



CALIFORNIA  
ASSOCIATION  
OF REALTORS®

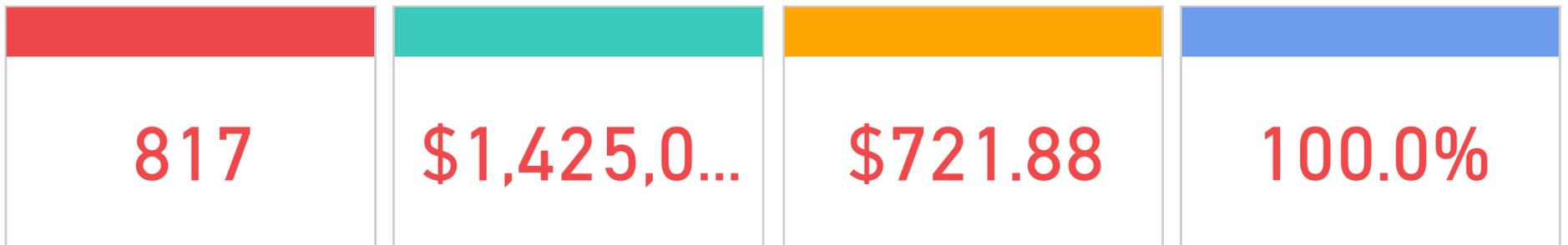
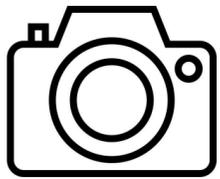


