



Orange County Market Update - MAR 2025

County Percentage Change : 0.19%

2024 MAR Sales: 2,086 2025 MAR Sales: 2,090

		Single Family Homes										Condominiums/Townhomes									
CITY	ZIP	YTD 2025	YTD 2024	MAR 2025	MAR 2024	MAR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2025	YTD 2024	MAR 2025	MAR 2024	MAR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE		
ALISO VIEJO	92656	27	25	14	6	57% ▲	\$705	\$1,446,500	8%	2%	48	70	22	31	-41% ▼	\$693	\$928,091	6%	3%		
ANAHEIM	92801	34	19	17	7	59% ▲	\$616	\$907,882	4%	3%	14	37	3	15	-400% ▼	\$459	\$678,833	1%	16%		
ANAHEIM	92802	18	20	4	9	-125% ▼	\$563	\$1,148,500	-8%	2%	12	7	4	1	75% ▲	\$515	\$367,625	-8%	6%		
ANAHEIM	92804	51	56	14	24	-71% ▼	\$599	\$912,429	12%	3%	14	22	5	8	-60% ▼	\$536	\$557,600	-1%	4%		
ANAHEIM	92805	42	29	11	12	-9% ▼	\$637	\$950,773	26%	2%	35	41	11	18	-64% ▼	\$581	\$730,182	11%	7%		
ANAHEIM	92806	24	23	12	12	0% ▲	\$557	\$946,917	10%	2%	6	4	1	3	-200% ▼	\$0	\$757,500	0%	3%		
ANAHEIM	92807	67	72	35	28	20% ▲	\$570	\$1,653,814	-2%	3%	11	13	6	6	0% ▲	\$596	\$589,167	12%	4%		
ANAHEIM	92808	34	25	11	11	0% ▲	\$605	\$1,769,091	8%	3%	18	17	8	7	13% ▲	\$640	\$746,625	1%	4%		
BREA	92821	68	36	33	13	61% ▲	\$609	\$1,145,030	12%	3%	16	5	5	2	60% ▲	\$541	\$2,543,000	6%	5%		
BREA	92823	14	6	7	2	71% ▲	\$597	\$1,745,214	14%	3%	3	2	1	1	0% ▲	\$579	\$899,000	-1%	5%		
BUENA PARK	90620	61	42	20	14	30% ▲	\$565	\$880,450	-9%	2%	1	1	1	1	0% ▲	\$452	\$925,000	-16%	2%		
BUENA PARK	90621	51	22	13	7	46% ▲	\$541	\$1,066,462	0%	3%	5	13	2	5	-150% ▼	\$396	\$674,000	-78%	6%		
CORONA DEL MAR	92625	49	47	18	19	-6% ▼	\$2,503	\$7,042,750	27%	4%	20	21	9	7	22% ▲	\$1,894	\$3,454,445	12%	5%		
COSTA MESA	92626	64	54	24	18	25% ▲	\$867	\$1,594,375	6%	3%	6	10	2	6	-200% ▼	\$684	\$1,135,000	11%	3%		
COSTA MESA	92627	64	57	25	24	4% ▲	\$1,014	\$1,746,480	-32%	3%	20	27	9	5	44% ▲	\$681	\$1,072,556	5%	4%		
COTO DE CAZA	92679	33	33	8	19	-138% ▼	\$786	\$3,207,500	14%	1%	11	3	4	1	75% ▲	\$577	\$965,250	-6%	2%		
CYPRESS	90630	62	55	23	28	-22% ▼	\$610	\$1,087,413	-1%	2%	10	13	5	6	-20% ▼	\$623	\$710,800	100%	4%		
CYPRESS	90720	0	0	0	0	0% ▲	\$0	\$0	0%	0%	1	4	1	2	-100% ▼	\$0	\$1,000,000	0%	0%		
DANA POINT	92624	36	16	16	8	50% ▲	\$1,090	\$1,639,188	20%	6%	1	3	1	0	100% ▲	\$770	\$1,115,000	100%	5%		
DANA POINT	92629	57	39	23	15	35% ▲	\$1,126	\$2,712,587	9%	4%	35	30	16	10	38% ▲	\$896	\$1,276,563	6%	4%		



