ELLIMAN INTEL

Monthly Market Report

JUNE 2025

ORANGE COUNTY

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Reading the Report

Each Micro Market area contains an analysis of current conditions and past trends. In order to take the most away from this report, it is important to understand how to read each micro market.

Data

Data presents statistical information about past and current conditions, comparing the previous year's month to the current month. Each statistic is compiled from sales data during the month of the respective year. It is then analyzed by Percent Change, which is calculated by taking Current Value minus Past Value and then divided by Past Value.

Current Market Report

The current Market Report is a compilation of important take-away statistics for each area to gain a quick understanding of market conditions. Median Sales Price and Days on market are 12 month averages for the period ending in the current month. The values for Properties for Sale and Shadow Inventory are presented in both text and graphical form to show the relationship of Shadow to Active Inventory.

The Yearly

The Yearly Trend presents the Median Sales Prices for each month during the past year in graphical format to easily visualize the changes and help identify any trends in sales for that micro market.

The following report is comprised of the statistical information below:

Median Price:

A value that separates the upper half of prices from the lower half of prices. It can be interpreted like an average, however the extreme prices (high and low) do not hold undue influence.

Average Price per Square Foot:

The price of each property divided by their respective square footage then averaged across all properties sold in the area for a given time period.

Properties Sold:

The number of property transactions that closed and transferred ownership.

Properties Pending Sale:

The number of properties that entered escrow in preparation for sale.

Properties For Sale:

The number of properties on the market and seeking buyers.

Days on Market (Pending Sale):

The number of days that properties currently in escrow were on the market.

Percent Under Contract:

The ratio of properties for sale to properties pending sale.

Average Median Price for Last 12:

The Average Median Price for the Last 12 Months is sales data from 12 months ending in the identified month.

Orange County

Single Family Residences

- Orange County Macro
- Aliso Viejo
- Balboa Peninsula
- Capistrano Beach
- Corona Del Mar
- Corona Del Mar - Spyglass
- Costa Mesa
- Coto De Caza
- Crystal Cove
- Dana Point
- East Bluff - Harbor View
- East Costa Mesa
- Fountain Valley
- Huntington Beach
- Irvine
- Ladera Ranch
- Laguna Beach
- Laguna Hills
- Laguna Niguel
- Lake Forest
- Lantern Village In Dana Point
- Lower Newport Bay - Balboa Island
- Mission Viejo
- Monarch Beach
- Newport Beach
- Newport Coast
- Newport Heights
- Norco
- North Tustin
- Orange
- Rancho Mission Viejo
- Rancho Santa Margarita
- San Clemente
- San Juan Capistrano
- Santa Ana
- Seal Beach
- Shady Canyon
- Turtle Ridge
- Turtle Rock
- Tustin
- West Bay - Santa Ana Heights
- West Newport - Lido
- Westminster
- Yorba Linda

Orange County

At a Glance

Country	United States
State	California
Region	Greater Los Angeles
Formed	1889
County seat	Santa Ana
Largest City (Area)	Irvine
Largest City (Population)	Anaheim
Incorporated Cities	34
Area	
Total	948 mi^2 (2,460km^2)
Land	799 mi^2 (2,070km^2)
Water	157 mi^2 (410km^2)
Highest Elevation	5,690 ft (1,730 m)
Population	
Total	3,186,989
Density	3,989/mi^2 (1,540/km^2)
GDP	$233 Billion

Orange County

Single Family Residences, June 2025

Current Market Snapshot

$1,450,000

Median Sales Price 2.1% Δ YOY

$862

Average $/SF 7.5% Δ YOY

4,760

Properties For Sale 14.4% Δ YOY

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,420,000	$1,350,000	$1,442,500	$1,450,000	2.1%
Average Price per Square Foot	$802	$794	$870	$862	7.5%
Properties Sold	1117	985	1098	1108	-0.8%
Properties Pending Sale	1146	701	1217	1122	-2.1%
Properties For Sale	4,161	3,356	4,614	4,760	14.4%
Days on Market (Pending Sale)	21	42	25	36	70.0%
Percent Under Contract	27.5%	20.9%	26.4%	23.6%	-14.4%
Average Median Price for Last 12 Months	$1,328,521	$1,420,000	$1,415,833	$1,391,154	4.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Orange County Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Aliso Viejo

Single Family Residences, June 2025

Current Market Snapshot

$1,375,000

Median Sales Price 13.4% Δ YOY

$750

Average $/SF -0.8% Δ YOY

37

Properties For Sale 0.0% Δ YOY

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,212,500	$1,437,500	$1,460,500	$1,375,000	13.4%
Average Price per Square Foot	$756	$725	$713	$750	-0.8%
Properties Sold	8	12	12	7	-12.5%
Properties Pending Sale	13	4	12	8	-38.5%
Properties For Sale	37	18	32	37	0.0%
Days on Market (Pending Sale)	16	33	12	30	87.6%
Percent Under Contract	35.1%	22.2%	37.5%	21.6%	-38.5%
Average Median Price for Last 12 Months	$1,352,125	$1,476,958	$1,452,083	$1,440,519	6.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Aliso Viejo Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Balboa Peninsula

Single Family Residences, June 2025

Current Market Snapshot

$6,500,000

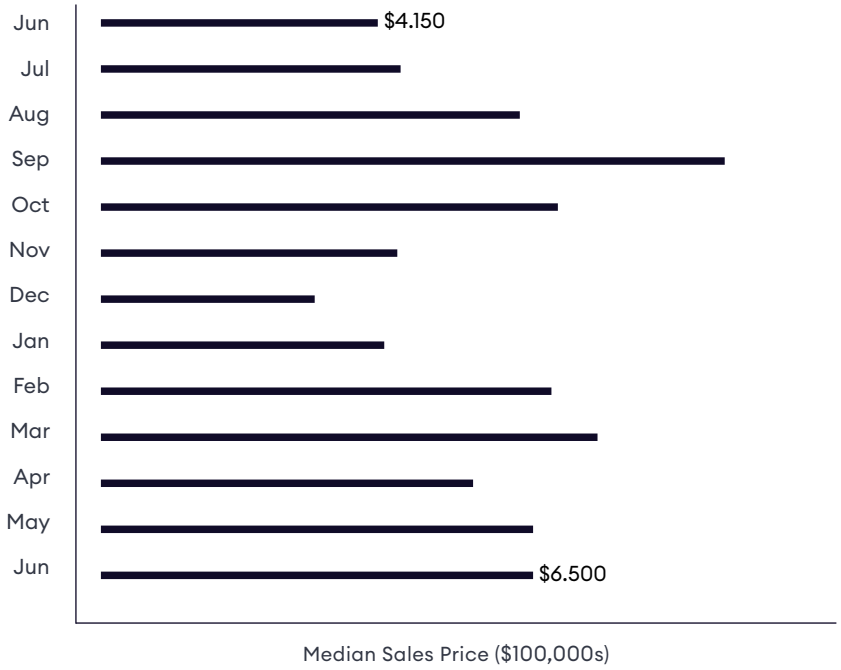
Median Sales Price 56.6% Δ YOY

$2,856

Average $/SF 51.9% Δ YOY

44

Properties For Sale -8.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$4,150,000	$3,195,000	$7,475,000	$6,500,000	56.6%
Average Price per Square Foot	$1,880	$1,487	$2,665	$2,856	51.9%
Properties Sold	4	5	4	8	100.0%
Properties Pending Sale	7	3	8	3	-57.1%
Properties For Sale	48	29	42	44	-8.3%
Days on Market (Pending Sale)	94	100	26	87	-7.7%
Percent Under Contract	14.6%	10.3%	19.0%	6.8%	-53.2%
Average Median Price for Last 12 Months	$6,268,247	$6,181,983	$6,197,300	$5,842,377	-6.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Balboa Peninsula Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Capistrano Beach

Single Family Residences, June 2025

Current Market Snapshot

$1,700,000

Median Sales Price 28.3% Δ YOY

$893

Average $/SF 2.4% Δ YOY

30

Properties For Sale -26.8% Δ YOY

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,325,000	$1,705,000	$1,937,500	$1,700,000	28.3%
Average Price per Square Foot	$872	$855	$1,115	$893	2.4%
Properties Sold	3	6	8	7	133.3%
Properties Pending Sale	6	3	7	3	-50.0%
Properties For Sale	41	28	47	30	-26.8%
Days on Market (Pending Sale)	41	5	89	51	25.1%
Percent Under Contract	14.6%	10.7%	14.9%	10.0%	-31.7%
Average Median Price for Last 12 Months	$1,561,537	$2,047,866	$1,787,399	$1,818,630	16.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Capistrano Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Corona del Mar

Single Family Residences, June 2025

Current Market Snapshot

$6,300,000

Median Sales Price 4.1% Δ YOY

$2,124

Average $/SF 7.0% Δ YOY

71

Properties For Sale -4.1% Δ YOY

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$6,050,000	$4,485,000	$6,400,000	$6,300,000	4.1%
Average Price per Square Foot	$1,985	$2,035	$2,352	$2,124	7.0%
Properties Sold	10	10	13	11	10.0%
Properties Pending Sale	10	10	22	8	-20.0%
Properties For Sale	74	81	71	71	-4.1%
Days on Market (Pending Sale)	51	88	51	67	32.9%
Percent Under Contract	13.5%	12.3%	31.0%	11.3%	-16.6%
Average Median Price for Last 12 Months	$5,589,250	$5,680,615	$5,895,833	$5,503,668	-1.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Corona del Mar Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Corona del Mar - Spyglass

Single Family Residences, June 2025

Current Market Snapshot

$6,300,000

Median Sales Price 4.1% Δ YOY

$2,124

Average $/SF 7.0% Δ YOY

68

Properties For Sale -6.8% Δ YOY

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$6,050,000	$4,485,000	$6,400,000	$6,300,000	4.1%
Average Price per Square Foot	$1,985	$2,035	$2,352	$2,124	7.0%
Properties Sold	10	10	13	11	10.0%
Properties Pending Sale	10	9	22	7	-30.0%
Properties For Sale	73	79	70	68	-6.8%
Days on Market (Pending Sale)	51	98	51	73	44.8%
Percent Under Contract	13.7%	11.4%	31.4%	10.3%	-24.9%
Average Median Price for Last 12 Months	$5,615,458	$5,728,849	$5,958,333	$5,525,930	-1.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Corona del Mar - Spyglass Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Costa Mesa

