



*Market Activity  
& Trends*

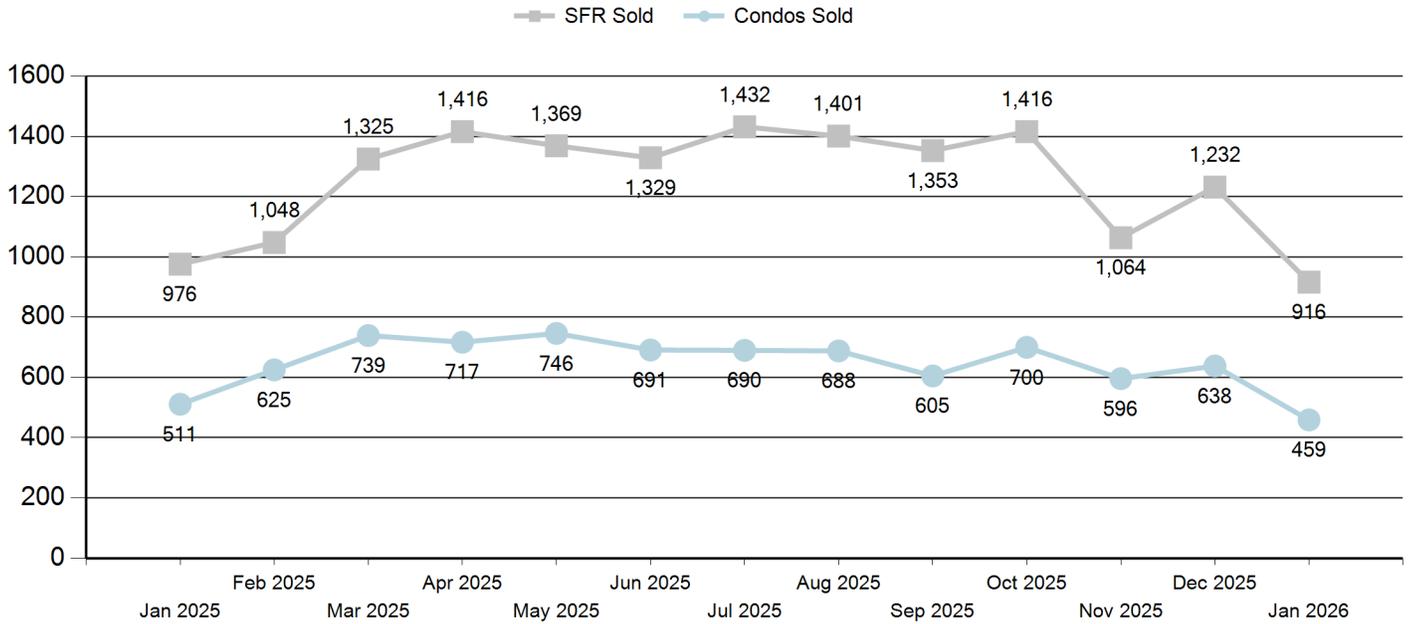
**ORANGE COUNTY**

**JANUARY 2026**



**Lawyers Title<sup>®</sup>**

## SFR & CONDO SALES LAST 