	\$416	4	\$599	-79.15%
ANAHEIM	92802	3	\$880	-10.38%	\$606	3	\$675	-31.15%
ANAHEIM	92804	12	\$970	-19.88%	\$726	5	\$560	-32.56%
ANAHEIM	92805	2	\$798	-2.19%	\$686	4	\$733	-19.35%
ANAHEIM	92806	4	\$983	-17.04%	\$519	0	\$0	13.64%
ANAHEIM	92807	11	\$1,035	-5.08%	\$848	0	\$0	-4.00%
ANAHEIM	92808	3	\$1,200	-9.60%	\$569	6	\$711	-7.69%
ANAHEIM TOTAL		37	\$938	-9.26%	\$624	22	\$655	-22.90%
BREA	92821	11	\$1,100	-4.78%	\$574	2	\$763	34.29%
BREA	92823	1	\$825	25.00%	\$492	0	\$0	-11.76%
BREA TOTAL		12	\$963	10.11%	\$533	2	\$763	11.26%
BUENA PARK	90620	7	\$831	0.75%	\$562	0	\$0	125.00%
BUENA PARK	90621	3	\$910	-27.04%	\$718	2	\$1,208	-28.57%
BUENA PARK TOTAL		10	\$871	-13.15%	\$640	2	\$1,208	48.21%
CORONA DEL MAR	92625	4	\$3,150	-9.47%	\$2,078	2	\$1,875	8.57%
COSTA MESA	92626	10	\$1,511	-1.96%	\$851	1	\$1,500	-30.77%
COSTA MESA	92627	4	\$1,350	3.86%	\$958	2	\$1,130	9.38%
COSTA MESA TOTAL		14	\$1,431	0.95%	\$905	3	\$1,315	-10.70%
COTO DE CAZA	92679	2	\$2,036	0.00%	\$599	1	\$1,120	17.86%
CYPRESS	90630	15	\$910	0.74%	\$625	3	\$745	-3.33%
DANA POINT	92624	6	\$1,975	1.30%	\$1,137	0	\$0	-12.50%
DANA POINT	92629	7	\$1,900	-11.60%	\$1,341	10	\$1,475	16.20%
DANA POINT TOTAL		13	\$1,938	-5.15%	\$1,239	10	\$1,475	1.85%
FOOTHILL RANCH	92610	2	\$1,475	7.14%	\$569	0	\$0	2.33%
FOUNTAIN VALLEY	92708	14	\$1,275	-2.72%	\$651	1	\$560	19.44%
FULLERTON	92831	10	\$1,143	-17.65%	\$606	2	\$626	2.08%
FULLERTON	92832	5	\$1,070	4.12%	\$733	2	\$348	-10.34%
FULLERTON	92833	7	\$1,015	-7.12%	\$643	3	\$749	26.98%
FULLERTON	92835	8	\$1,179	7.39%	\$574	7	\$1,090	1.89%
FULLERTON TOTAL		30	\$1,102	-3.31%	\$639	14	\$703	5.15%
GARDEN GROVE	92840	8	\$918	10.73%	\$703	0	\$0	-9.68%
GARDEN GROVE	92841	5	\$1,192	-13.64%	\$628	0	\$0	-50.00%

		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	92843	3	\$800	-0.86%	\$607	1	\$440	10.64%
GARDEN GROVE	92845	8	\$957	34.00%	\$647	0	\$0	-7.14%
GARDEN GROVE TOTAL		24	\$967	7.56%	\$646	1	\$440	-14.05%
HUNTINGTON BEACH	92646	13	\$1,400	8.44%	\$740	7	\$755	-21.23%
HUNTINGTON BEACH	92647	18	\$1,295	-1.83%	\$742	2	\$635	-23.64%
HUNTINGTON BEACH	92648	11	\$1,360	-7.46%	\$865	5	\$840	-4.20%
HUNTINGTON BEACH	92649	8	\$2,588	-15.35%	\$1,241	6	\$663	-2.78%
HUNTINGTON BEACH TOTAL		50	\$1,661	-4.05%	\$897	20	\$723	-12.96%
IRVINE	92602	6	\$3,380	-18.06%	\$1,121	3	\$1,212	-36.13%
IRVINE	92603	6	\$2,360	1.12%	\$1,190	1	\$2,305	-27.66%
IRVINE	92604	3	\$1,570	-24.58%	\$789	1	\$1,225	-12.63%
IRVINE	92606	5	\$1,601	-3.33%	\$847	1	\$705	-10.00%
IRVINE	92612	1	\$1,100	-10.47%	\$862	11	\$1,080	-32.87%
IRVINE	92614	2	\$1,795	-13.73%	\$888	8	\$773	-11.04%
IRVINE	92617	1	\$736	-18.52%	\$353	0	\$0	0.00%
IRVINE	92618	8	\$3,698	-10.67%	\$1,053	24	\$1,595	-1.24%
IRVINE	92620	5	\$1,800	-18.22%	\$807	4	\$1,453	-19.13%
IRVINE TOTAL		37	\$2,004	-12.94%	\$879	53	\$1,293	-18.84%
LA HABRA	90631	13	\$730	-10.77%	\$615	2	\$517	-18.18%
LA PALMA	90623	3	\$1,080	-19.00%	\$617	0	\$0	50.00%
