

ORANGE COUNTY

AUGUST 2026

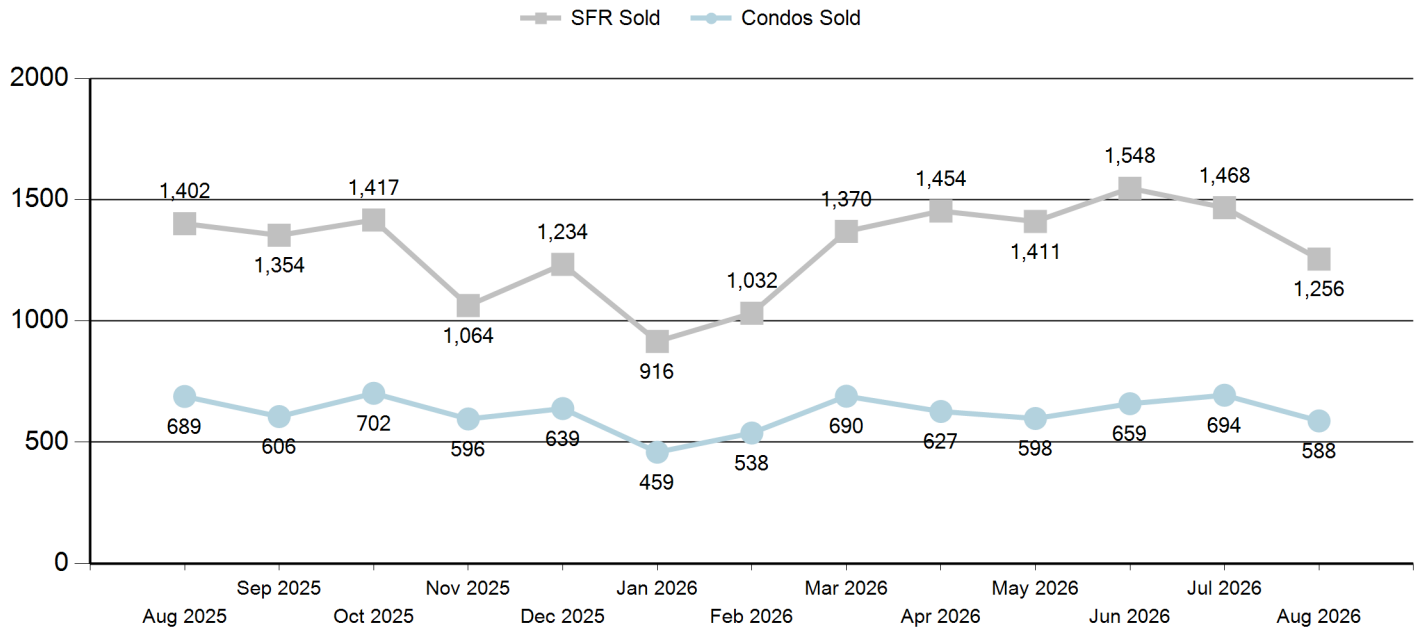
SHALIMAR ESCROW

AUGUST 2026

SHALIMAR ESCROW

SFR & CONDO SALES

LAST 12 MONTHS



MONTH OVER MONTH TRENDS

SFR % Change

Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026
-3.42%	4.65%	-24.91%	15.98%	-25.77%	12.66%
Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026
32.75%	6.13%	-2.96%	9.71%	-5.17%	-14.44%