Orange County

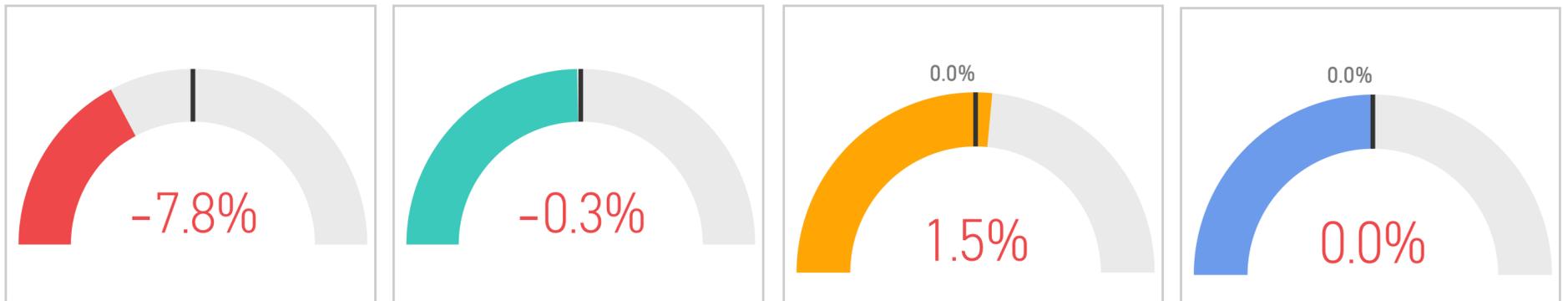
February 2026



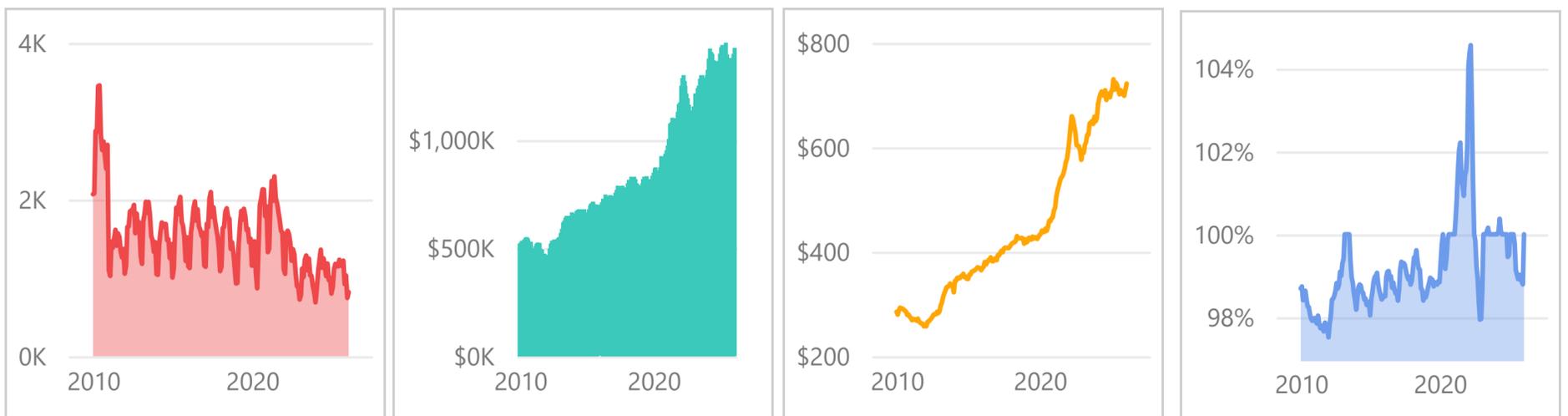
Snapshot



YoY % Chg.



Trends



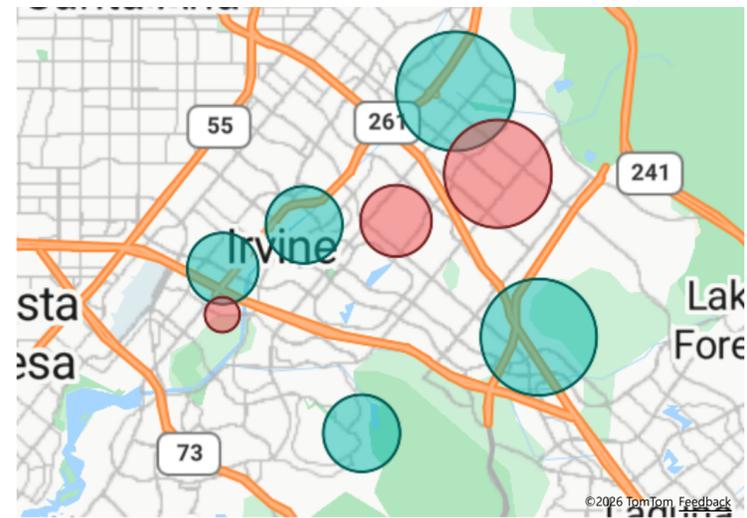
Definitions



<p><b>Existing SFR Sales:</b> Closed transactions of properties listed on various MLSs across the state during the current month for the selected geography and property characteristics.</p>	<p><b>Existing SFR Median Price:</b> Median price of all closed sales listed on MLSs across the state during the current month for the selected geography and property characteristics.</p>	<p><b>Existing SFR Med. Price/Sq. Ft.:</b> Median price per square foot of all closed sales listed on MLSs during the current month for the selected geography and property characteristics.</p>	<p><b>Existing SFR Med. Sales-to-List Ratio (%):</b> Gap between selling and listing prices for homes sold on MLSs during the month for the selected area and property characteristics.</p>
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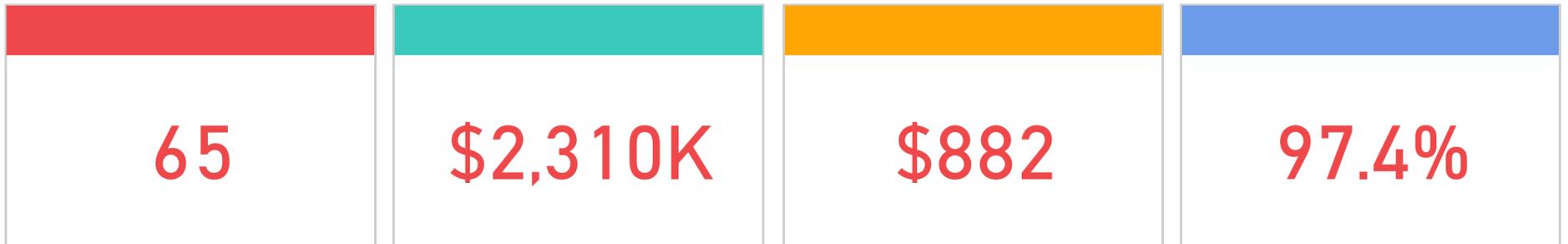
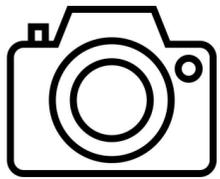