Single Family Residences, June 2025

Current Market Snapshot

$1,575,000

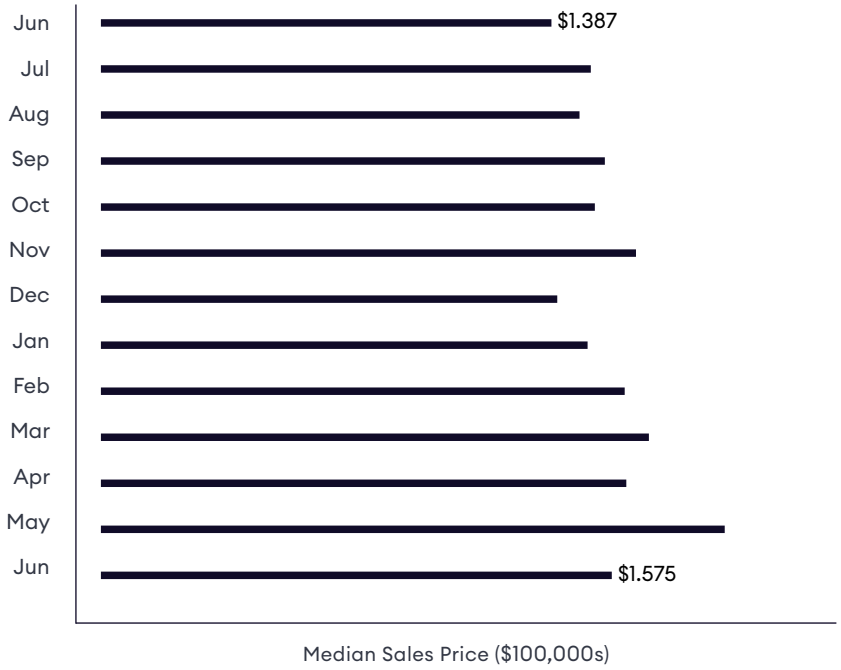
Median Sales Price 13.5% Δ YOY

$901

Average $/SF 4.2% Δ YOY

111

Properties For Sale -11.9% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,387,950	$1,406,000	$1,690,000	$1,575,000	13.5%
Average Price per Square Foot	$865	$898	$929	$901	4.2%
Properties Sold	36	21	41	46	27.8%
Properties Pending Sale	41	21	41	29	-29.3%
Properties For Sale	126	89	133	111	-11.9%
Days on Market (Pending Sale)	21	44	24	26	26.3%
Percent Under Contract	32.5%	23.6%	30.8%	26.1%	-19.7%
Average Median Price for Last 12 Months	$1,441,725	$1,654,167	$1,706,667	$1,571,535	9.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Costa Mesa Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Coto de Caza

Single Family Residences, June 2025

Current Market Snapshot

$2,710,000

Median Sales Price 33.0% Δ YOY

$677

Average $/SF 4.6% Δ YOY

74

Properties For Sale 45.1% Δ YOY

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$2,037,500	$2,275,000	$2,412,500	$2,710,000	33.0%
Average Price per Square Foot	$647	$637	$743	$677	4.6%
Properties Sold	14	8	10	17	21.4%
Properties Pending Sale	9	7	17	14	55.6%
Properties For Sale	51	41	83	74	45.1%
Days on Market (Pending Sale)	18	39	27	52	196.6%
Percent Under Contract	17.6%	17.1%	20.5%	18.9%	7.2%
Average Median Price for Last 12 Months	$2,139,117	$2,333,854	$2,398,833	$2,355,048	10.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Coto de Caza Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Crystal Cove

Single Family Residences, June 2025

Current Market Snapshot

$7,000,000

Median Sales Price n/a Δ YOY

$2,256

Average $/SF n/a Δ YOY

10

Properties For Sale -58.3% Δ YOY

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$0	$25,316,500	$0	$7,000,000	n/a
Average Price per Square Foot	$0	$2,456	$0	$2,256	n/a
Properties Sold	0	2	0	1	n/a
Properties Pending Sale	0	4	0	0	n/a
Properties For Sale	24	16	13	10	-58.3%
Days on Market (Pending Sale)	0	47	0	0	n/a
Percent Under Contract	0.0%	25.0%	0.0%	0.0%	n/a
Average Median Price for Last 12 Months	$4,798,333	$7,666,667	$10,300,000	$9,594,154	99.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Crystal Cove Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Dana Point

Single Family Residences, June 2025

Current Market Snapshot

$2,385,000

Median Sales Price 13.6% Δ YOY

$1,170

Average $/SF 4.1% Δ YOY

125

Properties For Sale -14.4% Δ YOY

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$2,099,500	$2,200,000	$2,152,500	$2,385,000	13.6%
Average Price per Square Foot	$1,124	$1,270	$1,140	$1,170	4.1%
Properties Sold	20	32	28	25	25.0%
Properties Pending Sale	24	19	28	27	12.5%
Properties For Sale	146	114	143	125	-14.4%
Days on Market (Pending Sale)	33	37	48	73	123.2%
Percent Under Contract	16.4%	16.7%	19.6%	21.6%	31.4%
Average Median Price for Last 12 Months	$2,054,458	$2,228,333	$2,186,667	$2,103,492	2.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Dana Point Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

East Bluff - Harbor View

Single Family Residences, June 2025

Current Market Snapshot

$2,950,000

Median Sales Price -28.7% Δ YOY

$1,193

Average $/SF 3.4% Δ YOY

51

Properties For Sale -16.4% Δ YOY

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$4,136,250	$3,335,000	$4,329,900	$2,950,000	-28.7%
Average Price per Square Foot	$1,154	$1,186	$1,224	$1,193	3.4%
Properties Sold	10	13	14	11	10.0%
Properties Pending Sale	14	6	14	9	-35.7%
Properties For Sale	61	40	46	51	-16.4%
Days on Market (Pending Sale)	45	40	38	32	-27.3%
Percent Under Contract	23.0%	15.0%	30.4%	17.6%	-23.1%
Average Median Price for Last 12 Months	$3,453,563	$4,008,254	$3,883,333	$3,868,810	12.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in East Bluff - Harbor View Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

East Costa Mesa

Single Family Residences, June 2025

Current Market Snapshot

$1,880,000

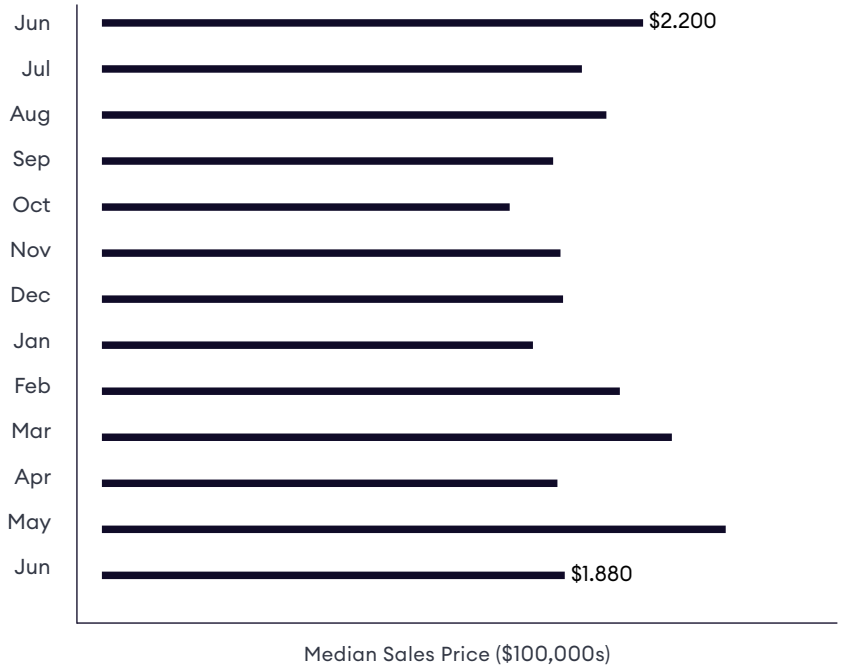
Median Sales Price -14.5% Δ YOY

$1,001

Average $/SF 2.2% Δ YOY

39

Properties For Sale 50.0% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$2,200,000	$1,873,000	$2,317,500	$1,880,000	-14.5%
Average Price per Square Foot	$979	$1,175	$1,096	$1,001	2.2%
Properties Sold	7	6	10	13	85.7%
Properties Pending Sale	7	7	15	7	0.0%
Properties For Sale	26	28	50	39	50.0%
Days on Market (Pending Sale)	26	34	18	33	25.7%
Percent Under Contract	26.9%	25.0%	30.0%	17.9%	-33.3%
Average Median Price for Last 12 Months	$1,814,333	$2,073,333	$2,089,167	$1,989,462	9.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in East Costa Mesa Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Fountain Valley

Single Family Residences, June 2025

Current Market Snapshot

$1,600,000

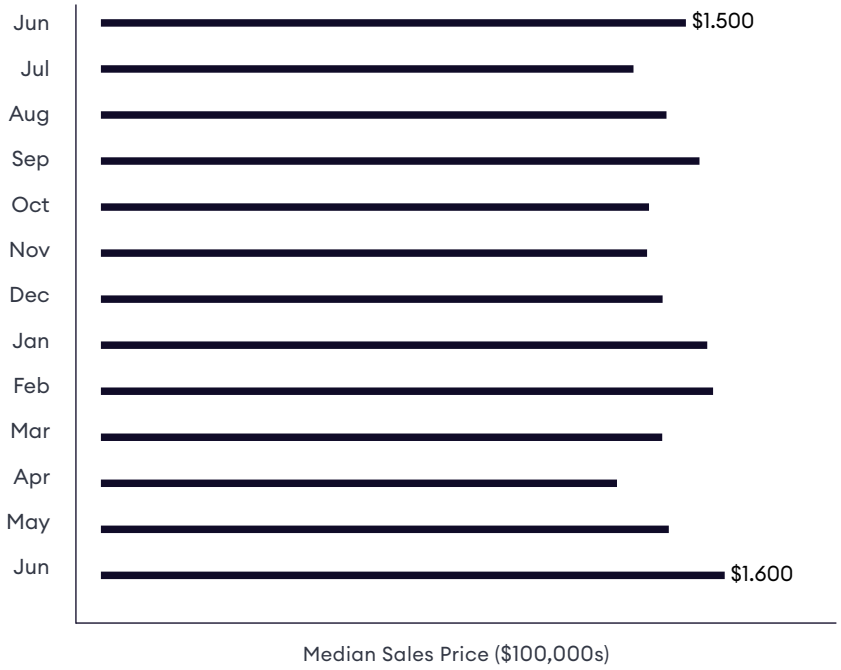
Median Sales Price 6.7% Δ YOY

$684

Average $/SF -2.1% Δ YOY

76

Properties For Sale 26.7% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,500,000	$1,440,000	$1,439,000	$1,600,000	6.7%
Average Price per Square Foot	$699	$742	$698	$684	-2.1%
Properties Sold	27	17	27	20	-25.9%
Properties Pending Sale	21	15	26	18	-14.3%
Properties For Sale	60	73	85	76	26.7%
Days on Market (Pending Sale)	11	21	26	22	100.8%
Percent Under Contract	35.0%	20.5%	30.6%	23.7%	-32.3%
Average Median Price for Last 12 Months	$1,357,929	$1,490,417	$1,459,500	$1,464,423	7.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Fountain Valley Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Huntington Beach