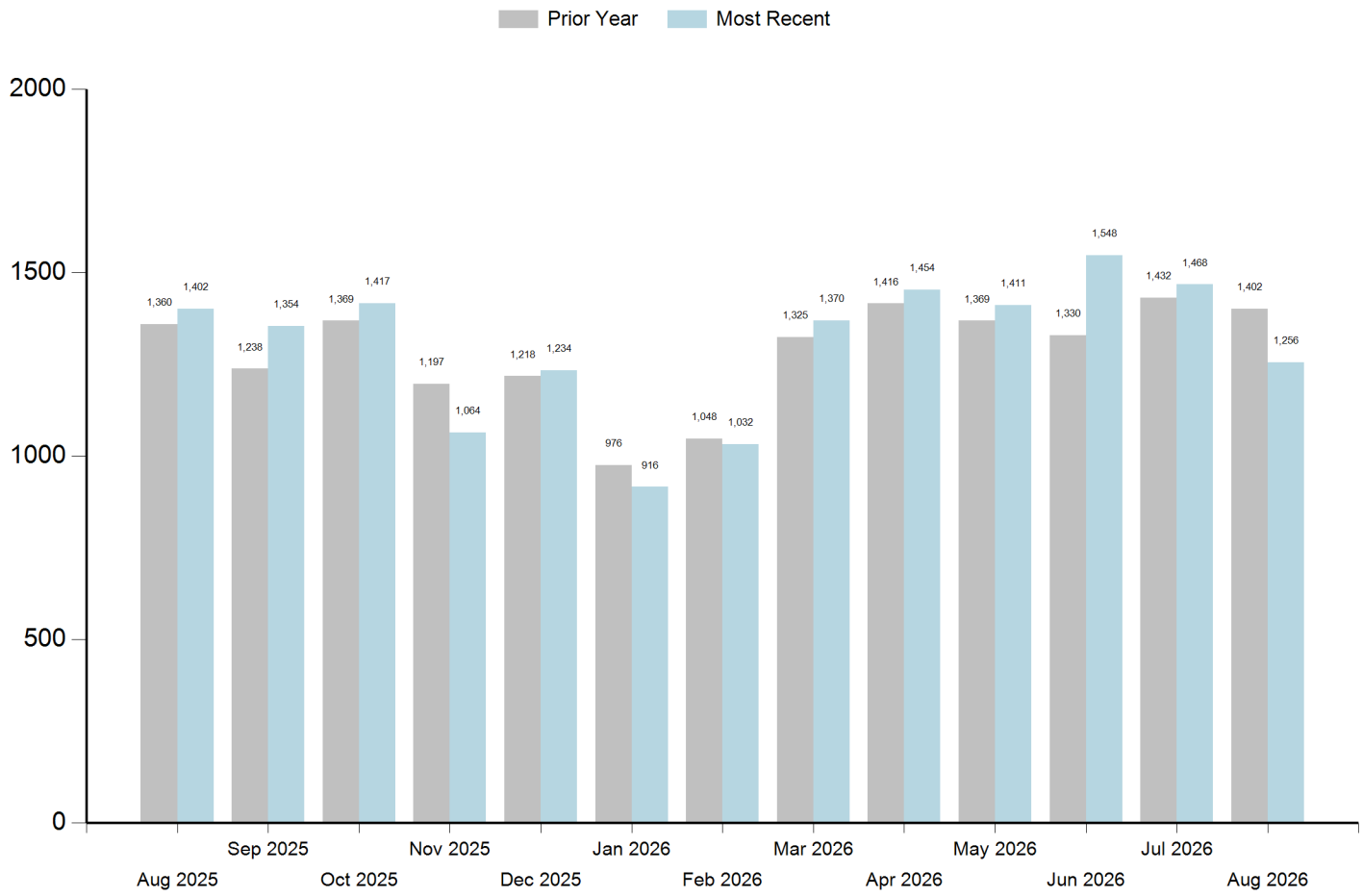
Condo % Change

Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026
-12.05%	15.84%	-15.10%	7.21%	-28.17%	17.21%
Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026
28.25%	-9.13%	-4.63%	10.20%	5.31%	-15.27%

