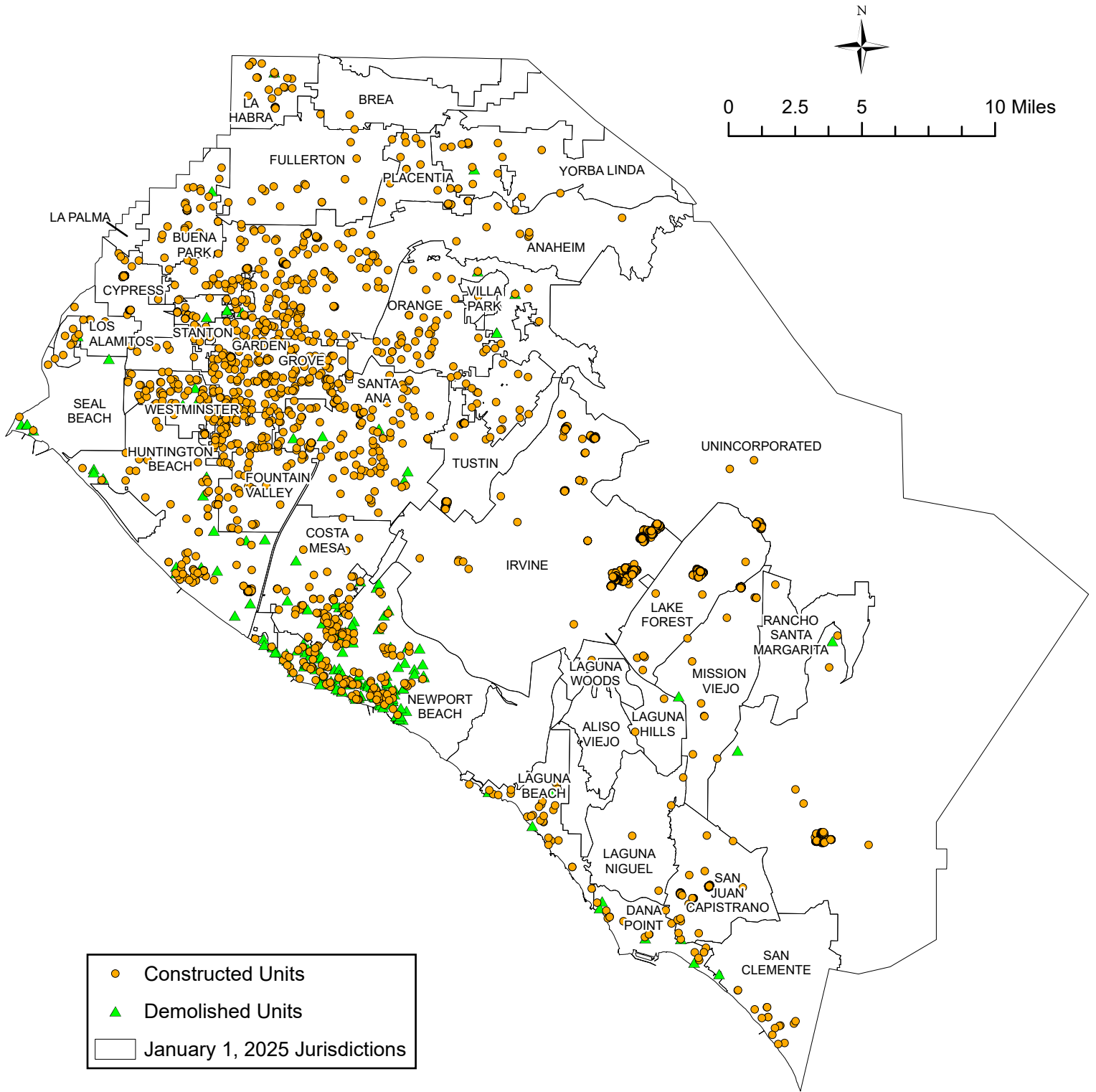


Housing Inventory System (HIS)

2024 Constructed Housing Units & Demolished Housing Units

Orange County, California



Notes:

- Dots on the map represent addresses of housing activity. For example one dot may represent one single family home or a 250-unit apartment complex.
- Housing activity is for January 1-December 31, 2024.