Single Family Residences, June 2025

Current Market Snapshot

$1,525,000

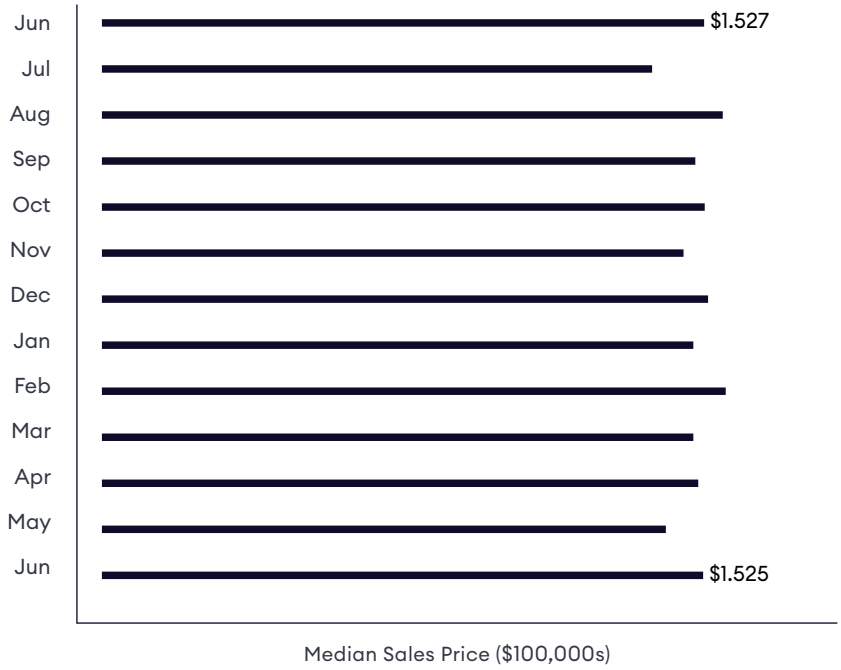
Median Sales Price -0.2% Δ YOY

$837

Average $/SF 1.8% Δ YOY

312

Properties For Sale 15.1% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,527,500	$1,537,544	$1,500,000	$1,525,000	-0.2%
Average Price per Square Foot	$822	$823	$817	$837	1.8%
Properties Sold	76	80	87	84	10.5%
Properties Pending Sale	76	56	98	94	23.7%
Properties For Sale	271	235	343	312	15.1%
Days on Market (Pending Sale)	20	43	21	37	84.2%
Percent Under Contract	28.0%	23.8%	28.6%	30.1%	7.4%
Average Median Price for Last 12 Months	$1,408,495	$1,508,333	$1,489,167	$1,507,238	7.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Huntington Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Irvine

Single Family Residences, June 2025

Current Market Snapshot

$2,300,000

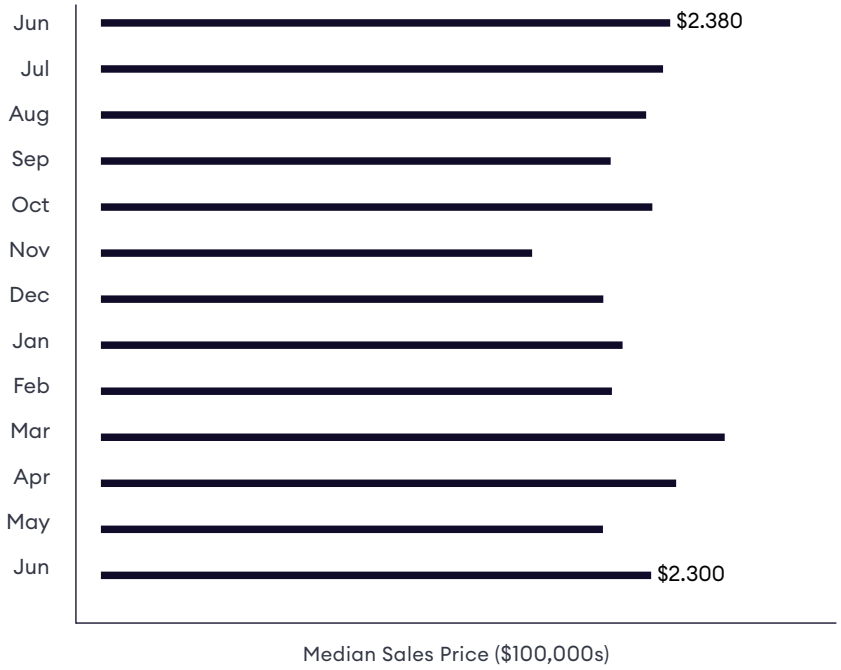
Median Sales Price -3.4% Δ YOY

$960

Average $/SF -4.8% Δ YOY

477

Properties For Sale 78.0% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$2,380,000	$2,099,000	$2,609,000	$2,300,000	-3.4%
Average Price per Square Foot	$1,008	$937	$1,072	$960	-4.8%
Properties Sold	85	53	76	65	-23.5%
Properties Pending Sale	59	25	89	53	-10.2%
Properties For Sale	268	233	418	477	78.0%
Days on Market (Pending Sale)	16	45	24	37	133.1%
Percent Under Contract	22.0%	10.7%	21.3%	11.1%	-49.5%
Average Median Price for Last 12 Months	$2,149,500	$2,287,780	$2,267,500	$2,236,129	4.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Irvine Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Ladera Ranch

Single Family Residences, June 2025

Current Market Snapshot

$1,650,000

Median Sales Price -10.8% Δ YOY

$717

Average $/SF 4.7% Δ YOY

54

Properties For Sale 31.7% Δ YOY

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,850,000	$1,632,500	$1,456,500	$1,650,000	-10.8%
Average Price per Square Foot	$685	$631	$622	$717	4.7%
Properties Sold	10	12	11	13	30.0%
Properties Pending Sale	10	5	9	13	30.0%
Properties For Sale	41	27	47	54	31.7%
Days on Market (Pending Sale)	18	50	24	24	34.3%
Percent Under Contract	24.4%	18.5%	19.1%	24.1%	-1.3%
Average Median Price for Last 12 Months	$1,911,234	$1,659,083	$1,830,000	$1,804,846	-5.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Ladera Ranch Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Laguna Beach

Single Family Residences, June 2025

Current Market Snapshot

$1,650,000

Median Sales Price -10.8% Δ YOY

$717

Average $/SF 4.7% Δ YOY

54

Properties For Sale 31.7% Δ YOY

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,850,000	$1,632,500	$1,456,500	$1,650,000	-10.8%
Average Price per Square Foot	$685	$631	$622	$717	4.7%
Properties Sold	10	12	11	13	30.0%
Properties Pending Sale	10	5	9	13	30.0%
Properties For Sale	41	27	47	54	31.7%
Days on Market (Pending Sale)	18	50	24	24	34.3%
Percent Under Contract	24.4%	18.5%	19.1%	24.1%	-1.3%
Average Median Price for Last 12 Months	$1,911,234	$1,659,083	$1,830,000	$1,804,846	-5.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Laguna Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Laguna Hills

Single Family Residences, June 2025

Current Market Snapshot

$1,160,000

Median Sales Price -43.1% Δ YOY

$822

Average $/SF 19.1% Δ YOY

74

Properties For Sale 51.0% Δ YOY

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$2,039,150	$1,635,000	$1,480,000	$1,160,000	-43.1%
Average Price per Square Foot	$690	$765	$626	$822	19.1%
Properties Sold	11	12	17	6	-45.5%
Properties Pending Sale	8	4	19	16	100.0%
Properties For Sale	49	34	57	74	51.0%
Days on Market (Pending Sale)	15	34	27	48	222.3%
Percent Under Contract	16.3%	11.8%	33.3%	21.6%	32.4%
Average Median Price for Last 12 Months	$1,428,962	$1,675,542	$1,436,917	$1,620,204	13.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Laguna Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Laguna Niguel

Single Family Residences, June 2025

Current Market Snapshot

$1,845,000

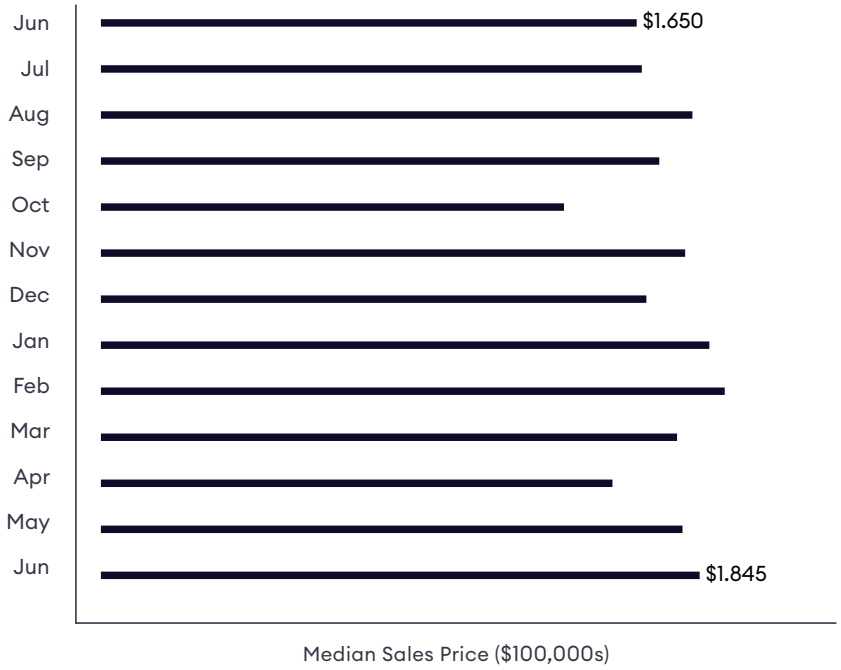
Median Sales Price 11.8% Δ YOY

$815

Average $/SF -3.0% Δ YOY

162

Properties For Sale 10.2% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,650,000	$1,680,000	$1,775,000	$1,845,000	11.8%
Average Price per Square Foot	$840	$814	$829	$815	-3.0%
Properties Sold	47	24	30	41	-12.8%
Properties Pending Sale	35	21	30	38	8.6%
Properties For Sale	147	119	149	162	10.2%
Days on Market (Pending Sale)	27	42	26	31	15.3%
Percent Under Contract	23.8%	17.6%	20.1%	23.5%	-1.5%
Average Median Price for Last 12 Months	$1,649,067	$1,797,375	$1,737,250	$1,734,442	5.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Laguna Niguel Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Lake Forest

Single Family Residences, June 2025

Current Market Snapshot

$1,330,000

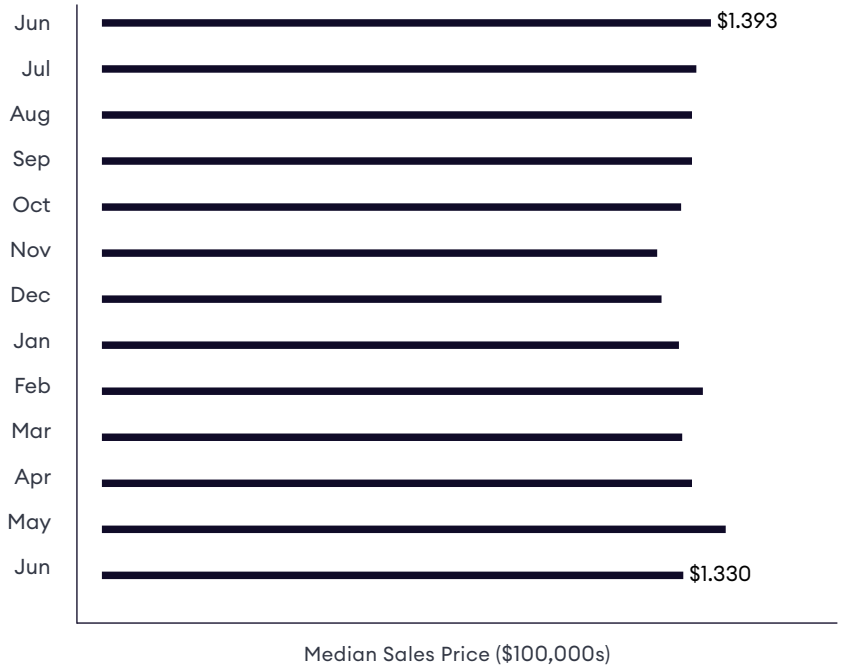
Median Sales Price -4.6% Δ YOY

$674

Average $/SF -5.9% Δ YOY

194

Properties For Sale 28.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,393,500	$1,280,000	$1,327,500	$1,330,000	-4.6%
Average Price per Square Foot	$716	$642	$708	$674	-5.9%
Properties Sold	38	26	26	36	-5.3%
Properties Pending Sale	55	18	44	42	-23.6%
Properties For Sale	151	107	162	194	28.5%
Days on Market (Pending Sale)	18	42	17	34	90.2%
Percent Under Contract	36.4%	16.8%	27.2%	21.6%	-40.6%
Average Median Price for Last 12 Months	$1,387,837	$1,355,000	$1,369,167	$1,342,962	-3.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Lake Forest Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Lantern Village in Dana Point