AUGUST 2026

SHALIMAR ESCROW

SFR YEAR OVER YEAR



SFR YEAR OVER YEAR TRENDS

SFR % Change

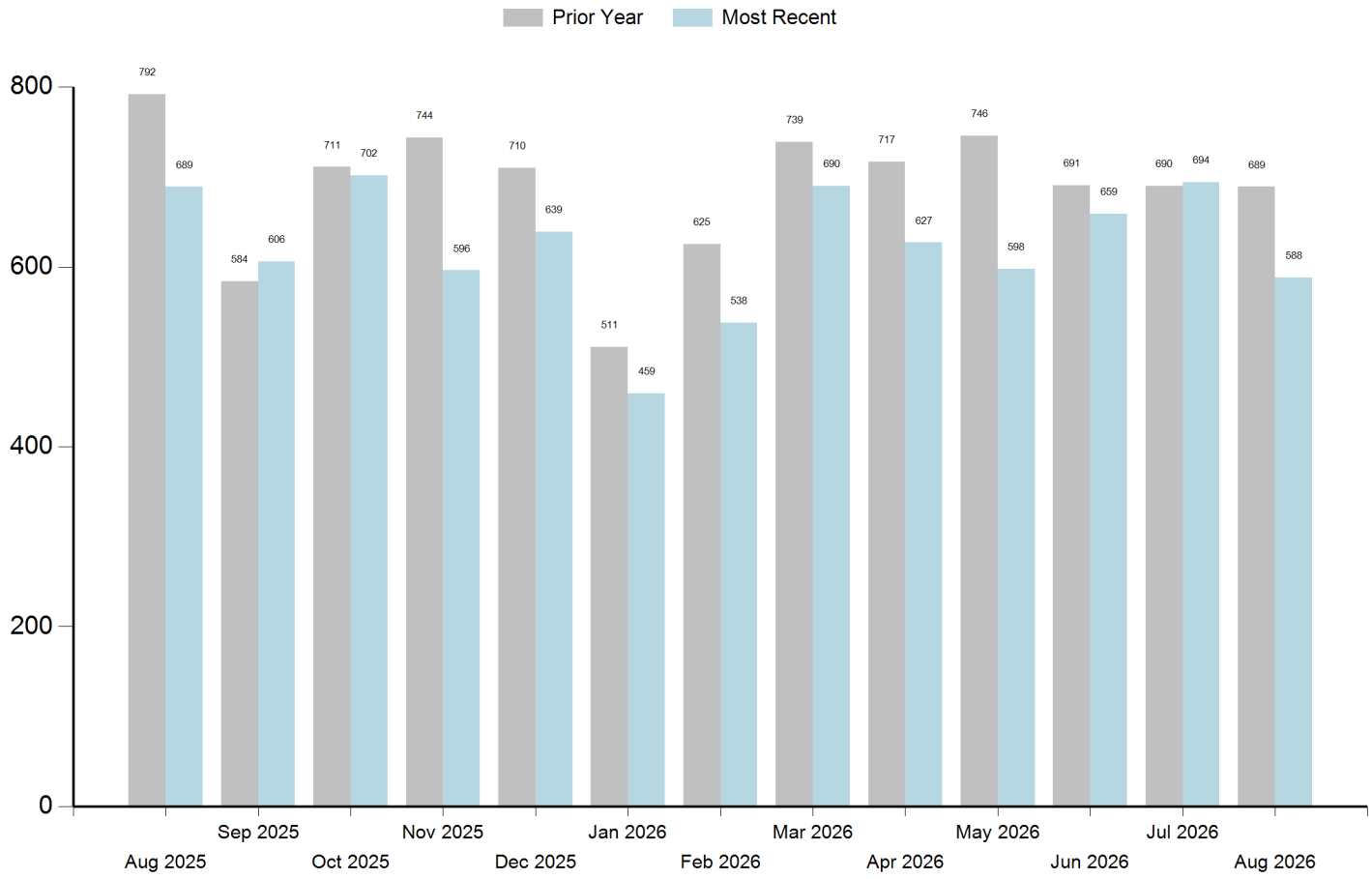
Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026
9.37%	3.51%	-11.11%	1.31%	-6.15%	-1.53%

Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026
3.40%	2.68%	3.07%	16.39%	2.51%	-10.41%

AUGUST 2026

SHALIMAR ESCROW

CONDO YEAR OVER YEAR



CONDO YEAR OVER YEAR TRENDS

CONDO % Change

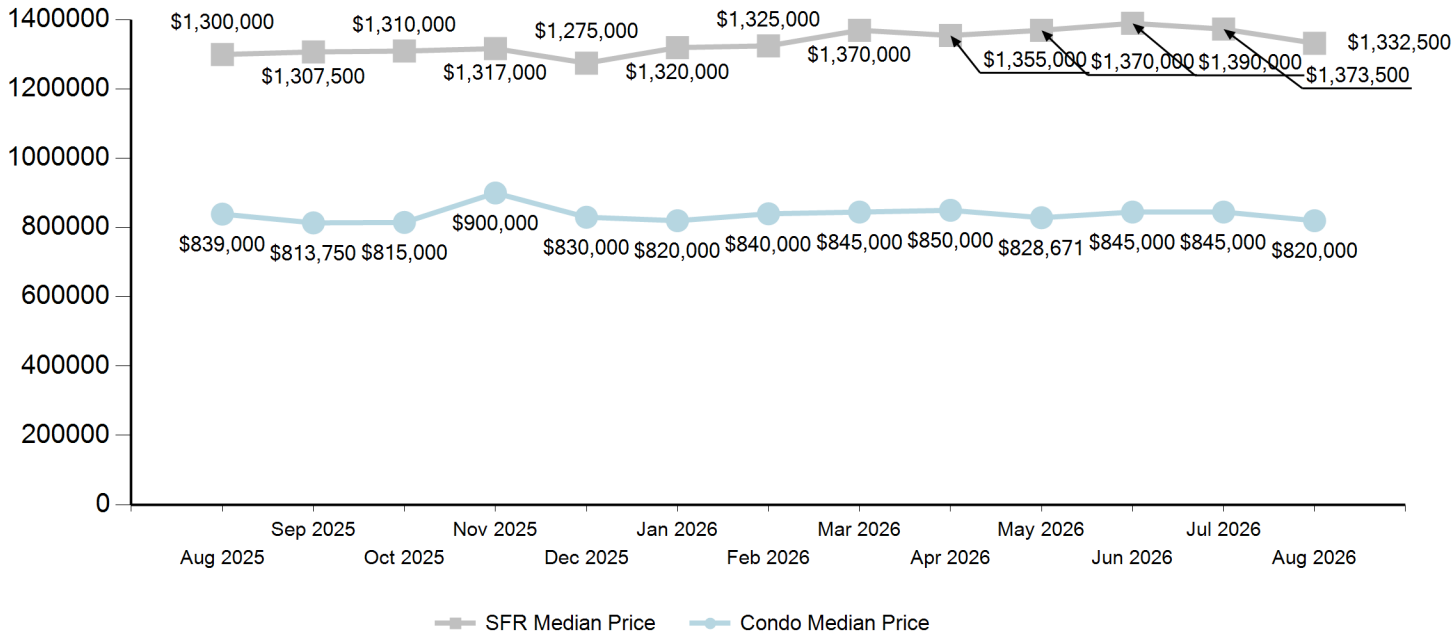
Sep 2025 3.77%	Oct 2025 -1.27%	Nov 2025 -19.89%	Dec 2025 -10.00%	Jan 2026 -10.18%	Feb 2026 -13.92%
-6.63% Mar 2026	Apr 2026 -12.55%	May 2026 -19.84%	Jun 2026 -4.63%	Jul 2026 0.58%	Aug 2026 -14.66%

AUGUST 2026

SHALIMAR ESCROW

SFR & CONDO MEDIAN SALES PRICE

LAST 12 MONTHS



MONTH OVER MONTH TRENDS

SFR % Change

Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026
0.58%	0.19%	0.53%	-3.19%	3.53%	0.38%

Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026
3.40%	-1.09%	1.11%	1.46%	-1.19%	-2.99%

Condo % Change

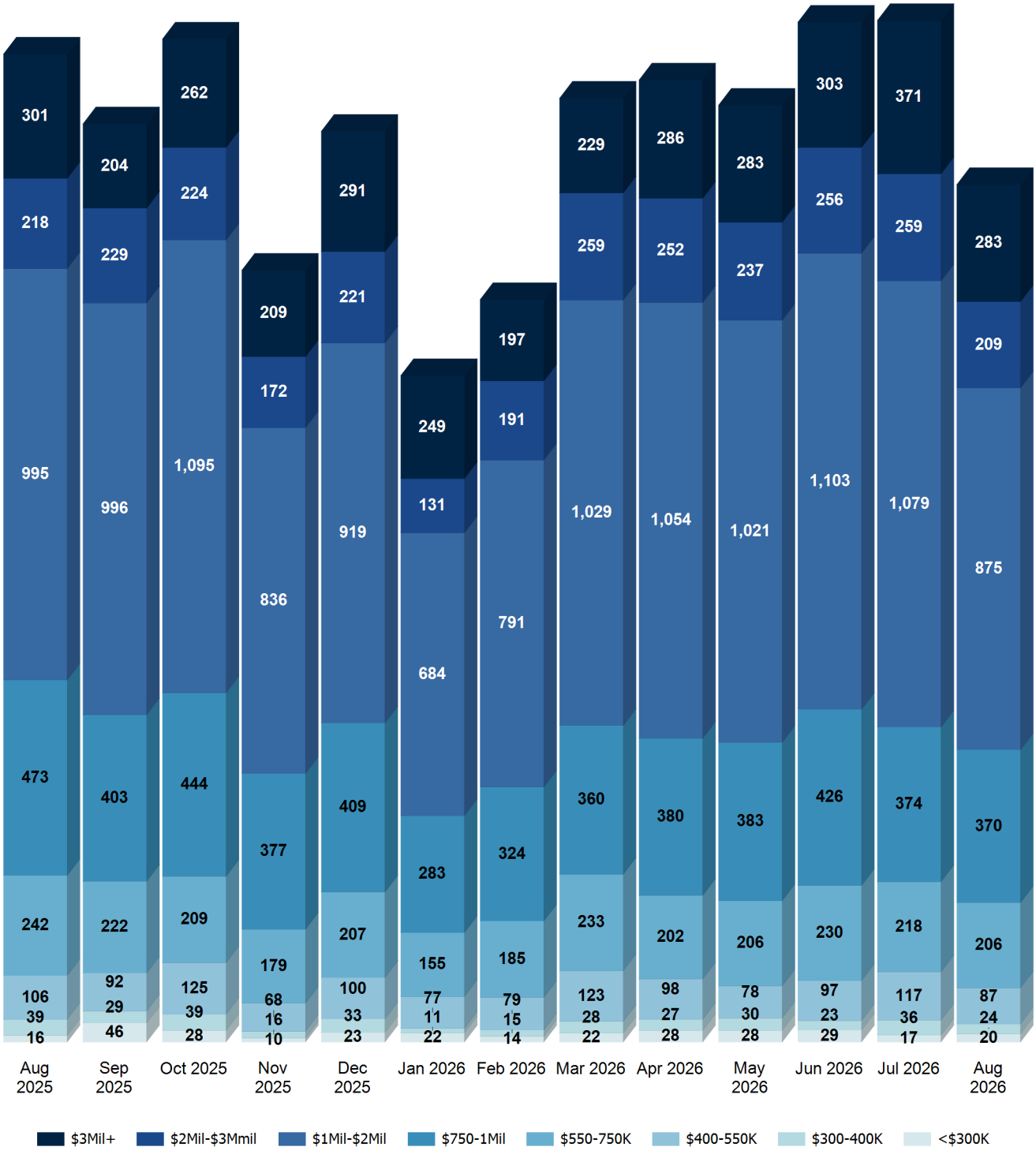
Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026
-3.01%	0.15%	10.43%	-7.78%	-1.20%	2.44%

Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026
0.60%	0.59%	-2.51%	1.97%	0.00%	-2.96%

AUGUST 2026

SHALIMAR ESCROW

SALES VALUE RANGES



AUGUST 2026

SHALIMAR ESCROW

		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	12	$1,663	6.98%	$720	24	$832	-4.39%
ANAHEIM	92801	15	$945	-1.91%	$841	8	$618	-53.71%
ANAHEIM	92802	8	$1,020	1.03%	$502	6	$748	-40.00%
ANAHEIM	92804	21	$935	-5.43%	$622	6	$540	-4.11%
ANAHEIM	92805	12	$797	-6.40%	$617	10	$766	-11.18%
ANAHEIM	92806	9	$1,100	-2.33%	$565	0	$0	-88.89%
ANAHEIM	92807	29	$1,050	-3.24%	$626	1	$555	-40.74%
ANAHEIM	92808	10	$1,405	14.41%	$645	7	$710	-18.56%
ANAHEIM TOTAL		104	$1,036	-0.55%	$631	38	$656	-36.74%
BREA	92821	28	$1,137	-14.39%	$586	2	$939	-25.58%
BREA	92823	1	$1,138	-34.09%	$522	1	$898	-30.00%
BREA TOTAL		29	$1,137	-24.24%	$554	3	$918	-27.79%
BUENA PARK	90620	20	$900	-13.29%	$586	0	$0	200.00%
BUENA PARK	90621	7	$893	-19.46%	$529	1	$790	36.84%
BUENA PARK TOTAL		27	$897	-16.38%	$557	1	$790	118.42%
CORONA DEL MAR	92625	15	$6,285	-10.20%	$3,161	6	$2,473	23.94%
COSTA MESA	92626	27	$1,625	4.52%	$824	1	$695	-6.90%
COSTA MESA	92627	17	$1,475	-11.27%	$1,097	9	$910	-13.68%
COSTA MESA TOTAL		44	$1,550	-3.38%	$960	10	$803	-10.29%
COTO DE CAZA	92679	9	$1,649	6.12%	$700	2	$1,010	-8.82%
CYPRESS	90630	28	$1,020	5.08%	$604	13	$3,670	1.79%
CYPRESS	90720	0	$0	0.00%	$0	1	$1,425	333.33%
CYPRESS TOTAL		28	$1,020	5.08%	$604	14	$2,548	167.56%
DANA POINT	92624	5	$1,950	-10.00%	$1,157	0	$0	-45.00%
DANA POINT	92629	17	$2,500	-8.91%	$1,719	11	$1,095	15.19%
DANA POINT TOTAL		22	$2,225	-9.45%	$1,438	11	$1,095	-14.91%
FOOTHILL RANCH	92610	3	$1,620	20.75%	$621	2	$691	-24.44%
FOUNTAIN VALLEY	92708	37	$1,350	4.51%	$708	0	$0	11.76%
FULLERTON	92831	14	$990	10.49%	$738	4	$593	23.40%
FULLERTON	92832	6	$1,230	-24.76%	$777	1	$1,715	12.50%
FULLERTON	92833	25	$1,005	-5.48%	$636	9	$770	38.81%
FULLERTON	92835	10	$1,213	-2.79%	$577	9	$995	47.62%
FULLERTON TOTAL		55	$1,109	-5.63%	$682	23	$1,018	30.58%