12 MONTHS



## MONTH OVER MONTH TRENDS

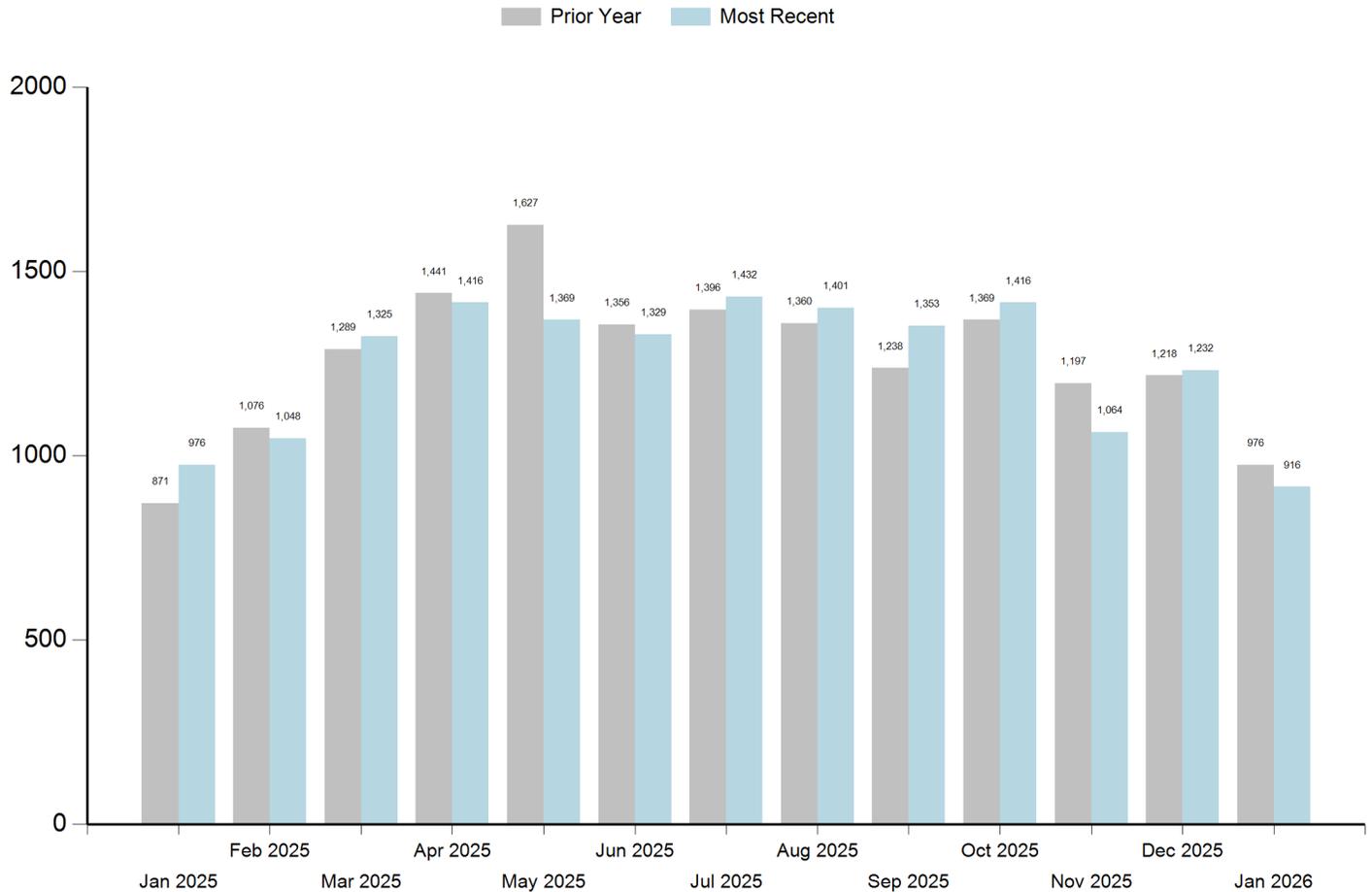
### SFR % Change



### Condo % Change



## SFR YEAR OVER YEAR

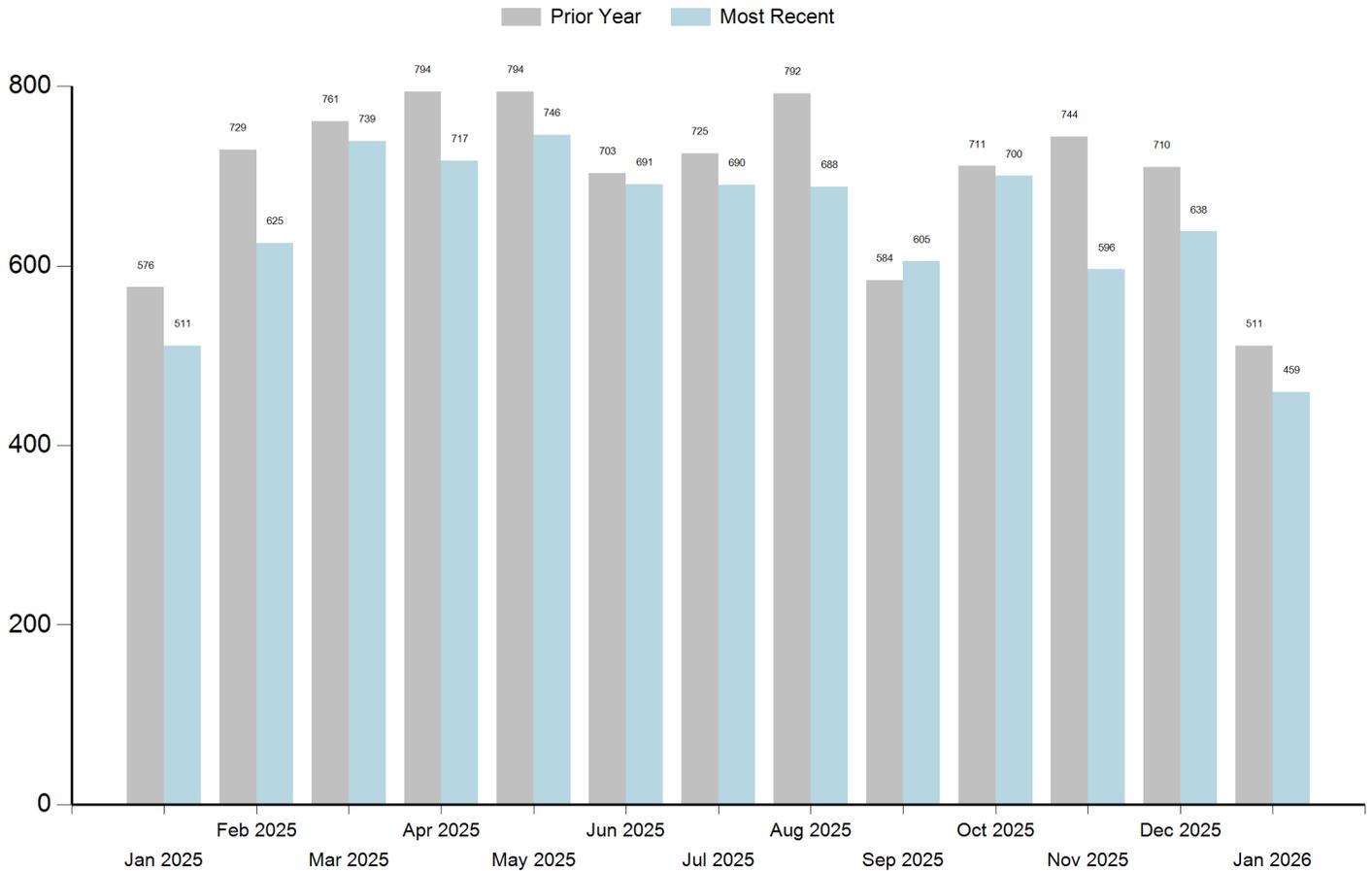