Single Family Residences, June 2025

Current Market Snapshot

$2,355,000

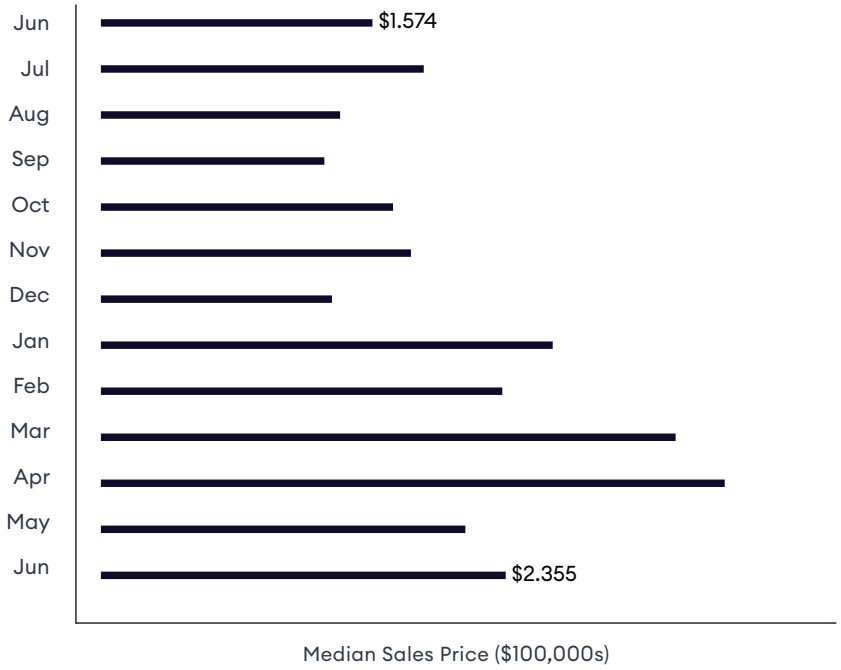
Median Sales Price 49.6% Δ YOY

$1,071

Average $/SF 18.1% Δ YOY

14

Properties For Sale -17.6% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,574,500	$1,337,500	$3,350,000	$2,355,000	49.6%
Average Price per Square Foot	$907	$1,070	$1,069	$1,071	18.1%
Properties Sold	2	2	4	4	100.0%
Properties Pending Sale	5	2	2	3	-40.0%
Properties For Sale	17	15	18	14	-17.6%
Days on Market (Pending Sale)	37	54	4	86	134.1%
Percent Under Contract	29.4%	13.3%	11.1%	21.4%	-27.1%
Average Median Price for Last 12 Months	$2,127,292	$2,737,742	$2,703,733	$2,106,650	-1.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Lantern Village in Dana Point Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Lower Newport Bay - Balboa Island

Single Family Residences, June 2025

Current Market Snapshot

$10,250,000

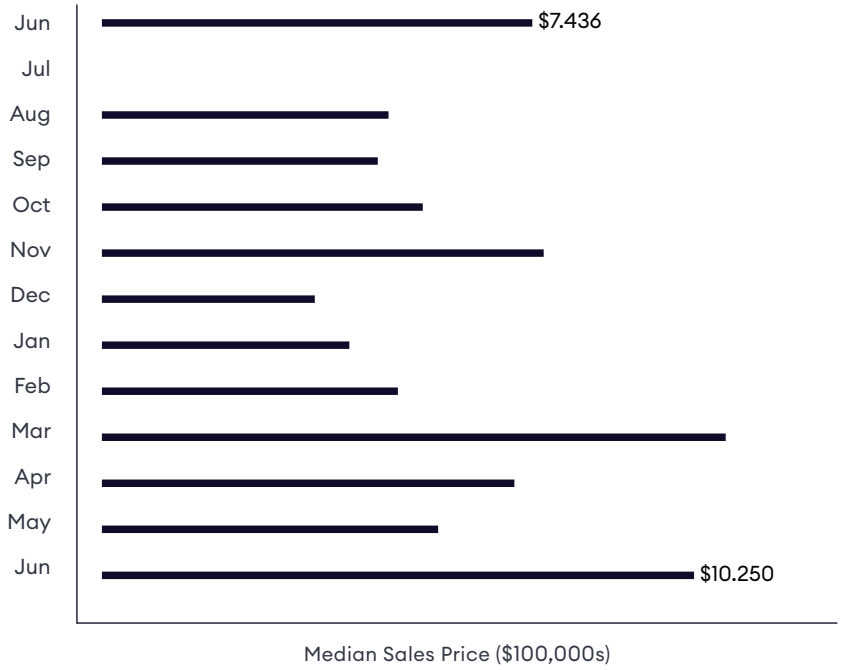
Median Sales Price 37.8% Δ YOY

$3,568

Average $/SF 35.6% Δ YOY

32

Properties For Sale 39.1% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$7,436,875	$3,655,000	$10,800,000	$10,250,000	37.8%
Average Price per Square Foot	$2,631	$2,144	$2,738	$3,568	35.6%
Properties Sold	4	2	1	4	0.0%
Properties Pending Sale	0	0	4	5	n/a
Properties For Sale	23	17	24	32	39.1%
Days on Market (Pending Sale)	0	0	49	64	n/a
Percent Under Contract	0.0%	0.0%	16.7%	15.6%	n/a
Average Median Price for Last 12 Months	$6,212,865	$7,221,875	$7,725,000	$5,944,471	-4.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Lower Newport Bay - Balboa Island Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Mission Viejo

Single Family Residences, June 2025

Current Market Snapshot

$1,365,000

Median Sales Price 12.6% Δ YOY

$664

Average $/SF -0.9% Δ YOY

217

Properties For Sale 14.2% Δ YOY

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,212,500	$1,340,000	$1,280,000	$1,365,000	12.6%
Average Price per Square Foot	$670	$619	$666	$664	-0.9%
Properties Sold	64	59	59	65	1.6%
Properties Pending Sale	80	41	71	73	-8.8%
Properties For Sale	190	154	219	217	14.2%
Days on Market (Pending Sale)	18	31	19	28	53.2%
Percent Under Contract	42.1%	26.6%	32.4%	33.6%	-20.1%
Average Median Price for Last 12 Months	$1,201,750	$1,302,083	$1,323,333	$1,281,115	6.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Mission Viejo Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Monarch Beach

Single Family Residences, June 2025

Current Market Snapshot

$4,900,000

Median Sales Price 95.0% Δ YOY

$1,611

Average $/SF 11.0% Δ YOY

50

Properties For Sale -27.5% Δ YOY

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$2,512,500	$2,850,000	$3,452,500	$4,900,000	95.0%
Average Price per Square Foot	$1,451	$1,907	$1,473	$1,611	11.0%
Properties Sold	8	14	8	7	-12.5%
Properties Pending Sale	4	10	11	10	150.0%
Properties For Sale	69	55	55	50	-27.5%
Days on Market (Pending Sale)	14	41	49	90	556.0%
Percent Under Contract	5.8%	18.2%	20.0%	20.0%	245.0%
Average Median Price for Last 12 Months	$2,800,750	$3,406,250	$3,720,000	$3,202,871	14.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Monarch Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Newport Beach

Single Family Residences, June 2025

Current Market Snapshot

$4,510,000

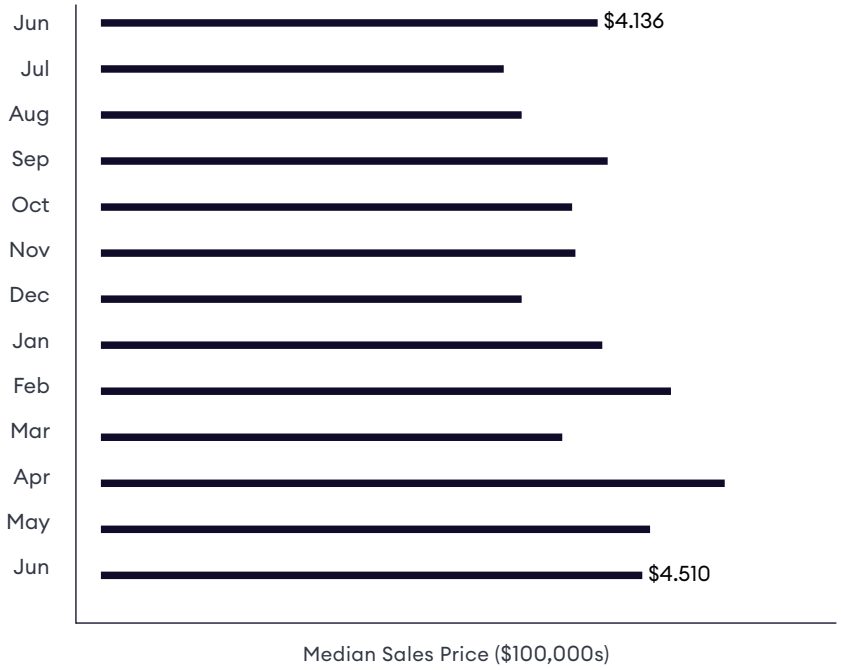
Median Sales Price 9.0% Δ YOY

$2,162

Average $/SF 32.6% Δ YOY

259

Properties For Sale 10.2% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$4,136,250	$3,500,000	$3,839,900	$4,510,000	9.0%
Average Price per Square Foot	$1,630	$1,258	$1,521	$2,162	32.6%
Properties Sold	30	31	42	47	56.7%
Properties Pending Sale	38	20	40	36	-5.3%
Properties For Sale	235	172	210	259	10.2%
Days on Market (Pending Sale)	56	63	33	54	-3.0%
Percent Under Contract	16.2%	11.6%	19.0%	13.9%	-14.0%
Average Median Price for Last 12 Months	$4,074,063	$4,508,317	$4,761,667	$4,125,281	1.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Newport Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Newport Coast