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		YTD 2025	YTD 2024	MAR 2025	MAR 2024	MAR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2025	YTD 2024	MAR 2025	MAR 2024	MAR CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE		
FOOTHILL RANCH	92610	11	13	4	7	-75% ▼	\$686	\$1,581,000	8%	2%	15	16	8	7	13% ▲	\$613	\$612,625	-5%	3%		
FOUNTAIN VALLEY	92708	70	94	35	33	6% ▲	\$697	\$1,423,829	1%	2%	10	8	7	4	43% ▲	\$538	\$610,500	-4%	3%		
FULLERTON	92831	37	39	15	15	0% ▲	\$613	\$1,283,500	-3%	3%	10	9	3	5	-67% ▼	\$581	\$556,000	10%	4%		
FULLERTON	92832	20	17	6	5	17% ▲	\$562	\$974,083	-9%	3%	7	4	5	2	60% ▲	\$471	\$681,200	11%	5%		
FULLERTON	92833	55	59	22	27	-23% ▼	\$701	\$1,241,114	17%	3%	8	17	3	5	-67% ▼	\$594	\$689,667	4%	3%		
FULLERTON	92835	46	41	19	15	21% ▲	\$591	\$1,572,737	1%	3%	10	6	2	0	100% ▲	\$640	\$665,000	100%	7%		
GARDEN GROVE	92840	34	33	11	11	0% ▲	\$651	\$996,091	8%	2%	16	10	4	3	25% ▲	\$504	\$558,250	-3%	4%		
GARDEN GROVE	92841	30	26	8	10	-25% ▼	\$712	\$1,048,750	26%	3%	4	4	1	2	-100% ▼	\$613	\$510,000	8%	6%		
GARDEN GROVE	92843	23	27	10	8	20% ▲	\$710	\$993,500	24%	2%	16	9	6	5	17% ▲	\$714	\$472,333	13%	4%		
GARDEN GROVE	92844	14	11	6	6	0% ▲	\$765	\$835,167	18%	2%	4	3	1	0	100% ▲	\$471	\$785,000	100%	3%		
GARDEN GROVE	92845	19	20	9	14	-56% ▼	\$737	\$1,153,333	20%	2%	2	3	1	1	0% ▲	\$481	\$640,000	-36%	6%		
HUNTINGTON BEACH	92646	83	108	38	36	5% ▲	\$841	\$1,500,145	15%	3%	26	43	10	24	-140% ▼	\$598	\$885,150	8%	4%		
HUNTINGTON BEACH	92647	46	61	22	28	-27% ▼	\$776	\$1,410,409	-7%	2%	9	15	2	3	-50% ▼	\$623	\$707,500	15%	4%		
HUNTINGTON BEACH	92648	54	51	15	18	-20% ▼	\$915	\$2,648,933	19%	3%	18	23	8	10	-25% ▼	\$686	\$884,813	-16%	3%		
HUNTINGTON BEACH	92649	50	44	23	18	22% ▲	\$750	\$1,647,630	-8%	3%	27	23	9	9	0% ▲	\$752	\$870,111	14%	4%		
IRVINE	92602	34	75	16	32	-100% ▼	\$898	\$3,122,406	-18%	6%	20	14	8	7	13% ▲	\$878	\$1,570,688	5%	4%		
IRVINE	92603	17	16	12	9	25% ▲	\$1,405	\$6,246,959	25%	3%	10	19	2	9	-350% ▼	\$1,076	\$1,784,500	18%	3%		
IRVINE	92604	18	29	7	16	-129% ▼	\$842	\$1,427,286	-1%	2%	20	24	8	12	-50% ▼	\$773	\$1,021,188	5%	3%		
IRVINE	92606	13	11	9	3	67% ▲	\$862	\$1,615,222	5%	2%	10	8	6	5	17% ▲	\$752	\$998,167	3%	3%		
IRVINE	92612	16	23	5	10	-100% ▼	\$858	\$1,402,800	-1%	3%	43	96	14	34	-143% ▼	\$811	\$1,171,286	9%	5%		