## SFR YEAR OVER YEAR TRENDS

### SFR % Change



## CONDO YEAR OVER YEAR

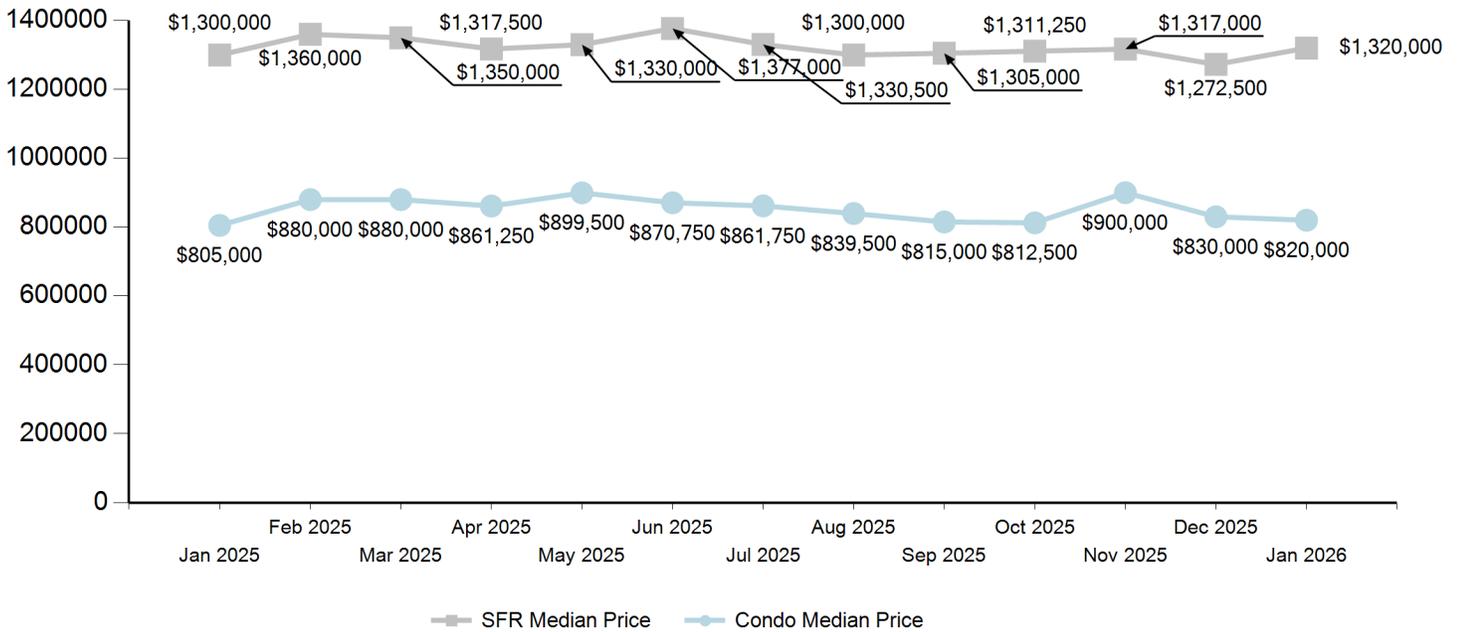


## CONDO YEAR OVER YEAR TRENDS