City of Irvine

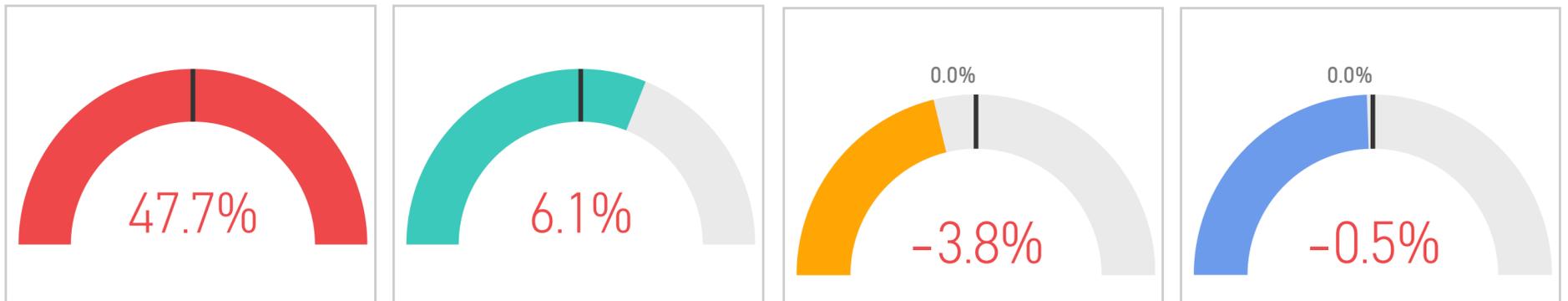
February 2026



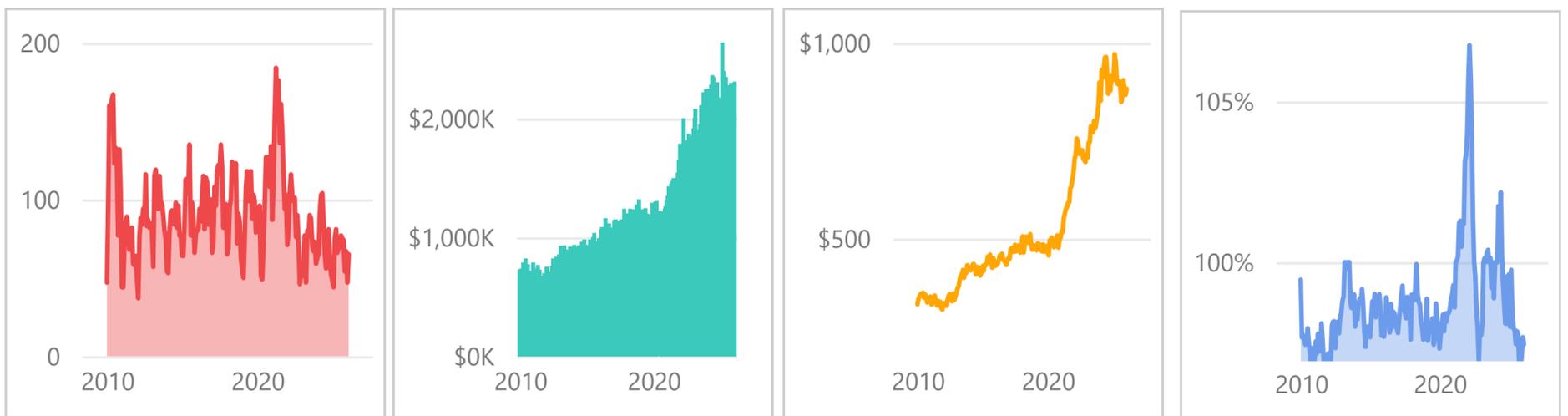
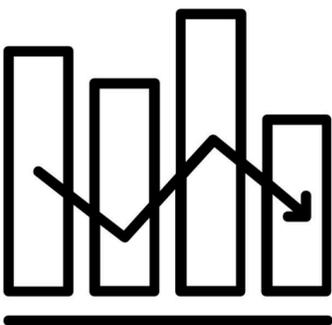
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Existing SFR Median Price: Median price of all closed sales listed on MLSs across the state during the current month for the selected geography and property characteristics.

Existing SFR Med. Price/Sq. Ft.: Median price per square foot of all closed sales listed on MLSs during the current month for the selected geography and property characteristics.

Existing SFR Med. Sales-to-List Ratio (%): Gap between selling and listing prices for homes sold on MLSs during the month for the selected area and property characteristics.