**Table 1: HIS 2024 - Net Activity (Without Conversion of the Primary Structure, Where ADUs are Concerned)
Orange County, California**

Jurisdiction	Net Activity: January 1 - December 31, 2024										Share of County Growth ¹
	Single Family Detached	Single Family Attached	Multi Family 2 to 4	Multi Family 5 Plus	Mobile	Accessory Dwelling Attached	Accessory Dwelling Detached	Accessory Dwelling Repurpose	Junior Accessory Dwelling	Net Activity	
Aliso Viejo	-	-	-	-	-	-	-	-	-	-	0.0%
Anaheim	3	253	-	-	-	31	125	29	37	478	7.2%
Brea	-	-	-	-	-	-	3	3	2	8	0.1%
Buena Park	-	15	-	27	-	6	19	16	4	87	1.3%
Costa Mesa	1	4	(5)	224	-	5	40	19	2	290	4.4%
Cypress	-	68	3	251	-	1	4	2	-	329	4.9%
Dana Point	4	-	2	-	-	3	4	1	1	15	0.2%
Fountain Valley	12	-	-	-	-	10	19	1	5	47	0.7%
Fullerton	2	-	-	-	-	3	22	2	1	30	0.5%
Garden Grove	22	-	4	-	-	16	170	28	51	291	4.4%
Huntington Beach	70	26	25	20	-	19	23	12	26	221	3.3%
Irvine	579	142	-	900	-	5	3	-	-	1,629	24.5%
La Habra	-	31	-	26	1	5	23	2	6	94	1.4%
La Palma	-	-	-	-	-	-	-	-	1	1	0.0%
Laguna Beach	6	-	2	-	-	17	20	15	4	64	1.0%
Laguna Hills	-	-	-	-	-	2	1	2	-	5	0.1%
Laguna Niguel	-	-	-	309	-	-	3	1	3	316	4.7%
Laguna Woods	-	-	-	-	-	-	-	-	-	-	0.0%
Lake Forest	99	-	-	71	-	1	5	1	3	180	2.7%
Los Alamitos	-	-	-	-	1	2	2	2	1	8	0.1%
Mission Viejo	1	57	-	-	-	5	1	1	2	67	1.0%
Newport Beach	(11)	-	1	-	-	10	4	12	6	22	0.3%
Orange	(1)	-	-	112	-	8	48	15	2	184	2.8%
Placentia	-	22	4	508	-	5	7	2	-	548	8.2%
Rancho Santa Margarita	-	-	-	-	-	1	-	-	-	1	0.0%
San Clemente	5	-	6	-	-	4	6	9	-	30	0.5%
San Juan Capistrano	24	45	-	-	13	1	5	1	1	90	1.4%
Santa Ana	1	28	(3)	763	-	26	97	26	7	945	14.2%
Seal Beach	(4)	-	-	-	1	1	1	-	-	(1)	0.0%
Stanton	2	13	(8)	21	-	2	12	5	1	48	0.7%
Tustin	32	51	-	-	-	2	2	1	-	88	1.3%
Villa Park	-	-	-	-	-	1	2	-	-	3	0.0%
Westminster	(1)	-	4	-	-	18	108	9	28	166	2.5%
Yorba Linda	7	-	-	-	-	3	12	4	-	26	0.4%
Unincorporated	158	118	-	-	-	13	40	12	6	347	5.2%
Orange County Total	1,011	873	35	3,232	16	226	831	233	200	6,657	100.0%
Percentage Share of Units Activity by Type	15.2%	13.1%	0.5%	48.6%	0.2%	3.4%	12.5%	3.5%	3.0%		

Notes:

¹Jurisdictions with net loss are not included in calculation of share of county growth.