### CONDO % Change



## SFR & CONDO MEDIAN SALES PRICE LAST 12 MONTHS



## MONTH OVER MONTH TRENDS

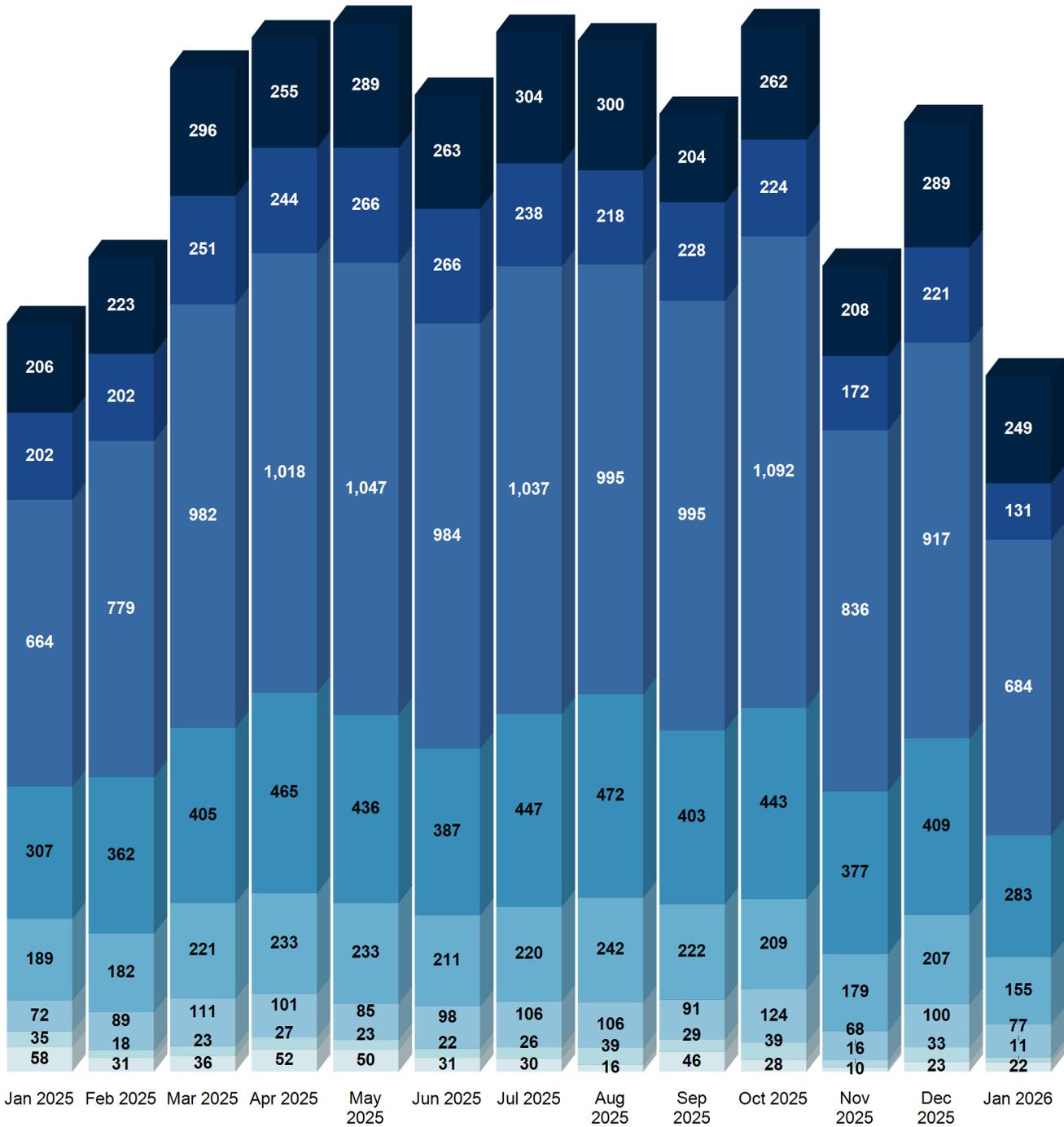
### SFR % Change



### Condo % Change



## SALES VALUE RANGES



■ \$3Mil+  
 ■ \$2Mil-\$3Mmil  
 ■ \$1Mil-\$2Mil  
 ■ \$750-1Mil  
 ■ \$550-750K  
 ■ \$400-550K  
 ■ \$300-400K  
 ■ <\$300K