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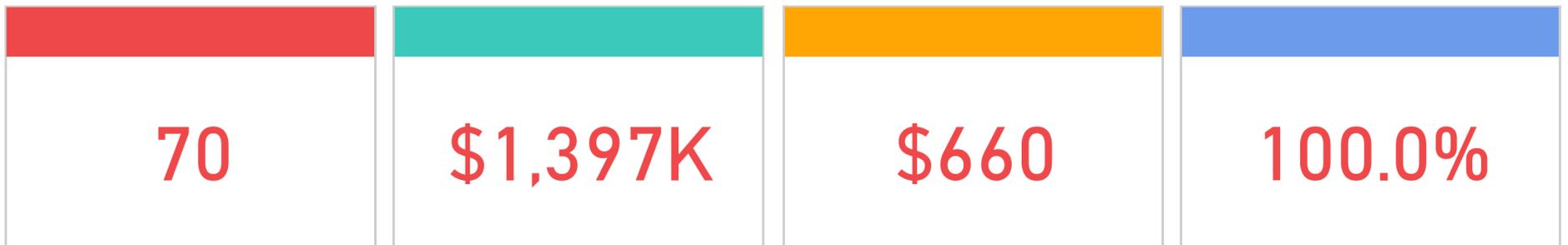
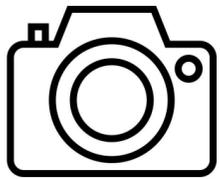


City of Mission Viejo

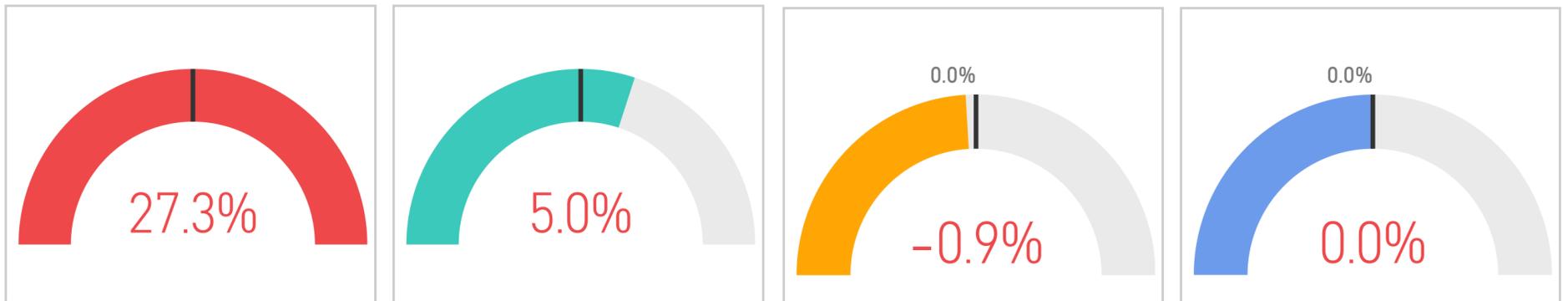
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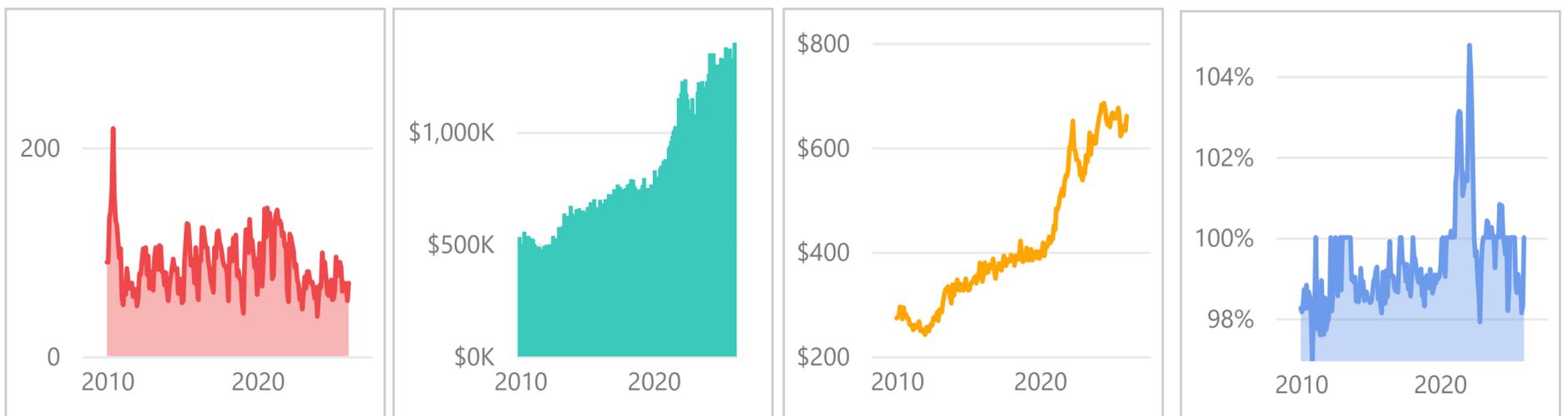
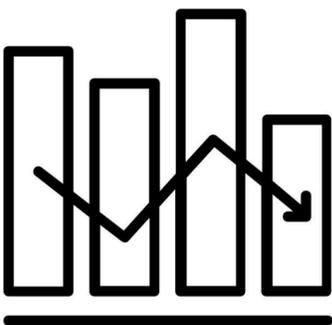
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**Existing SFR Sales:** Closed transactions of properties listed on various MLSs across the state during the current month for the selected geography and property characteristics.