This table shows the net activity for each jurisdiction and includes units constructed (Table 2), demolished (Table 3), and converted/repurposed (Table 4).

These units have been completed or finalized through building finals, certificates of occupancy, or utility releases.

These data are not the number of building permits.

Data were collected from all 35 Orange County jurisdictions.

Jurisdictional boundaries are as of January 1, 2025.

ADU Net Activity in 2024: 1,490

Single Family Detached*

A one-unit structure with open space on all sides. The unit often possesses an attached garage.

Single Family Attached*

A one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form property line. Each unit has individual heating and plumbing systems.

Multi Family*

Two or more units with common walls extending from floor to ceiling with common attic space and/or shared heating and plumbing. Generally include, but are not necessarily limited to, apartment units, duplex, triplex or fourplex. Multiple units are classified by two categories: 2-4 units/one structure and 5+ units/one structure.

Accessory Dwelling Units

Single unit added to single family attached or detached residence through new construction or conversion of existing space. May be attached or detached. Depending on type, must include kitchen facilities and bathroom or access to bathroom. May not be sold separate from primary residence but may be rented.

*These definitions are consistent with the California State Department of Finance.

**Table 2: HIS 2024 - Number of Housing Units Constructed
Orange County, California**

Jurisdiction	Number of Housing Units Constructed: January 1 - December 31, 2024										Percentage Share by Jurisdiction		Share of County Total
	Single Family Detached	Single Family Attached	Multi Family 2 to 4	Multi Family 5 Plus	Mobile	Accessory Dwelling Attached	Accessory Dwelling Detached	Accessory Dwelling Repurpose	Junior Accessory Dwelling	Net Constructed Activity	Single Family Detached	All Other Units	
Aliso Viejo	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