# JANUARY 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	9	\$1,500	-5.93%	\$694	10	\$829	-16.05%
ANAHEIM	92801	6	\$850	4.86%	\$667	2	\$586	-77.61%
ANAHEIM	92802	4	\$1,038	-3.85%	\$582	1	\$759	-30.65%
ANAHEIM	92804	21	\$915	-17.86%	\$661	6	\$550	-37.63%
ANAHEIM	92805	10	\$887	12.79%	\$602	12	\$615	-15.08%
ANAHEIM	92806	8	\$1,003	-13.53%	\$541	0	\$0	38.89%
ANAHEIM	92807	14	\$1,181	-4.70%	\$567	2	\$482	-3.77%
ANAHEIM	92808	3	\$1,080	-1.63%	\$563	5	\$650	-8.79%
ANAHEIM TOTAL		66	\$993	-3.42%	\$597	28	\$607	-19.24%
BREA	92821	11	\$1,150	1.21%	\$607	1	\$789	80.77%
BUENA PARK	90620	11	\$940	8.17%	\$604	1	\$560	125.00%
BUENA PARK	90621	9	\$920	-12.33%	\$606	1	\$890	-28.57%
BUENA PARK TOTAL		20	\$930	-2.08%	\$605	2	\$725	48.21%
CORONA DEL MAR	92625	6	\$9,750	-1.09%	\$2,328	9	\$2,862	12.50%
COSTA MESA	92626	18	\$1,693	2.34%	\$863	2	\$1,120	-27.50%
COSTA MESA	92627	17	\$1,660	12.25%	\$1,261	7	\$1,205	3.85%
COSTA MESA TOTAL		35	\$1,676	7.30%	\$1,062	9	\$1,163	-11.83%
COTO DE CAZA	92679	13	\$1,950	10.88%	\$579	2	\$838	43.48%
CYPRESS	90630	10	\$1,088	6.13%	\$650	6	\$730	-3.33%
CYPRESS	90720	0	\$0	-100.00%	\$0	1	\$1,143	12.50%
CYPRESS TOTAL		10	\$1,088	-46.93%	\$650	7	\$937	4.58%
DANA POINT	92624	2	\$3,295	2.60%	\$1,062	1	\$1,640	-17.65%
DANA POINT	92629	8	\$3,353	-3.80%	\$1,801	8	\$773	15.49%
DANA POINT TOTAL		10	\$3,324	-0.60%	\$1,431	9	\$1,206	-1.08%
FOOTHILL RANCH	92610	1	\$1,065	11.32%	\$677	1	\$870	4.55%
FOUNTAIN VALLEY	92708	21	\$1,450	-5.04%	\$717	3	\$625	22.86%
FULLERTON	92831	13	\$1,084	-17.49%	\$711	1	\$480	8.89%
FULLERTON	92832	6	\$850	7.53%	\$523	1	\$225	-11.11%
FULLERTON	92833	20	\$1,350	-4.03%	\$667	5	\$960	17.65%
FULLERTON	92835	6	\$1,398	11.00%	\$699	4	\$552	-1.96%
FULLERTON TOTAL		45	\$1,170	-0.75%	\$650	11	\$554	3.37%
GARDEN GROVE	92840	9	\$950	12.43%	\$635	3	\$460	8.93%
GARDEN GROVE	92841	9	\$989	-9.46%	\$685	0	\$0	-42.86%