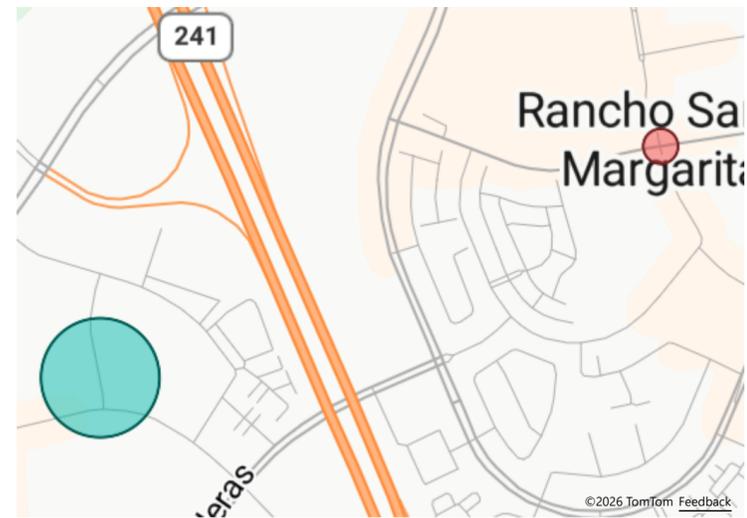
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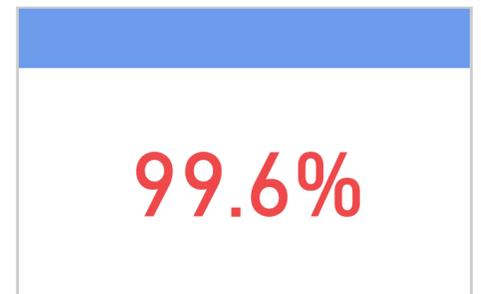
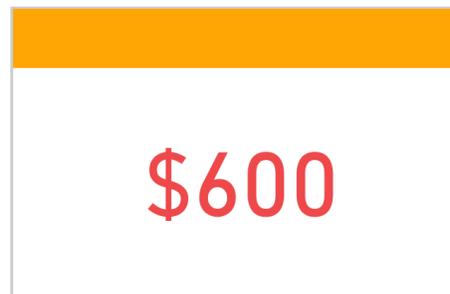
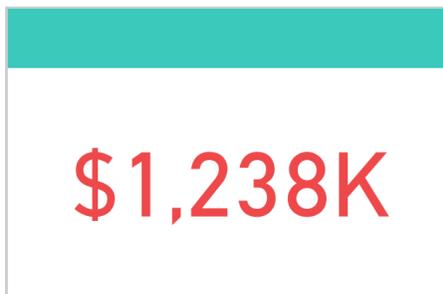
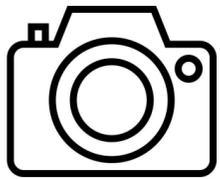