Single Family Residences, June 2025

Current Market Snapshot

$5,312,500

Median Sales Price n/a Δ YOY

$1,750

Average $/SF n/a Δ YOY

60

Properties For Sale -7.7% Δ YOY

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$0	$8,625,000	$7,450,000	$5,312,500	n/a
Average Price per Square Foot	$0	$2,059	$1,964	$1,750	n/a
Properties Sold	0	6	11	4	n/a
Properties Pending Sale	7	7	4	3	-57.1%
Properties For Sale	65	59	50	60	-7.7%
Days on Market (Pending Sale)	45	121	101	74	65.7%
Percent Under Contract	10.8%	11.9%	8.0%	5.0%	-53.6%
Average Median Price for Last 12 Months	$7,231,042	$8,926,250	$9,529,167	$8,123,846	12.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Newport Coast Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Newport Heights

Single Family Residences, June 2025

Current Market Snapshot

$5,725,000

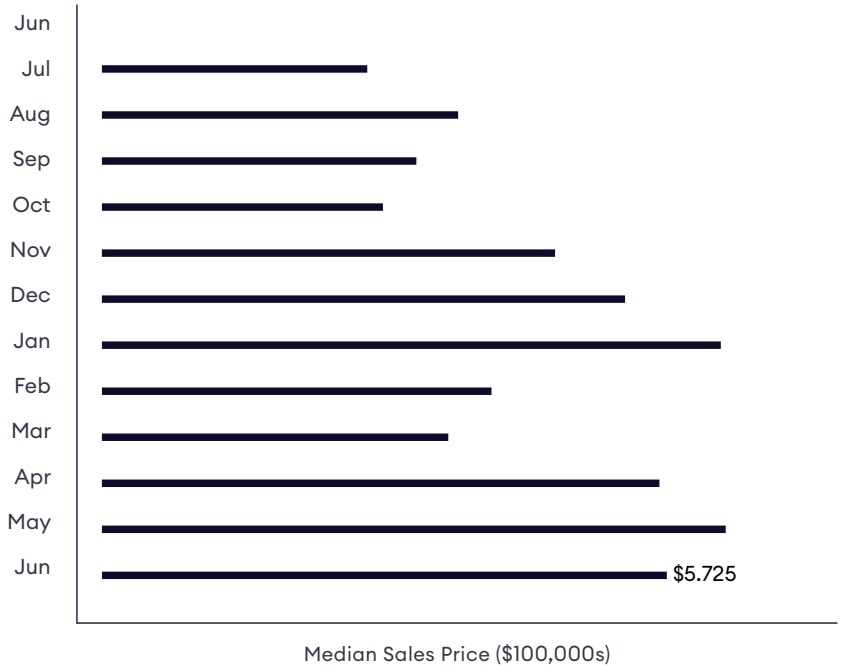
Median Sales Price n/a Δ YOY

$1,570

Average $/SF n/a Δ YOY

29

Properties For Sale 20.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$0	$5,300,000	$3,500,000	$5,725,000	n/a
Average Price per Square Foot	$0	$863	$1,824	$1,570	n/a
Properties Sold	0	1	5	5	n/a
Properties Pending Sale	2	2	3	3	50.0%
Properties For Sale	24	19	26	29	20.8%
Days on Market (Pending Sale)	54	94	6	87	62.6%
Percent Under Contract	8.3%	10.5%	11.5%	10.3%	24.1%
Average Median Price for Last 12 Months	$3,591,875	$5,235,833	$5,900,000	$4,122,076	14.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Newport Heights Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Norco

Single Family Residences, June 2025

Current Market Snapshot

$932,500

Median Sales Price 2.5% Δ YOY

$500

Average $/SF 12.1% Δ YOY

70

Properties For Sale 14.8% Δ YOY

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$910,000	$910,000	$792,500	$932,500	2.5%
Average Price per Square Foot	$446	$413	$480	$500	12.1%
Properties Sold	21	18	12	14	-33.3%
Properties Pending Sale	21	14	21	21	0.0%
Properties For Sale	61	56	67	70	14.8%
Days on Market (Pending Sale)	32	30	64	25	-22.5%
Percent Under Contract	34.4%	25.0%	31.3%	30.0%	-12.9%
Average Median Price for Last 12 Months	$880,250	$904,167	$948,333	$906,192	2.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Norco Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

North Tustin

Single Family Residences, June 2025

Current Market Snapshot

$2,050,000

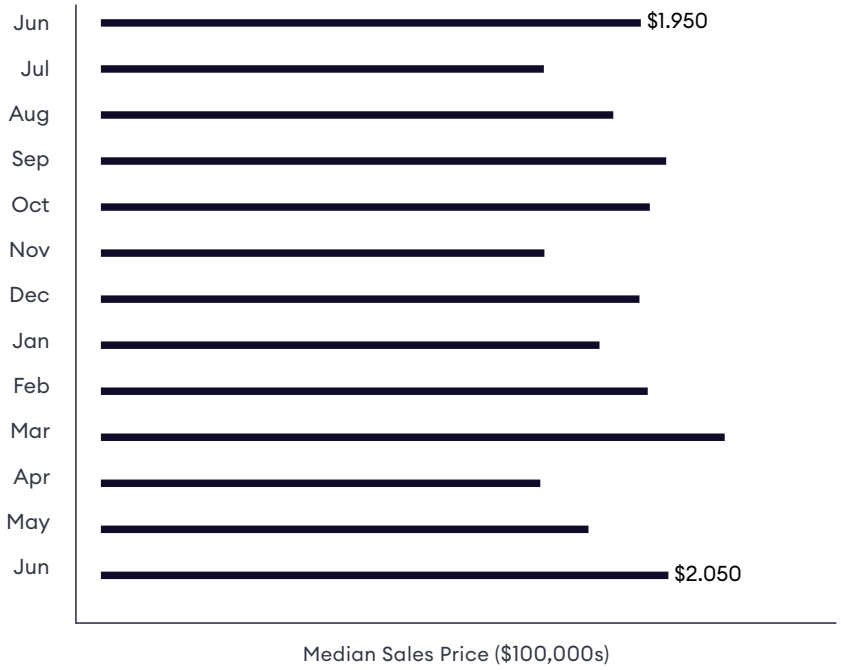
Median Sales Price 5.1% Δ YOY

$780

Average $/SF 8.3% Δ YOY

65

Properties For Sale 38.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,950,000	$1,945,000	$2,254,444	$2,050,000	5.1%
Average Price per Square Foot	$720	$684	$705	$780	8.3%
Properties Sold	7	12	14	15	114.3%
Properties Pending Sale	11	8	14	22	100.0%
Properties For Sale	47	53	66	65	38.3%
Days on Market (Pending Sale)	30	62	19	33	9.3%
Percent Under Contract	23.4%	15.1%	21.2%	33.8%	44.6%
Average Median Price for Last 12 Months	$1,845,458	$1,904,074	$1,798,333	$1,876,303	1.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in North Tustin Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Orange

Single Family Residences, June 2025

Current Market Snapshot

$1,297,500

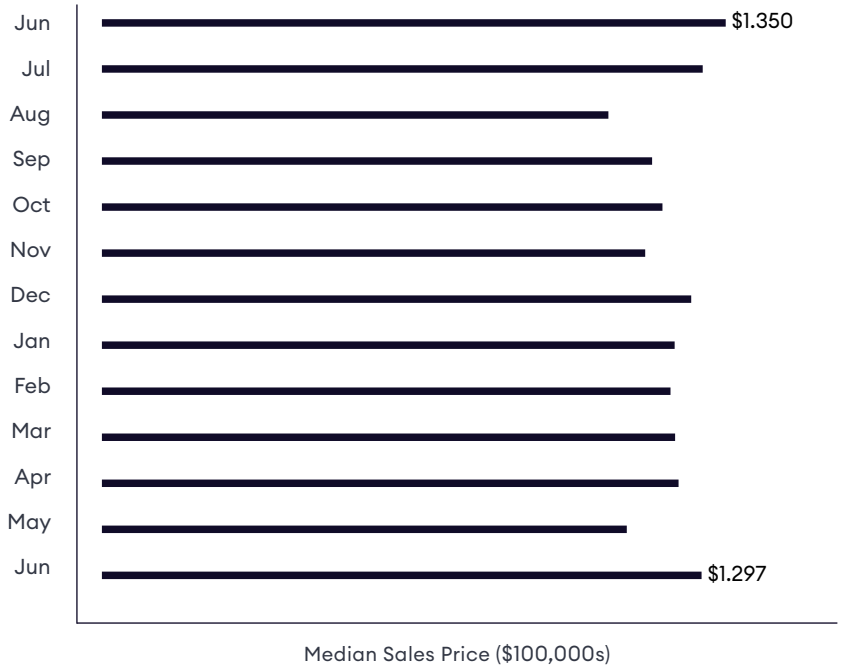
Median Sales Price -3.9% Δ YOY

$643

Average $/SF 1.6% Δ YOY

182

Properties For Sale 23.0% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,350,000	$1,275,000	$1,240,000	$1,297,500	-3.9%
Average Price per Square Foot	$633	$652	$663	$643	1.6%
Properties Sold	41	45	51	62	51.2%
Properties Pending Sale	45	21	54	66	46.7%
Properties For Sale	148	121	171	182	23.0%
Days on Market (Pending Sale)	26	50	23	37	41.4%
Percent Under Contract	30.4%	17.4%	31.6%	36.3%	19.3%
Average Median Price for Last 12 Months	$1,139,333	$1,231,500	$1,226,667	$1,229,731	7.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Orange Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Rancho Mission Viejo

Single Family Residences, June 2025

Current Market Snapshot

$1,490,000

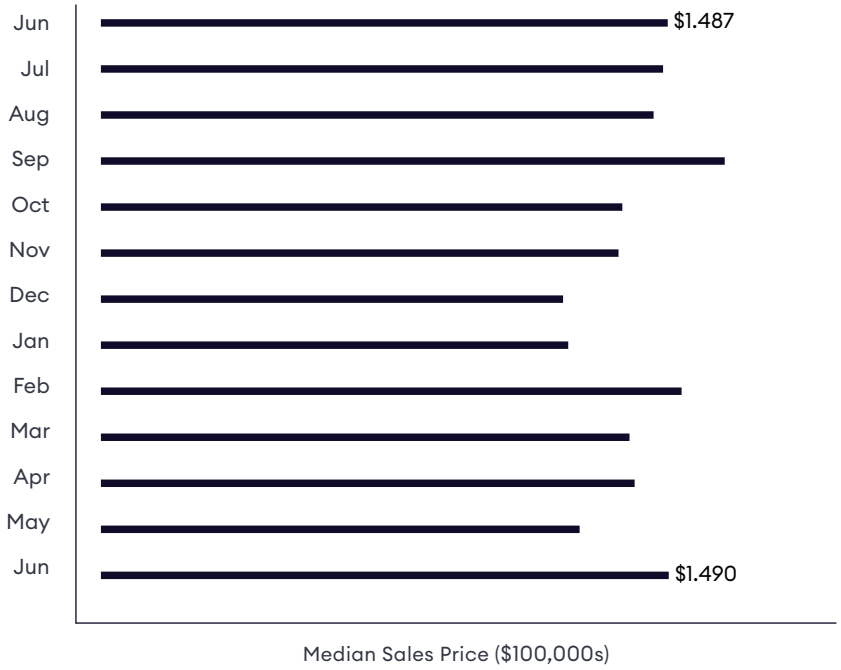
Median Sales Price 0.2% Δ YOY

$740

Average $/SF 6.9% Δ YOY

75

Properties For Sale 97.4% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,487,313	$1,211,400	$1,386,500	$1,490,000	0.2%
Average Price per Square Foot	$692	$706	$695	$740	6.9%
Properties Sold	19	14	6	13	-31.6%
Properties Pending Sale	12	6	9	9	-25.0%
Properties For Sale	38	43	55	75	97.4%
Days on Market (Pending Sale)	20	41	25	23	18.6%
Percent Under Contract	31.6%	14.0%	16.4%	12.0%	-62.0%
Average Median Price for Last 12 Months	$1,328,685	$1,380,042	$1,381,667	$1,405,112	5.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rancho Mission Viejo Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Rancho Santa Margarita