		SFR				Condos		
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GARDEN GROVE	92843	4	\$1,046	0.85%	\$628	9	\$629	27.91%
GARDEN GROVE	92844	3	\$650	0.00%	\$500	2	\$415	-17.86%
GARDEN GROVE	92845	10	\$913	33.00%	\$629	0	\$0	0.00%
<b>GARDEN GROVE TOTAL</b>		<b>35</b>	<b>\$910</b>	<b>9.20%</b>	<b>\$615</b>	<b>14</b>	<b>\$501</b>	<b>-5.97%</b>
HUNTINGTON BEACH	92646	27	\$1,710	9.09%	\$868	8	\$785	-21.67%
HUNTINGTON BEACH	92647	16	\$1,288	-5.30%	\$852	4	\$628	-22.41%
HUNTINGTON BEACH	92648	19	\$1,885	-2.08%	\$855	11	\$999	-5.04%
HUNTINGTON BEACH	92649	15	\$1,459	-11.81%	\$942	11	\$658	0.00%
<b>HUNTINGTON BEACH TOTAL</b>		<b>77</b>	<b>\$1,585</b>	<b>-2.52%</b>	<b>\$879</b>	<b>34</b>	<b>\$767</b>	<b>-16.37%</b>
IRVINE	92602	4	\$2,975	-23.03%	\$910	4	\$1,480	-33.90%
IRVINE	92603	9	\$4,188	-5.43%	\$1,384	4	\$1,340	-25.26%
IRVINE	92604	6	\$1,620	-23.53%	\$789	4	\$1,200	-8.16%
IRVINE	92606	3	\$1,599	-8.62%	\$846	2	\$740	-5.13%
IRVINE	92612	3	\$1,290	-1.22%	\$882	14	\$828	-35.76%
IRVINE	92614	4	\$1,775	-16.36%	\$865	7	\$860	-7.50%
IRVINE	92617	1	\$603	-23.33%	\$335	0	\$0	0.00%
IRVINE	92618	7	\$2,710	-16.67%	\$1,091	42	\$1,375	10.57%
IRVINE	92620	13	\$1,950	-18.47%	\$771	11	\$1,300	-9.72%
<b>IRVINE TOTAL</b>		<b>50</b>	<b>\$2,079</b>	<b>-15.19%</b>	<b>\$875</b>	<b>88</b>	<b>\$1,140</b>	<b>-14.36%</b>
LA HABRA	90631	5	\$896	-6.60%	\$611	4	\$435	-5.41%
LA PALMA	90623	7	\$1,200	-14.85%	\$558	0	\$0	0.00%
LADERA RANCH	92694	0	\$0	-75.00%	\$0	2	\$812	30.77%
LAGUNA BEACH	92651	19	\$3,500	8.64%	\$1,634	5	\$1,325	20.00%
LAGUNA HILLS	92653	12	\$2,213	12.12%	\$808	2	\$735	5.38%
LAGUNA HILLS	92656	0	\$0	20.00%	\$0	2	\$643	-34.48%
<b>LAGUNA HILLS TOTAL</b>		<b>12</b>	<b>\$2,213</b>	<b>16.06%</b>	<b>\$808</b>	<b>4</b>	<b>\$689</b>	<b>-14.55%</b>
LAGUNA NIGUEL	92677	28	\$1,623	0.00%	\$785	21	\$895	5.65%
LAGUNA WOODS	92637	0	\$0	0.00%	\$0	23	\$630	-5.12%
LAKE FOREST	92610	2	\$1,668	33.33%	\$653	1	\$1,120	9.09%
LAKE FOREST	92630	25	\$1,400	2.59%	\$664	17	\$780	-4.31%
LAKE FOREST	92679	1	\$2,290	-38.46%	\$614	1	\$615	7.69%
<b>LAKE FOREST TOTAL</b>		<b>28</b>	<b>\$1,786</b>	<b>-0.84%</b>	<b>\$644</b>	<b>19</b>	<b>\$838</b>	<b>4.16%</b>
LOS ALAMITOS	90720	5	\$1,468	-3.59%	\$716	1	\$875	0.00%
MIDWAY CITY	92655	4	\$1,235	4.76%	\$839	0	\$0	0.00%
MISSION VIEJO	92691	20	\$1,343	12.57%	\$629	7	\$575	-19.83%
MISSION VIEJO	92692	29	\$1,238	7.11%	\$643	5	\$1,025	-34.03%
MISSION VIEJO	92694	11	\$1,780	-3.23%	\$709	5	\$1,035	-23.84%
<b>MISSION VIEJO TOTAL</b>		<b>60</b>	<b>\$1,454</b>	<b>5.49%</b>	<b>\$660</b>	<b>17</b>	<b>\$878</b>	<b>-25.90%</b>