		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	12	$945	13.61%	$598	3	$620	-21.31%
GARDEN GROVE	92841	9	$950	0.00%	$672	1	$505	-62.07%
GARDEN GROVE	92843	7	$1,005	-18.03%	$752	2	$598	12.77%
GARDEN GROVE	92844	3	$868	-1.39%	$704	0	$0	-20.00%
GARDEN GROVE	92845	10	$1,127	13.60%	$776	0	$0	-43.75%
GARDEN GROVE TOTAL		41	$979	1.95%	$700	6	$574	-26.87%
HUNTINGTON BEACH	90742	1	$2,680	0.00%	$796	0	$0	0.00%
HUNTINGTON BEACH	92646	34	$1,550	5.62%	$894	11	$715	0.00%
HUNTINGTON BEACH	92647	17	$1,230	4.92%	$845	2	$535	0.00%
HUNTINGTON BEACH	92648	25	$1,780	10.88%	$835	10	$901	11.11%
HUNTINGTON BEACH	92649	13	$2,190	5.04%	$954	6	$883	-7.83%
HUNTINGTON BEACH TOTAL		90	$1,886	6.62%	$865	29	$758	1.64%
IRVINE	92602	15	$2,550	19.01%	$1,018	7	$1,400	-34.55%
IRVINE	92603	13	$2,900	13.10%	$1,651	5	$1,455	0.00%
IRVINE	92604	6	$1,537	-10.38%	$679	6	$829	-15.46%
IRVINE	92606	6	$1,396	12.73%	$815	2	$518	31.25%
IRVINE	92612	4	$1,320	11.69%	$791	19	$1,060	9.80%
IRVINE	92614	3	$1,740	-8.51%	$890	11	$890	1.33%
IRVINE	92617	4	$819	14.81%	$344	0	$0	0.00%
IRVINE	92618	15	$2,650	28.35%	$892	30	$1,355	-29.30%
IRVINE	92620	16	$1,588	6.42%	$766	10	$1,525	-7.07%
IRVINE TOTAL		82	$1,833	9.69%	$872	90	$1,129	-6.28%
LA HABRA	90631	20	$840	2.57%	$628	11	$565	-4.76%
LA MIRADA	90638	1	$901	66.67%	$627	0	$644	0.00%
LA PALMA	90623	9	$1,180	-15.00%	$584	1	$655	0.00%
LADERA RANCH	92694	1	$2,850	150.00%	$932	1	$860	15.38%
LAGUNA BEACH	92651	30	$3,375	12.86%	$2,226	0	$0	-6.25%
LAGUNA HILLS	92653	17	$1,610	7.03%	$738	8	$666	-22.86%
LAGUNA NIGUEL	92677	21	$2,050	8.82%	$966	21	$725	9.29%
LAGUNA WOODS	92637	0	$0	0.00%	$0	25	$570	-14.67%
LAKE FOREST	92610	0	$0	-31.25%	$0	1	$982	175.00%
LAKE FOREST	92630	30	$1,313	11.40%	$638	19	$825	20.00%
LAKE FOREST	92679	0	$0	44.44%	$0	2	$796	-20.00%
LAKE FOREST TOTAL		30	$1,313	8.20%	$638	22	$868	58.33%
LOS ALAMITOS	90720	11	$1,675	0.61%	$900	0	$0	-25.00%
MIDWAY CITY	92655	4	$1,125	77.78%	$1,385	2	$621	40.00%
MISSION VIEJO	92691	34	$1,321	7.93%	$647	5	$505	-15.65%
MISSION VIEJO	92692	50	$1,161	0.00%	$649	9	$785	-22.54%