**City of Rancho Santa  
Margarita**

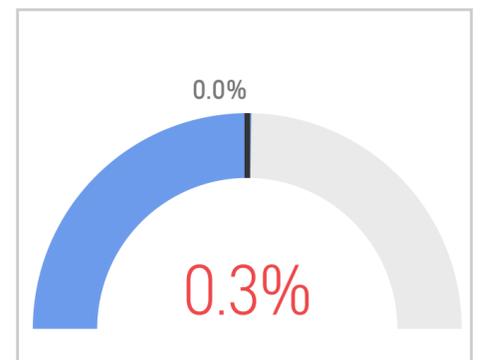
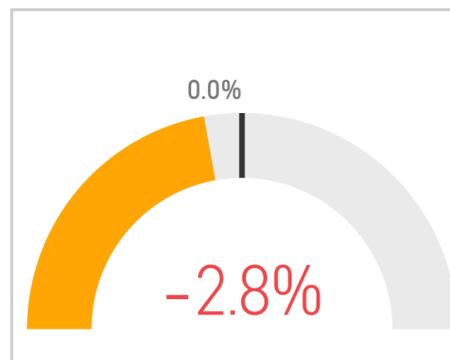
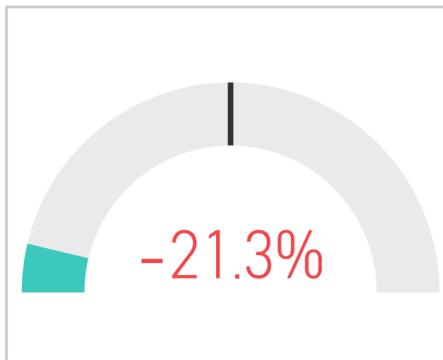
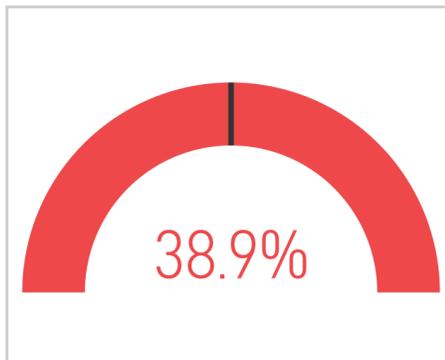
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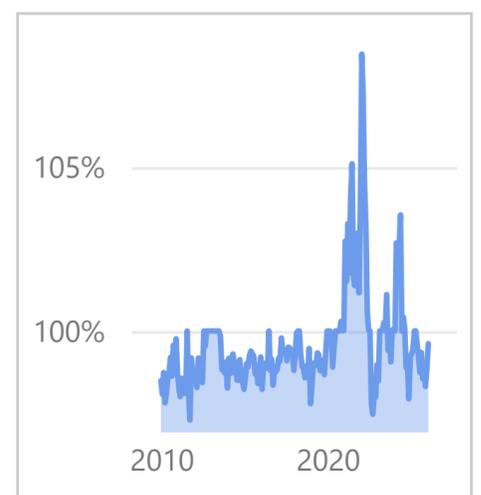
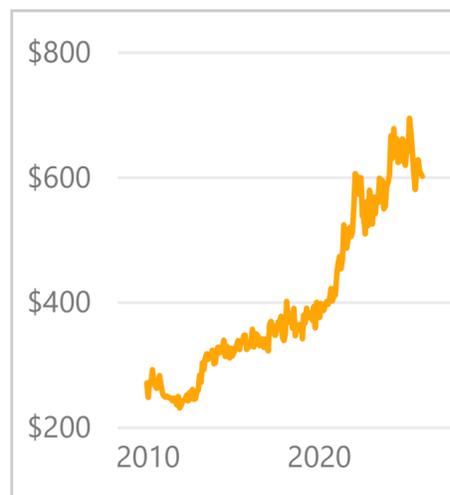
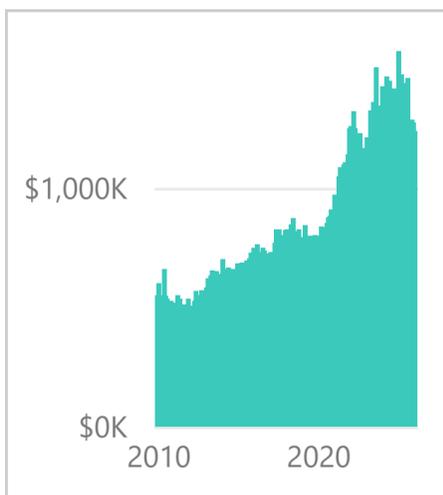
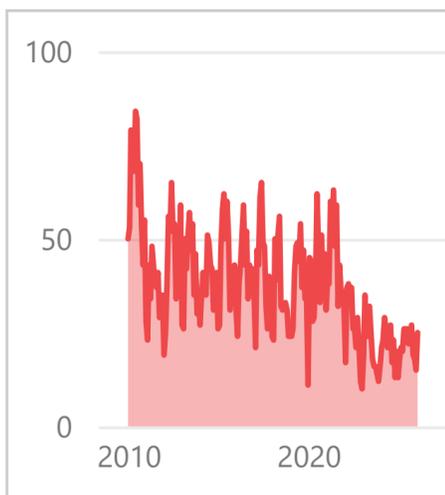
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