		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
NEWPORT BEACH	92657	2	\$28,280	60.00%	\$2,081	0	\$0	0.00%
NEWPORT BEACH	92660	21	\$3,850	-2.78%	\$1,661	3	\$845	10.42%
NEWPORT BEACH	92661	9	\$7,300	8.06%	\$3,236	0	\$0	-44.44%
NEWPORT BEACH	92662	1	\$8,000	13.04%	\$2,870	0	\$0	0.00%
NEWPORT BEACH	92663	10	\$5,725	28.81%	\$2,379	5	\$2,850	18.60%
<b>NEWPORT BEACH TOTAL</b>		<b>43</b>	<b>\$10,631</b>	<b>21.43%</b>	<b>\$2,446</b>	<b>8</b>	<b>\$1,847</b>	<b>-5.14%</b>
NEWPORT COAST	92657	9	\$10,735	2.63%	\$2,292	3	\$2,545	13.16%
ORANGE	92865	8	\$1,145	32.04%	\$650	2	\$718	38.71%
ORANGE	92866	2	\$1,148	-13.75%	\$1,093	2	\$988	-27.78%
ORANGE	92867	15	\$1,180	15.68%	\$592	0	\$0	58.33%
ORANGE	92868	1	\$1,100	23.94%	\$782	1	\$632	28.00%
ORANGE	92869	15	\$1,426	-5.75%	\$646	5	\$795	-4.59%
<b>ORANGE TOTAL</b>		<b>41</b>	<b>\$1,200</b>	<b>10.43%</b>	<b>\$753</b>	<b>10</b>	<b>\$783</b>	<b>18.54%</b>
PLACENTIA	92870	13	\$1,020	-10.09%	\$573	6	\$690	-18.87%
RANCHO MISSION VIEJO	92694	8	\$1,305	-40.31%	\$683	6	\$942	-57.71%
RANCHO SANTA MARGARITA	92688	9	\$1,235	-6.40%	\$621	13	\$620	5.19%
SAN CLEMENTE	92672	13	\$1,880	-3.04%	\$969	7	\$1,335	-5.21%
SAN CLEMENTE	92673	10	\$1,629	-14.52%	\$805	3	\$960	-20.00%
<b>SAN CLEMENTE TOTAL</b>		<b>23</b>	<b>\$1,754</b>	<b>-8.78%</b>	<b>\$887</b>	<b>10</b>	<b>\$1,148</b>	<b>-12.60%</b>
SAN JUAN CAPISTRANO	92675	15	\$1,610	-9.88%	\$713	6	\$825	-38.51%
SANTA ANA	92701	6	\$823	-10.53%	\$547	1	\$403	-15.97%
SANTA ANA	92703	7	\$810	8.15%	\$624	2	\$810	5.71%
SANTA ANA	92704	7	\$940	-5.23%	\$772	5	\$630	-10.74%
SANTA ANA	92705	19	\$1,410	-0.72%	\$638	1	\$285	55.26%
SANTA ANA	92706	8	\$1,133	-11.43%	\$663	2	\$478	41.67%
SANTA ANA	92707	5	\$850	16.67%	\$640	6	\$553	-11.11%
<b>SANTA ANA TOTAL</b>		<b>52</b>	<b>\$994</b>	<b>-0.52%</b>	<b>\$647</b>	<b>17</b>	<b>\$526</b>	<b>10.80%</b>
SEAL BEACH	90740	6	\$1,625	16.67%	\$996	4	\$585	-2.27%
SILVERADO	92676	5	\$1,300	30.56%	\$679	0	\$0	-60.00%
STANTON	90680	7	\$825	9.38%	\$698	3	\$572	-24.32%
SUNSET BEACH	90742	1	\$6,000	28.57%	\$2,381	0	\$0	-14.29%
SURFSIDE	90743	4	\$4,390	33.33%	\$1,880	0	\$0	0.00%
TRABUCO CANYON	92679	18	\$1,238	13.13%	\$575	4	\$668	15.15%
TUSTIN	92780	12	\$1,138	3.24%	\$630	1	\$680	8.97%
TUSTIN	92782	3	\$1,950	-23.64%	\$778	8	\$861	-29.08%
<b>TUSTIN TOTAL</b>		<b>15</b>	<b>\$1,544</b>	<b>-10.20%</b>	<b>\$704</b>	<b>9</b>	<b>\$771</b>	<b>-10.05%</b>
VILLA PARK	92861	5	\$2,950	4.35%	\$710	0	\$0	0.00%
WESTMINSTER	92683	24	\$1,095	2.78%	\$758	0	\$0	-3.85%

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
YORBA LINDA	92886	27	\$1,320	-2.06%	\$776	4	\$787	-2.00%
YORBA LINDA	92887	14	\$1,703	0.63%	\$632	6	\$593	161.82%
YORBA LINDA TOTAL		41	\$1,511	-0.72%	\$704	10	\$690	79.91%