Anaheim	1	253	-	-	-	31	95	NA	NA	380	0.3%	99.7%	6.1%
Brea	-	-	-	-	-	-	2	NA	NA	2	0.0%	100.0%	0.0%
Buena Park	1	15	-	27	-	6	14	NA	NA	63	1.6%	98.4%	1.0%
Costa Mesa	6	4	-	224	-	5	35	NA	NA	274	2.2%	97.8%	4.4%
Cypress	-	68	3	251	-	1	2	NA	NA	325	0.0%	100.0%	5.2%
Dana Point	9	-	2	-	1	3	4	NA	NA	19	47.4%	52.6%	0.3%
Fountain Valley	12	-	-	-	-	10	19	NA	NA	41	29.3%	70.7%	0.7%
Fullerton	2	-	-	-	-	3	11	NA	NA	16	12.5%	87.5%	0.3%
Garden Grove	22	-	4	-	-	16	162	NA	NA	204	10.8%	89.2%	3.2%
Huntington Beach	83	26	30	20	-	19	17	NA	NA	195	42.6%	57.4%	3.1%
Irvine	579	142	-	900	-	5	2	NA	NA	1,628	35.6%	64.4%	25.9%
La Habra	-	31	-	26	1	5	12	NA	NA	75	0.0%	100.0%	1.2%
La Palma	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
Laguna Beach	9	-	2	-	-	17	-	NA	NA	28	32.1%	67.9%	0.4%
Laguna Hills	-	-	-	-	-	2	1	NA	NA	3	0.0%	100.0%	0.0%
Laguna Niguel	-	-	-	309	-	-	3	NA	NA	312	0.0%	100.0%	5.0%
Laguna Woods	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
Lake Forest	99	-	-	71	-	1	5	NA	NA	176	56.3%	43.8%	2.8%
Los Alamitos	-	-	-	-	1	2	2	NA	NA	5	0.0%	100.0%	0.1%
Mission Viejo	2	57	-	-	-	5	1	NA	NA	65	3.1%	96.9%	1.0%
Newport Beach	106	-	46	-	-	10	3	NA	NA	165	64.2%	35.8%	2.6%
Orange	2	-	-	112	-	8	33	NA	NA	155	1.3%	98.7%	2.5%
Placentia	-	22	4	508	-	5	5	NA	NA	544	0.0%	100.0%	8.7%
Rancho Santa Margarita	-	-	-	-	-	1	-	NA	NA	1	0.0%	100.0%	0.0%
San Clemente	5	-	6	-	-	4	4	NA	NA	19	26.3%	73.7%	0.3%
San Juan Capistrano	24	45	-	-	13	1	4	NA	NA	87	27.6%	72.4%	1.4%
Santa Ana	4	28	-	763	-	26	73	NA	NA	894	0.4%	99.6%	14.2%
Seal Beach	1	-	-	-	1	1	-	NA	NA	3	33.3%	66.7%	0.0%
Stanton	4	13	-	-	-	2	12	NA	NA	31	12.9%	87.1%	0.5%
Tustin	32	51	-	-	-	2	2	NA	NA	87	36.8%	63.2%	1.4%
Villa Park	-	-	-	-	-	1	1	NA	NA	2	0.0%	100.0%	0.0%
Westminster	3	-	4	-	-	18	104	NA	NA	129	2.3%	97.7%	2.1%
Yorba Linda	8	-	-	-	-	3	6	NA	NA	17	47.1%	52.9%	0.3%
Unincorporated	163	118	-	-	-	13	38	NA	NA	332	49.1%	50.9%	5.3%
Orange County Total	1,177	873	101	3,211	17	226	672	NA	NA	6,277	18.8%	81.2%	100.0%
Percentage Share of Units Activity by Type	18.8%	13.9%	1.6%	51.2%	0.3%	3.6%	10.7%	NA	NA				