Single Family Residences, June 2025

Current Market Snapshot

$1,440,000

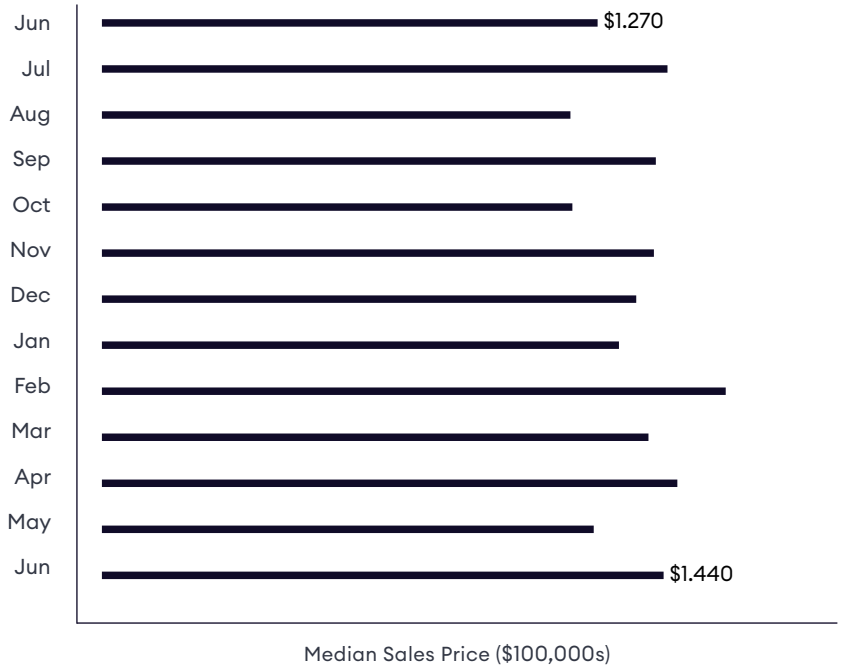
Median Sales Price 13.4% Δ YOY

$642

Average $/SF -0.5% Δ YOY

96

Properties For Sale 68.4% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,270,000	$1,369,500	$1,401,000	$1,440,000	13.4%
Average Price per Square Foot	$645	$634	$638	$642	-0.5%
Properties Sold	21	20	18	26	23.8%
Properties Pending Sale	20	14	16	26	30.0%
Properties For Sale	57	50	88	96	68.4%
Days on Market (Pending Sale)	15	40	23	33	122.4%
Percent Under Contract	35.1%	28.0%	18.2%	27.1%	-22.8%
Average Median Price for Last 12 Months	$1,323,492	$1,416,897	$1,391,794	$1,371,606	3.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rancho Santa Margarita Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

San Clemente

Single Family Residences, June 2025

Current Market Snapshot

$1,852,500

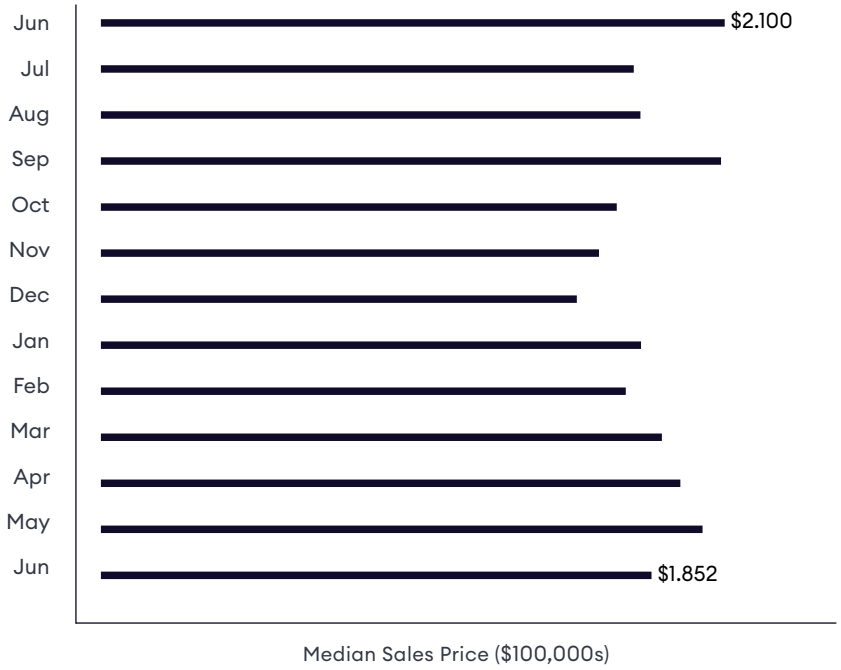
Median Sales Price -11.8% Δ YOY

$931

Average $/SF 14.7% Δ YOY

190

Properties For Sale -16.7% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$2,100,000	$1,600,000	$1,887,500	$1,852,500	-11.8%
Average Price per Square Foot	$812	$760	$891	$931	14.7%
Properties Sold	46	33	48	46	0.0%
Properties Pending Sale	54	38	46	44	-18.5%
Properties For Sale	228	133	193	190	-16.7%
Days on Market (Pending Sale)	25	62	31	45	79.8%
Percent Under Contract	23.7%	28.6%	23.8%	23.2%	-2.2%
Average Median Price for Last 12 Months	$1,777,604	$1,882,917	$1,942,500	$1,854,038	4.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Clemente Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

San Juan Capistrano

Single Family Residences, June 2025

Current Market Snapshot

$2,302,500

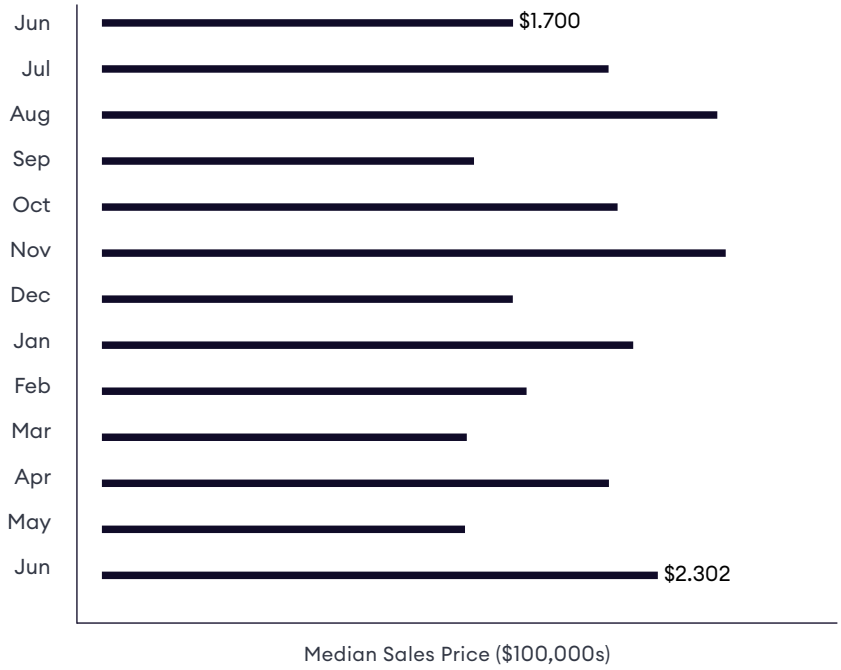
Median Sales Price 35.4% Δ YOY

$734

Average $/SF -5.3% Δ YOY

102

Properties For Sale 15.9% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,700,000	$1,699,000	$1,507,500	$2,302,500	35.4%
Average Price per Square Foot	$775	$918	$738	$734	-5.3%
Properties Sold	25	13	16	18	-28.0%
Properties Pending Sale	13	7	19	24	84.6%
Properties For Sale	88	61	104	102	15.9%
Days on Market (Pending Sale)	22	49	47	32	44.3%
Percent Under Contract	14.8%	11.5%	18.3%	23.5%	59.3%
Average Median Price for Last 12 Months	$1,674,699	$1,894,208	$1,967,167	$1,974,558	17.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Juan Capistrano Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Santa Ana

Single Family Residences, June 2025

Current Market Snapshot

$920,000

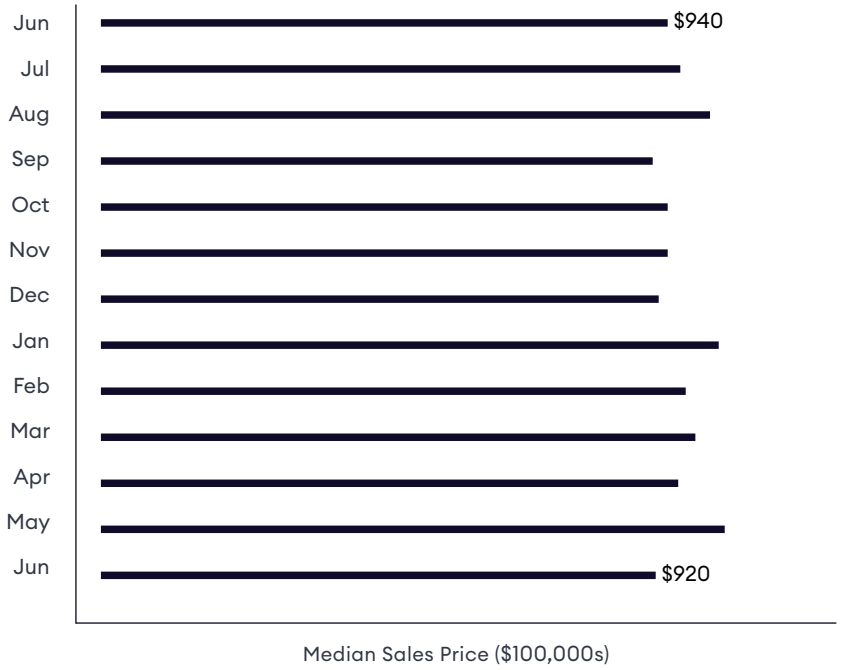
Median Sales Price -2.1% Δ YOY

$650

Average $/SF -1.2% Δ YOY

172

Properties For Sale 6.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$940,000	$925,000	$986,100	$920,000	-2.1%
Average Price per Square Foot	$658	$634	$695	$650	-1.2%
Properties Sold	42	42	48	47	11.9%
Properties Pending Sale	33	31	38	49	48.5%
Properties For Sale	161	133	163	172	6.8%
Days on Market (Pending Sale)	27	23	34	32	19.7%
Percent Under Contract	20.5%	23.3%	23.3%	28.5%	39.0%
Average Median Price for Last 12 Months	$887,375	$982,267	$970,833	$963,469	8.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Santa Ana Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Seal Beach