LADERA RANCH	92694	1	\$2,000	-33.33%	\$667	0	\$0	33.33%
LAGUNA BEACH	92651	9	\$2,900	5.63%	\$2,370	0	\$0	12.90%
LAGUNA HILLS	92653	0	\$0	4.14%	\$0	4	\$651	6.74%
LAGUNA NIGUEL	92677	13	\$1,600	-5.44%	\$799	12	\$725	6.29%
LAGUNA WOODS	92637	0	\$0	0.00%	\$0	9	\$515	-10.07%
LAKE FOREST	92610	1	\$1,660	54.55%	\$624	1	\$830	0.00%
LAKE FOREST	92630	8	\$1,365	-2.10%	\$725	11	\$770	-8.17%
LAKE FOREST TOTAL		9	\$1,512	26.22%	\$674	12	\$800	-8.17%
LOS ALAMITOS	90720	9	\$1,800	3.73%	\$692	0	\$0	-11.76%
MIDWAY CITY	92655	1	\$1,000	15.00%	\$984	0	\$0	-20.00%
MISSION VIEJO	92691	18	\$1,300	9.24%	\$654	5	\$700	-23.14%
MISSION VIEJO	92692	18	\$1,149	2.49%	\$616	2	\$928	-40.70%
MISSION VIEJO	92694	6	\$2,066	-1.35%	\$681	6	\$810	-23.97%
MISSION VIEJO TOTAL		42	\$1,505	3.46%	\$651	13	\$813	-29.27%
NEWPORT BEACH	92657	1	\$11,500	45.45%	\$1,791	0	\$0	33.33%
NEWPORT BEACH	92660	13	\$4,900	-10.65%	\$1,447	4	\$2,483	1.89%
NEWPORT BEACH	92662	3	\$6,000	8.00%	\$2,266	0	\$0	0.00%
NEWPORT BEACH	92663	7	\$4,650	28.33%	\$2,692	5	\$1,695	13.48%

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NEWPORT BEACH TOTAL		24	\$6,763	17.78%	\$2,049	9	\$2,089	16.23%
NEWPORT COAST	92657	0	\$0	0.00%	\$0	3	\$2,100	15.79%
ORANGE	92865	3	\$1,160	34.65%	\$594	0	\$0	41.38%
ORANGE	92866	3	\$1,065	-5.33%	\$632	1	\$420	-26.32%
ORANGE	92867	15	\$1,164	12.40%	\$664	0	\$0	20.00%
ORANGE	92868	1	\$963	16.44%	\$943	0	\$0	18.52%
ORANGE	92869	3	\$1,218	-11.72%	\$490	3	\$878	-11.21%
ORANGE TOTAL		25	\$1,114	9.29%	\$665	4	\$649	8.47%
PLACENTIA	92870	10	\$1,138	-11.88%	\$580	5	\$730	-13.86%
RANCHO MISSION VIEJO	92694	6	\$1,340	-39.06%	\$657	3	\$910	-56.79%
RANCHO SANTA MARGARITA	92688	6	\$1,260	-7.43%	\$675	8	\$700	3.38%
SAN CLEMENTE	92672	15	\$1,760	-9.60%	\$1,002	2	\$1,155	-2.22%
SAN CLEMENTE	92673	8	\$1,763	-19.68%	\$778	2	\$1,169	-26.67%
SAN CLEMENTE TOTAL		23	\$1,761	-14.64%	\$890	4	\$1,162	-14.44%
SAN JUAN CAPISTRANO	92675	16	\$2,400	-9.85%	\$804	5	\$1,175	-34.00%
SANTA ANA	92701	2	\$943	-16.88%	\$634	3	\$437	-21.31%
SANTA ANA	92703	3	\$750	-0.71%	\$491	0	\$0	-2.86%
SANTA ANA	92704	14	\$918	-5.71%	\$592	2	\$604	-13.68%
SANTA ANA	92705	12	\$1,578	-6.94%	\$677	2	\$507	38.10%
SANTA ANA	92706	2	\$1,485	-17.48%	\$835	1	\$440	70.00%
SANTA ANA	92707	4	\$904	18.18%	\$553	0	\$0	-15.85%
SANTA ANA TOTAL		37	\$1,096	-4.93%	\$631	8	\$497	9.07%
SEAL BEACH	90740	3	\$1,625	11.97%	\$805	2	\$463	-6.52%
SILVERADO	92676	1	\$2,200	25.71%	\$445	0	\$0	-63.64%
STANTON	90680	2	\$718	0.99%	\$569	2	\$616	-26.03%
TRABUCO CANYON	92679	8	\$1,744	8.82%	\$570	2	\$856	14.71%
TUSTIN	92780	6	\$1,125	-2.44%	\$734	2	\$696	6.33%
TUSTIN	92782	2	\$2,150	-26.61%	\$659	7	\$995	-26.32%
TUSTIN TOTAL		8	\$1,637	-14.52%	\$696	9	\$845	-9.99%
WESTMINSTER	92683	15	\$905	-2.22%	\$595	1	\$830	-12.00%
YORBA LINDA	92886	18	\$1,280	-6.46%	\$651	2	\$634	-6.12%
YORBA LINDA	92887	7	\$1,734	-4.22%	\$581	2	\$520	147.46%
YORBA LINDA TOTAL		25	\$1,507	-5.34%	\$616	4	\$577	70.67%