Notes:

NA- Repurposed ADUs and Junior ADUs are only from repurposing existing space and do not fall into construction activity.
This table shows the number of constructed housing units for each jurisdiction.
These units have been completed or finalized through building finals, certificates of occupancy, or utility releases.
These data are not the number of building permits.
Data was collected from all 35 Orange County jurisdictions. Jurisdictional boundaries are as of January 1, 2025.
Total constructed ADUs in 2024: 898

Single Family Detached*

A one-unit structure with open space on all sides. The unit often possesses an attached garage.

Single Family Attached*

A one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form property line. Each unit has individual heating and plumbing systems.

Multi Family*

Two or more units with common walls extending from floor to ceiling with common attic space and/or shared heating and plumbing. Generally include, but are not necessarily limited to, apartment units, duplex, triplex or fourplex. Multiple units are classified by two categories: 2-4 units/one structure and 5+ units/one structure.

Accessory Dwelling Units

Single unit added to single family attached or detached residence through new construction or conversion of existing space. May be attached or detached. Depending on type, must include kitchen facilities and bathroom or access to bathroom. May not be sold separate from primary residence but may be rented.

*These definitions are consistent with the California State Department of Finance.

**Table 3: HIS 2024 - Number of Housing Units Demolished
Orange County, California**

Jurisdiction	Number of Housing Units Demolished: January 1 - December 31, 2024										Percentage Share by Jurisdiction		Share of County Total
	Single Family Detached	Single Family Attached	Multi Family 2 to 4	Multi Family 5 Plus	Mobile	Accessory Dwelling Attached	Accessory Dwelling Detached	Accessory Dwelling Repurpose	Junior Accessory Dwelling	Net Demolished Activity	Single Family Detached	All Other Units	
Aliso Viejo	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Anaheim	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Brea	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Buena Park	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Costa Mesa	(5)	-	(5)	-	-	-	-	-	-	(10)	50.0%	50.0%	4.2%
Cypress	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Dana Point	(5)	-	-	-	(1)	-	-	-	-	(6)	83.3%	16.7%	2.5%
Fountain Valley	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Fullerton	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Garden Grove	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Huntington Beach	(13)	-	(5)	-	-	-	-	-	-	(18)	72.2%	27.8%	7.6%
Irvine	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
La Habra	-	-	-	-	-	-	(1)	-	-	(1)	0.0%	100.0%	0.4%
La Palma	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Laguna Beach	(3)	-	-	-	-	-	-	-	-	(3)	100.0%	0.0%	1.3%
Laguna Hills	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Laguna Niguel	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Laguna Woods	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Lake Forest	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Los Alamitos	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Mission Viejo	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Newport Beach	(117)	-	(45)	-	-	-	-	-	-	(162)	72.2%	27.8%	68.4%
Orange	(3)	-	-	-	-	-	(1)	-	-	(4)	75.0%	25.0%	1.7%
Placentia	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Rancho Santa Margarita	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
San Clemente	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
San Juan Capistrano	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Santa Ana	(4)	-	(2)	-	-	-	-	-	-	(6)	66.7%	33.3%	2.5%
Seal Beach	(5)	-	-	-	-	-	-	-	-	(5)	100.0%	0.0%	2.1%
Stanton	(2)	-	(8)	-	-	-	-	-	-	(10)	20.0%	80.0%	4.2%
Tustin	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Villa Park	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Westminster	(4)	-	-	-	-	-	-	-	-	(4)	100.0%	0.0%	1.7%
Yorba Linda	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Unincorporated	(5)	-	-	-	-	-	-	-	-	(5)	100.0%	0.0%	2.1%
Orange County Total	(169)	-	(65)	-	(1)	-	(2)	-	-	(237)	71.3%	28.7%	100.0%
Percentage Share of Units Activity by Type	71.3%	0.0%	27.4%	0.0%	0.4%	0.0%	0.8%	0.0%	0.0%				

Notes:

This table shows the number of demolished housing units for each jurisdiction. These data are not the number of permits.
Data were collected from all 35 Orange County jurisdictions.
Jurisdictional boundaries are as of January 1, 2025.
Total demolished ADUs in 2024: 2

Single Family Detached*

A one-unit structure with open space on all sides. The unit often possesses an attached garage.

Single Family Attached*

A one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form property line. Each unit has individual heating and plumbing systems.

Multi Family*

Two or more units with common walls extending from floor to ceiling with common attic space and/or shared heating and plumbing. Generally include, but are not necessarily limited to, apartment units, duplex, triplex or fourplex. Multiple units are classified by two categories: 2-4 units/one structure and 5+ units/one structure.

Accessory Dwelling Units

Single unit added to single family attached or detached residence through new construction or conversion of existing space. May be attached or detached. Depending on type, must include kitchen facilities and bathroom or access to bathroom. May not be sold separate from primary residence but may be rented.

*These definitions are consistent with the California State Department of Finance.

**Table 4: HIS 2024 - Net Activity of Converted and Repurposed Housing Units (Without Conversion of the Primary Structure, Where ADUs are Concerned)
Orange County, California**