Single Family Residences, June 2025

Current Market Snapshot

$1,560,000

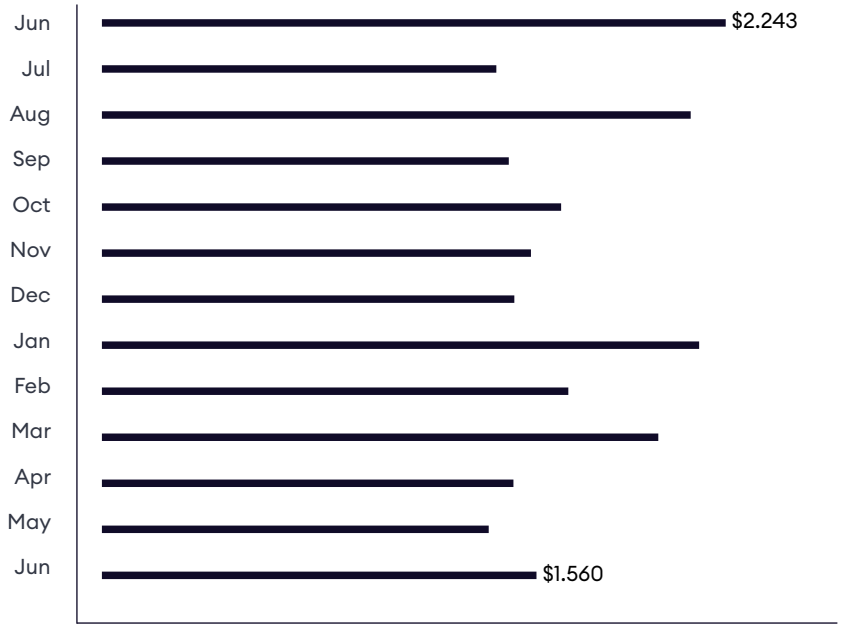
Median Sales Price -30.5% Δ YOY

$818

Average $/SF -9.1% Δ YOY

33

Properties For Sale -2.9% Δ YOY



Median Sales Price ($100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$2,243,498	$1,480,000	$2,000,000	$1,560,000	-30.5%
Average Price per Square Foot	$900	$856	$990	$818	-9.1%
Properties Sold	6	7	7	7	16.7%
Properties Pending Sale	8	6	10	13	62.5%
Properties For Sale	34	36	43	33	-2.9%
Days on Market (Pending Sale)	8	110	21	51	522.0%
Percent Under Contract	23.5%	16.7%	23.3%	39.4%	67.4%
Average Median Price for Last 12 Months	$1,500,638	$1,707,792	$1,474,750	$1,703,944	13.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Seal Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Shady Canyon

Single Family Residences, June 2025

Current Market Snapshot

$6,500,000

Median Sales Price -27.8% Δ YOY

$1,310

Average $/SF -13.0% Δ YOY

11

Properties For Sale -8.3% Δ YOY

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$9,000,000	$8,880,000	$10,800,000	$6,500,000	-27.8%
Average Price per Square Foot	$1,506	$1,344	$1,562	$1,310	-13.0%
Properties Sold	2	1	4	3	50.0%
Properties Pending Sale	0	0	1	3	n/a
Properties For Sale	12	12	11	11	-8.3%
Days on Market (Pending Sale)	0	0	52	68	n/a
Percent Under Contract	0.0%	0.0%	9.1%	27.3%	n/a
Average Median Price for Last 12 Months	$10,556,250	$4,883,333	$6,166,667	$6,503,077	-38.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Shady Canyon Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Turtle Ridge

Single Family Residences, June 2025

Current Market Snapshot

$6,375,000

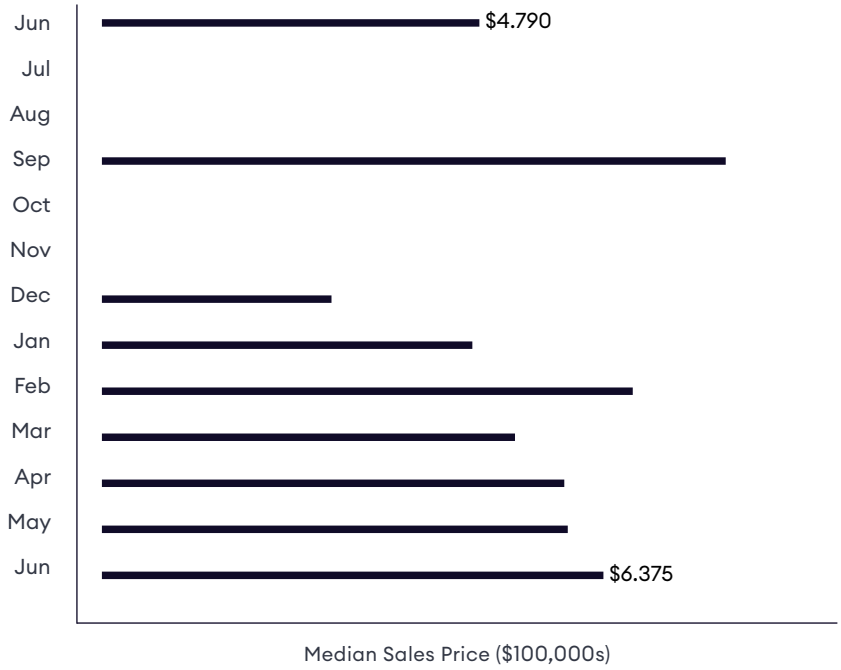
Median Sales Price 33.1% Δ YOY

$1,378

Average $/SF 0.3% Δ YOY

4

Properties For Sale -20.0% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$4,790,000	$2,900,000	$5,245,000	$6,375,000	33.1%
Average Price per Square Foot	$1,374	$1,427	$1,153	$1,378	0.3%
Properties Sold	3	1	1	2	-33.3%
Properties Pending Sale	2	1	0	2	0.0%
Properties For Sale	5	4	3	4	-20.0%
Days on Market (Pending Sale)	2	197	0	4	100.0%
Percent Under Contract	40.0%	25.0%	0.0%	50.0%	25.0%
Average Median Price for Last 12 Months	$2,869,583	$5,810,750	$6,056,500	$3,884,038	35.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Turtle Ridge Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Turtle Rock

Single Family Residences, June 2025

Current Market Snapshot

$2,575,000

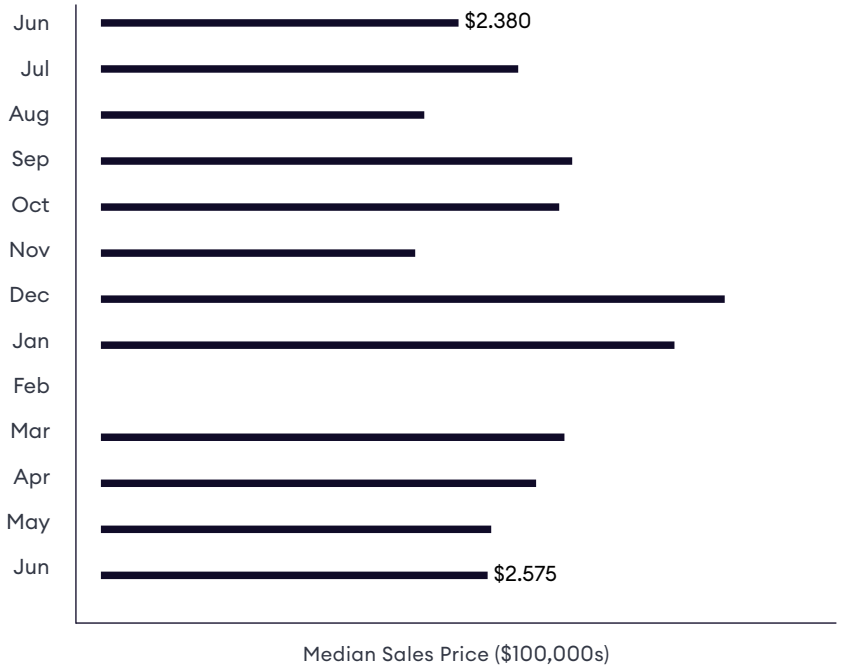
Median Sales Price 8.2% Δ YOY

$1,210

Average $/SF 1.5% Δ YOY

12

Properties For Sale 33.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$2,380,000	$4,164,625	$3,090,000	$2,575,000	8.2%
Average Price per Square Foot	$1,192	$1,062	$1,228	$1,210	1.5%
Properties Sold	5	2	6	2	-60.0%
Properties Pending Sale	4	0	4	1	-75.0%
Properties For Sale	9	5	13	12	33.3%
Days on Market (Pending Sale)	9	0	7	8	-8.6%
Percent Under Contract	44.4%	0.0%	30.8%	8.3%	-81.2%
Average Median Price for Last 12 Months	$2,652,708	$2,498,625	$2,691,333	$2,673,313	0.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Turtle Rock Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Tustin

Single Family Residences, June 2025

Current Market Snapshot

$1,450,000

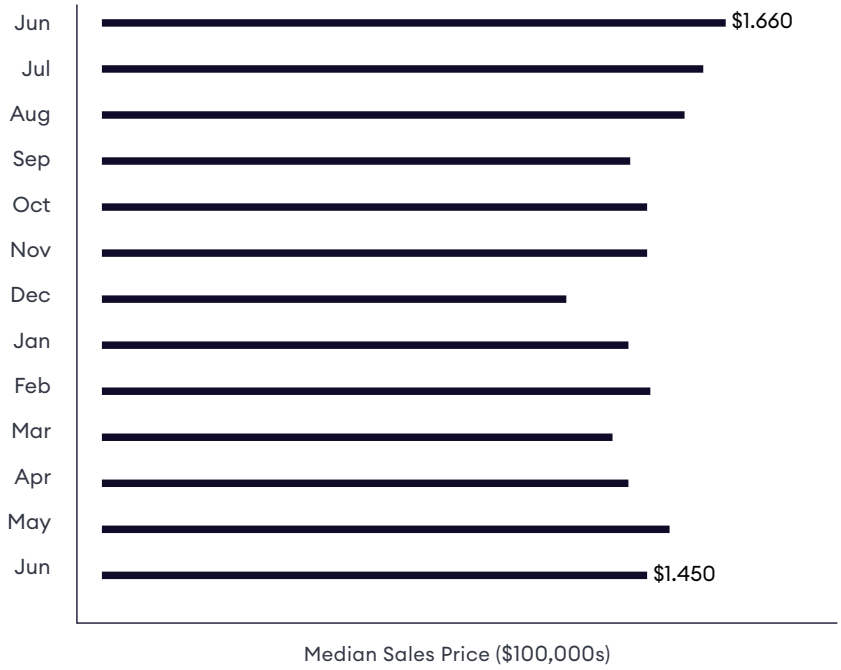
Median Sales Price -12.7% Δ YOY

$737

Average $/SF 2.1% Δ YOY

66

Properties For Sale -14.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,660,000	$1,234,000	$1,357,500	$1,450,000	-12.7%
Average Price per Square Foot	$722	$663	$722	$737	2.1%
Properties Sold	25	15	10	23	-8.0%
Properties Pending Sale	26	14	20	19	-26.9%
Properties For Sale	77	39	63	66	-14.3%
Days on Market (Pending Sale)	12	48	23	40	244.6%
Percent Under Contract	33.8%	35.9%	31.7%	28.8%	-14.7%
Average Median Price for Last 12 Months	$1,343,688	$1,429,333	$1,453,333	$1,455,754	8.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Tustin Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