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COMMUNITY NAME	ZIP CODE	SALES	MEDIAN PRICE ($1,000)	PRICE % CHG YOY	MEDIAN $/ Sq. Ft.	SALES	MEDIAN PRICE ($1,000)	PRICE % CHG YOY
MISSION VIEJO	92694	9	$2,440	25.90%	$680	4	$940	-9.76%
MISSION VIEJO TOTAL		93	$1,641	16.91%	$659	18	$743	-15.98%
NEWPORT BEACH	92660	24	$3,775	5.23%	$1,690	6	$2,140	-26.83%
NEWPORT BEACH	92661	5	$3,800	0.00%	$3,219	0	$0	-62.50%
NEWPORT BEACH	92662	2	$3,155	4.00%	$2,092	0	$0	0.00%
NEWPORT BEACH	92663	8	$5,838	-4.76%	$3,841	12	$1,384	22.11%
NEWPORT BEACH TOTAL		39	$4,142	1.49%	$2,710	18	$1,762	-22.41%
NEWPORT COAST	92657	4	$9,319	6.58%	$3,413	5	$1,850	-7.32%
ORANGE	92865	11	$1,205	18.75%	$659	3	$1,011	7.50%
ORANGE	92866	8	$1,240	-10.00%	$617	1	$655	40.00%
ORANGE	92867	23	$1,116	19.55%	$585	0	$0	-15.79%
ORANGE	92868	10	$864	11.25%	$673	7	$500	46.67%
ORANGE	92869	17	$1,354	-7.75%	$663	8	$755	-2.80%
ORANGE TOTAL		69	$1,156	6.36%	$639	19	$730	15.11%
PLACENTIA	92870	25	$1,140	-0.60%	$615	5	$610	27.59%
RANCHO MISSION VIEJO	92694	10	$1,478	8.72%	$674	6	$871	-52.08%
RANCHO SANTA MARGARITA	92688	16	$1,133	1.02%	$624	25	$700	-10.20%
SAN CLEMENTE	92672	22	$2,348	-6.82%	$1,129	6	$1,075	7.29%
SAN CLEMENTE	92673	26	$1,667	-4.53%	$769	3	$885	-1.61%
SAN CLEMENTE TOTAL		48	$2,007	-5.67%	$949	9	$980	2.84%
SAN JUAN CAPISTRANO	92675	18	$1,279	-3.96%	$803	16	$1,090	4.55%
SANTA ANA	92701	0	$0	-22.54%	$0	12	$395	-21.24%
SANTA ANA	92703	6	$845	-14.67%	$519	1	$520	-28.95%
SANTA ANA	92704	12	$838	1.12%	$679	12	$467	4.81%
SANTA ANA	92705	23	$1,625	1.74%	$770	22	$5,200	0.00%
SANTA ANA	92706	7	$1,235	-2.27%	$652	0	$0	7.14%
SANTA ANA	92707	10	$874	6.48%	$757	3	$420	-1.35%
SANTA ANA TOTAL		58	$1,083	-5.02%	$675	50	$1,400	-7.92%
SEAL BEACH	90740	9	$1,575	-1.54%	$770	3	$670	-8.70%
SILVERADO	92676	2	$885	10.26%	$1,253	0	$0	-100.00%
STANTON	90680	8	$765	-7.48%	$574	7	$620	4.62%
SUNSET BEACH	90742	0	$0	-37.50%	$0	1	$1,768	100.00%
SURFSIDE	90743	2	$6,250	15.38%	$1,901	0	$0	0.00%
TRABUCO CANYON	92679	12	$1,676	17.31%	$610	0	$0	5.88%
TUSTIN	92780	15	$1,215	0.00%	$701	11	$880	-13.98%
TUSTIN	92782	7	$2,100	-9.18%	$690	8	$988	6.34%
TUSTIN TOTAL		22	$1,658	-9.18%	$695	19	$934	-3.82%

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VILLA PARK	92861	4	$2,457	-20.99%	$604	0	$0	0.00%
WESTMINSTER	92683	27	$1,250	0.00%	$671	0	$0	16.67%
YORBA LINDA	92886	32	$1,430	3.13%	$667	11	$720	-4.81%
YORBA LINDA	92887	15	$1,950	0.00%	$632	4	$570	-58.75%
YORBA LINDA TOTAL		47	$1,690	3.13%	$649	15	$645	-31.78%