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IRVINE	92614	10	14	4	4	0%	\$1,068	\$1,574,625	13%	2%	43	31	21	13	38%	\$781	\$1,101,262	16%	4%		
IRVINE	92618	106	75	25	23	8%	\$1,008	\$5,512,680	10%	13%	229	178	79	51	35%	\$802	\$1,951,810	4%	15%		
IRVINE	92620	43	71	17	21	-24%	\$919	\$2,529,824	13%	2%	51	42	16	20	-25%	\$813	\$1,160,531	-8%	4%		
LA HABRA	90631	62	59	21	24	-14%	\$602	\$953,419	6%	2%	29	18	8	12	-50%	\$564	\$490,000	10%	5%		
LA HABRA HEIGHTS	90631	17	19	12	5	58%	\$501	\$1,228,333	11%	1%	0	0	0	0	0%	\$0	\$0	0%	0%		
LA PALMA	90623	22	18	9	4	56%	\$584	\$1,103,667	1%	2%	0	1	0	0	0%	\$0	\$0	0%	2%		
LAGUNA BEACH	92651	72	67	32	27	16%	\$1,802	\$3,367,110	2%	3%	7	7	3	3	0%	\$1,770	\$2,480,000	46%	3%		
LAGUNA HILLS	92653	42	34	19	11	42%	\$630	\$1,702,421	-19%	3%	21	19	10	6	40%	\$622	\$783,100	17%	4%		
LAGUNA HILLS	92656	1	1	0	1	0%	\$0	\$0	0%	0%	4	7	2	3	-50%	\$657	\$603,000	28%	0%		
LAGUNA NIGUEL	92677	95	90	35	39	-11%	\$818	\$2,016,757	7%	3%	49	93	23	20	13%	\$697	\$767,130	6%	4%		
LAGUNA WOODS	92637	0	0	0	0	0%	\$0	\$0	0%	0%	100	89	34	32	6%	\$508	\$583,338	12%	6%		
LAKE FOREST	92610	1	4	1	2	-100%	\$634	\$1,340,000	-1%	0%	2	3	0	1	0%	\$0	\$0	0%	0%		
LAKE FOREST	92630	78	147	27	58	-115%	\$659	\$1,333,000	-2%	4%	51	46	13	23	-77%	\$621	\$672,885	4%	4%		
LOS ALAMITOS	90720	25	38	13	12	8%	\$636	\$1,576,760	-23%	3%	5	2	3	0	100%	\$493	\$680,000	100%	6%		
MIDWAY CITY	92655	2	5	1	2	-100%	\$852	\$980,000	18%	2%	1	1	0	0	0%	\$0	\$0	0%	2%		
MISSION VIEJO	92691	79	61	39	28	28%	\$655	\$1,233,641	2%	3%	27	18	12	5	58%	\$652	\$598,542	0%	4%		
MISSION VIEJO	92692	96	78	34	31	9%	\$653	\$1,179,147	5%	3%	37	29	13	14	-8%	\$610	\$916,038	10%	6%		
MISSION VIEJO	92694	27	36	13	13	0%	\$718	\$1,824,269	15%	2%	27	50	9	26	-189%	\$565	\$873,000	-5%	4%		
NEWPORT BEACH	92657	8	4	4	1	75%	\$2,276	\$8,614,125	14%	1%	0	1	0	0	0%	\$0	\$0	0%	0%		
NEWPORT BEACH	92660	81	59	29	25	14%	\$1,302	\$4,075,293	-12%	4%	23	21	8	12	-50%	\$897	\$1,970,000	-10%	5%		