West Bay - Santa Ana Heights

Single Family Residences, June 2025

Current Market Snapshot

$3,525,000

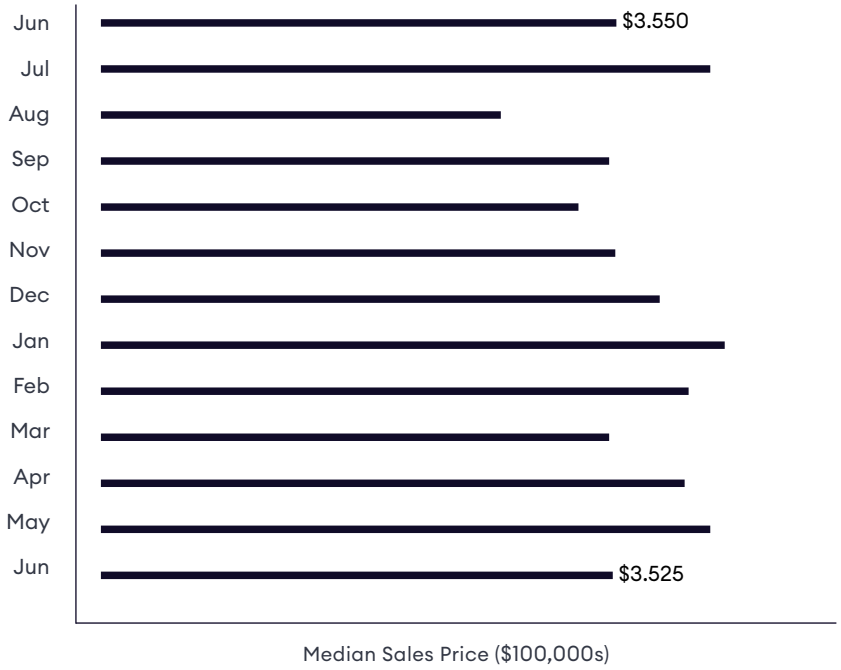
Median Sales Price -0.7% Δ YOY

$1,462

Average $/SF 26.0% Δ YOY

52

Properties For Sale 10.6% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$3,550,000	$3,850,000	$3,500,000	$3,525,000	-0.7%
Average Price per Square Foot	$1,160	$1,249	$1,363	$1,462	26.0%
Properties Sold	8	10	11	4	-50.0%
Properties Pending Sale	9	8	6	6	-33.3%
Properties For Sale	47	30	31	52	10.6%
Days on Market (Pending Sale)	35	60	38	29	-15.4%
Percent Under Contract	19.1%	26.7%	19.4%	11.5%	-39.7%
Average Median Price for Last 12 Months	$3,467,854	$3,932,917	$3,915,833	$3,713,654	7.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Bay - Santa Ana Heights Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

West Newport - Lido

Single Family Residences, June 2025

Current Market Snapshot

$7,250,000

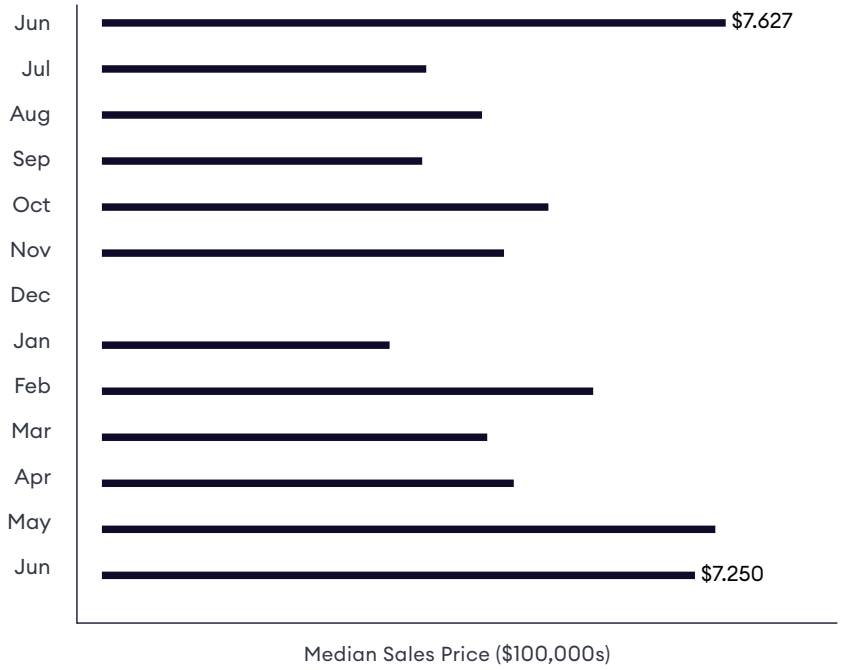
Median Sales Price -4.9% Δ YOY

$2,468

Average $/SF 0.5% Δ YOY

48

Properties For Sale 54.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$7,627,500	$0	$4,699,000	$7,250,000	-4.9%
Average Price per Square Foot	$2,456	$0	$2,108	$2,468	0.5%
Properties Sold	4	0	4	15	275.0%
Properties Pending Sale	5	1	3	10	100.0%
Properties For Sale	31	36	38	48	54.8%
Days on Market (Pending Sale)	81	61	34	63	-22.2%
Percent Under Contract	16.1%	2.8%	7.9%	20.8%	29.2%
Average Median Price for Last 12 Months	$4,893,958	$5,662,333	$6,591,667	$4,957,038	1.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Newport - Lido Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Westminster

Single Family Residences, June 2025

Current Market Snapshot

$1,140,000

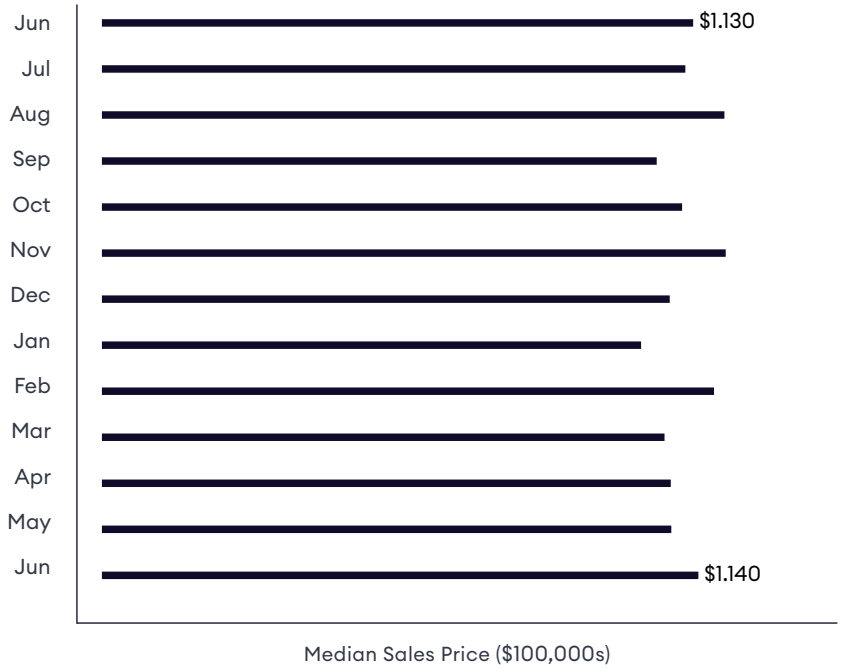
Median Sales Price 0.9% Δ YOY

$696

Average $/SF 13.7% Δ YOY

64

Properties For Sale 14.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,130,000	$1,085,000	$1,075,000	$1,140,000	0.9%
Average Price per Square Foot	$612	$655	$628	$696	13.7%
Properties Sold	23	23	16	17	-26.1%
Properties Pending Sale	23	14	33	23	0.0%
Properties For Sale	56	51	70	64	14.3%
Days on Market (Pending Sale)	10	44	18	19	93.3%
Percent Under Contract	41.1%	27.5%	47.1%	35.9%	-12.5%
Average Median Price for Last 12 Months	$1,056,396	$1,098,333	$1,105,000	$1,113,173	5.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Westminster Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Yorba Linda

Single Family Residences, June 2025

Current Market Snapshot

$1,700,000

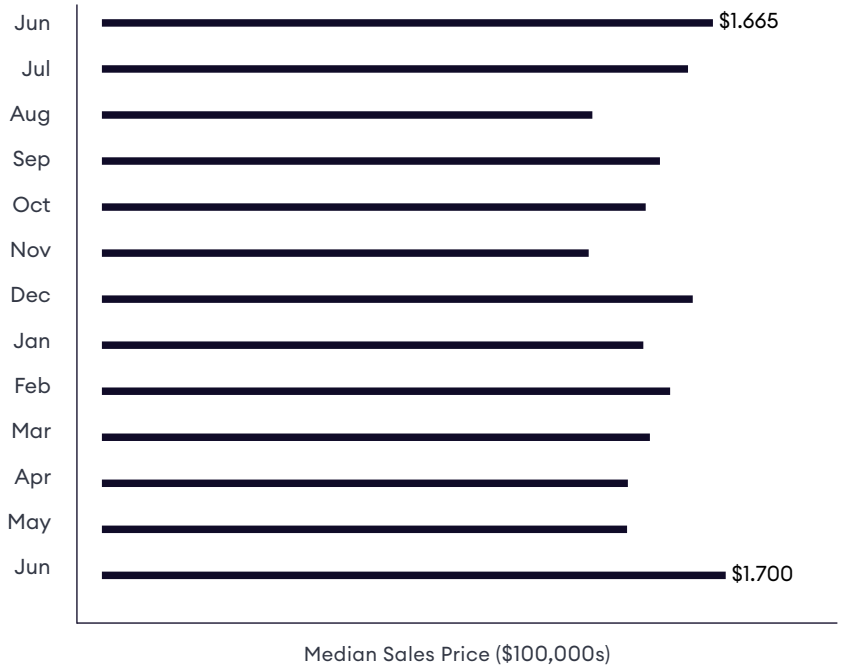
Median Sales Price 2.1% Δ YOY

$651

Average $/SF 3.7% Δ YOY

157

Properties For Sale 2.6% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	$1,665,000	$1,609,800	$1,492,500	$1,700,000	2.1%
Average Price per Square Foot	$628	$628	$664	$651	3.7%
Properties Sold	48	30	40	33	-31.2%
Properties Pending Sale	53	27	47	30	-43.4%
Properties For Sale	153	96	142	157	2.6%
Days on Market (Pending Sale)	22	37	15	24	11.9%
Percent Under Contract	34.6%	28.1%	33.1%	19.1%	-44.8%
Average Median Price for Last 12 Months	$1,416,385	$1,512,850	$1,520,741	$1,508,438	6.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Yorba Linda Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

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