Jurisdiction	Converted Net Activity: January 1 - December 31, 2024						Converted or Repurposed Net Activity			Net Activity All Types	Share of County Growth ¹
	Single Family Detached	Single Family Attached	Multi Family 2 to 4	Multi Family 5 Plus	Mobile	Accessory Dwelling Attached	Accessory Dwelling Detached	Accessory Dwelling Repurpose	Junior Accessory Dwelling		
Aliso Viejo	-	-	-	-	-	NA	-	-	-	-	0.0%
Anaheim	2	-	-	-	-	NA	30	29	37	98	15.9%
Brea	-	-	-	-	-	NA	1	3	2	6	1.0%
Buena Park	-	-	-	-	-	NA	5	16	4	25	4.1%
Costa Mesa	-	-	-	-	-	NA	5	19	2	26	4.2%
Cypress	-	-	-	-	-	NA	2	2	-	4	0.6%
Dana Point	-	-	-	-	-	NA	-	1	1	2	0.3%
Fountain Valley	-	-	-	-	-	NA	-	1	5	6	1.0%
Fullerton	-	-	-	-	-	NA	11	2	1	14	2.3%
Garden Grove	-	-	-	-	-	NA	8	28	51	87	14.1%
Huntington Beach	-	-	-	-	-	NA	6	12	26	44	7.1%
Irvine	-	-	-	-	-	NA	1	-	-	1	0.2%
La Habra	-	-	-	-	-	NA	12	2	6	20	3.2%
La Palma	-	-	-	-	-	NA	-	-	1	1	0.2%
Laguna Beach	-	-	-	-	-	NA	20	15	4	39	6.3%
Laguna Hills	-	-	-	-	-	NA	-	2	-	2	0.3%
Laguna Niguel	-	-	-	-	-	NA	-	1	3	4	0.6%
Laguna Woods	-	-	-	-	-	NA	-	-	-	-	0.0%
Lake Forest	-	-	-	-	-	NA	-	1	3	4	0.6%
Los Alamitos	-	-	-	-	-	NA	-	2	1	3	0.5%
Mission Viejo	-	-	-	-	-	NA	-	1	2	3	0.5%
Newport Beach	-	-	-	-	-	NA	1	12	6	19	3.1%
Orange	-	-	-	-	-	NA	16	15	2	33	5.3%
Placentia	-	-	-	-	-	NA	2	2	-	4	0.6%
Rancho Santa Margarita	-	-	-	-	-	NA	-	-	-	-	0.0%
San Clemente	-	-	-	-	-	NA	2	9	-	11	1.8%
San Juan Capistrano	-	-	-	-	-	NA	1	1	1	3	0.5%
Santa Ana	1	-	(1)	-	-	NA	24	26	7	57	9.2%
Seal Beach	-	-	-	-	-	NA	1	-	-	1	0.2%
Stanton	-	-	-	21	-	NA	-	5	1	27	4.4%
Tustin	-	-	-	-	-	NA	-	1	-	1	0.2%
Villa Park	-	-	-	-	-	NA	1	-	-	1	0.2%
Westminster	-	-	-	-	-	NA	4	9	28	41	6.6%
Yorba Linda	-	-	-	-	-	NA	6	4	-	10	1.6%
Unincorporated	-	-	-	-	-	NA	2	12	6	20	3.2%
Orange County Total	3	-	(1)	21	-	NA	161	233	200	617	100.0%

Notes:

¹ Jurisdictions with net loss are not included in calculation of share of county growth.
This table shows the net activity for each jurisdiction of conversion and ADU repurposing activity.
These units have been completed or finalized through building finals, certificates of occupancy, or utility releases.
These data are not the number of building permits.
Data was collected from all 35 Orange County jurisdictions. Jurisdictional boundaries are as of January 1, 2025.
NA- Attached ADUs are only new construction through additions to existing structures.
Total converted/repurposed ADU net activity 2024: 594

Conversion Activity

Dwelling units added or deleted from housing stock due to conversion. This includes both units lost and gained to different structure types. For example, SFD to Duplex, non-residential structure to residential use, or residential structure to non-residential use.

Accessory Dwelling Unit (ADU) creation through repurposing of existing space is Repurposed Activity, not conversion. Starting with the 2022 HAR and consistent with CA DOF's revised instructions, conversion of the primary structure when a connected ADU is added will no longer be reported to be consistent with U.S. Census Bureau housing type definitions.

Repurposed Activity

Includes existing space that is converted into an ADU. All ADU_R and JADU activity falls under repurposing activity.

May include conversion/repurposing of existing detached structures to a detached ADU, e.g., detached garage converted to ADU-Detached.

An SFD's attached garage repurposed into an ADU will either be an ADU_R (Repurposed ADU) or JADU (Junior ADU).