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NEWPORT BEACH	92661	11	14	3	4	-33% ▼	\$2,374	\$5,716,667	-22%	4%	1	1	0	0	0% ▲	\$0	\$0	0%	5%		
NEWPORT BEACH	92662	4	2	0	1	0% ▲	\$0	\$0	0%	3%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
NEWPORT BEACH	92663	30	27	15	10	33% ▲	\$2,039	\$4,528,132	5%	3%	22	19	8	8	0% ▲	\$1,238	\$1,851,125	38%	4%		
NEWPORT COAST	92657	23	12	11	5	55% ▲	\$2,072	\$9,637,364	0%	3%	13	9	6	3	50% ▲	\$1,054	\$2,113,750	4%	3%		
ORANGE	92865	19	21	9	8	11% ▲	\$556	\$899,444	-15%	2%	4	8	1	3	-200% ▼	\$470	\$730,000	-14%	2%		
ORANGE	92866	12	18	7	6	14% ▲	\$658	\$1,205,000	-7%	3%	3	1	2	1	50% ▲	\$710	\$565,000	-3%	4%		
ORANGE	92867	58	47	27	14	48% ▲	\$640	\$1,371,241	7%	2%	6	2	2	2	0% ▲	\$515	\$822,500	2%	3%		
ORANGE	92868	23	21	10	7	30% ▲	\$682	\$884,100	-15%	2%	4	8	1	4	-300% ▼	\$561	\$530,000	12%	3%		
ORANGE	92869	49	61	19	19	0% ▲	\$735	\$1,561,868	4%	3%	28	20	11	9	18% ▲	\$615	\$818,545	7%	4%		
PLACENTIA	92870	59	72	24	34	-42% ▼	\$583	\$1,052,125	7%	3%	13	21	7	6	14% ▲	\$519	\$804,000	-9%	6%		
RANCHO MISSION VIEJO	92694	35	59	12	14	-17% ▼	\$545	\$1,292,833	-16%	4%	38	61	22	12	45% ▲	\$536	\$949,250	-10%	8%		
RANCHO SANTA MARGARITA	92688	36	45	15	17	-13% ▼	\$646	\$1,250,867	3%	3%	64	60	27	20	26% ▲	\$655	\$740,556	7%	4%		
SAN CLEMENTE	92672	75	59	26	25	4% ▲	\$1,145	\$2,263,539	19%	4%	19	24	9	8	11% ▲	\$1,116	\$1,854,389	27%	4%		
SAN CLEMENTE	92673	72	64	28	24	14% ▲	\$755	\$2,256,357	9%	4%	18	18	6	8	-33% ▼	\$690	\$1,334,167	2%	4%		
SAN JUAN CAPISTRANO	92675	63	101	20	40	-100% ▼	\$727	\$1,777,750	11%	4%	20	41	6	20	-233% ▼	\$665	\$999,500	2%	4%		
SANTA ANA	92701	17	13	5	4	20% ▲	\$658	\$932,000	20%	2%	23	27	6	12	-100% ▼	\$394	\$331,600	-35%	4%		
SANTA ANA	92703	34	21	15	8	47% ▲	\$663	\$807,191	19%	2%	9	6	4	4	0% ▲	\$522	\$604,000	12%	3%		
SANTA ANA	92704	38	31	18	14	22% ▲	\$691	\$1,092,722	18%	2%	25	24	9	8	11% ▲	\$477	\$464,778	-18%	3%		
SANTA ANA	92705	69	57	25	22	12% ▲	\$737	\$2,325,580	13%	3%	14	8	6	5	17% ▲	\$439	\$997,167	-9%	3%		



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SANTA ANA	92706	23	22	9	9	0% ▲	\$623	\$1,164,667	6%	2%	2	4	0	0	0% ▲	\$0	\$0	0%	2%		
SANTA ANA	92707	26	22	15	6	60% ▲	\$609	\$766,567	13%	1%	21	15	12	5	58% ▲	\$549	\$466,083	0%	4%		
SEAL BEACH	90740	22	17	7	4	43% ▲	\$1,000	\$2,457,857	10%	3%	8	8	4	5	-25% ▼	\$488	\$665,750	-9%	6%		
SILVERADO	92676	14	9	6	2	67% ▲	\$606	\$2,540,333	2%	6%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
STANTON	90680	21	18	8	9	-13% ▼	\$486	\$750,250	-15%	3%	15	19	6	7	-17% ▼	\$580	\$522,750	10%	5%		
SUNSET BEACH	90742	2	1	1	1	0% ▲	\$9,549	\$11,000,000	92%	4%	1	2	1	1	0% ▲	\$642	\$2,525,000	-50%	9%		
SURFSIDE	90743	4	2	1	2	-100% ▼	\$1,234	\$2,250,000	-16%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
TRABUCO CANYON	92679	41	42	14	19	-36% ▼	\$647	\$1,702,000	19%	2%	5	5	2	4	-100% ▼	\$674	\$609,000	-2%	2%		
TUSTIN	92780	48	57	14	16	-14% ▼	\$696	\$1,148,536	12%	3%	18	17	11	9	18% ▲	\$563	\$846,182	13%	4%		
TUSTIN	92782	13	17	3	8	-167% ▼	\$773	\$2,476,667	1%	2%	23	60	12	21	-75% ▼	\$692	\$1,047,500	2%	4%		
VILLA PARK	92861	21	17	7	7	0% ▲	\$753	\$2,658,214	12%	3%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
VILLA PARK	92867	2	0	1	0	100% ▲	\$503	\$1,300,000	100%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
WESTMINSTER	92683	77	80	27	27	0% ▲	\$630	\$1,052,574	-1%	2%	4	3	0	1	0% ▲	\$0	\$0	0%	5%		
YORBA LINDA	92886	80	72	27	36	-33% ▼	\$687	\$1,650,093	8%	3%	22	18	9	5	44% ▲	\$551	\$1,131,445	3%	5%		
YORBA LINDA	92887	50	35	30	14	53% ▲	\$637	\$2,233,700	3%	3%	13	13	8	8	0% ▲	\$480	\$715,000	4%	5%		