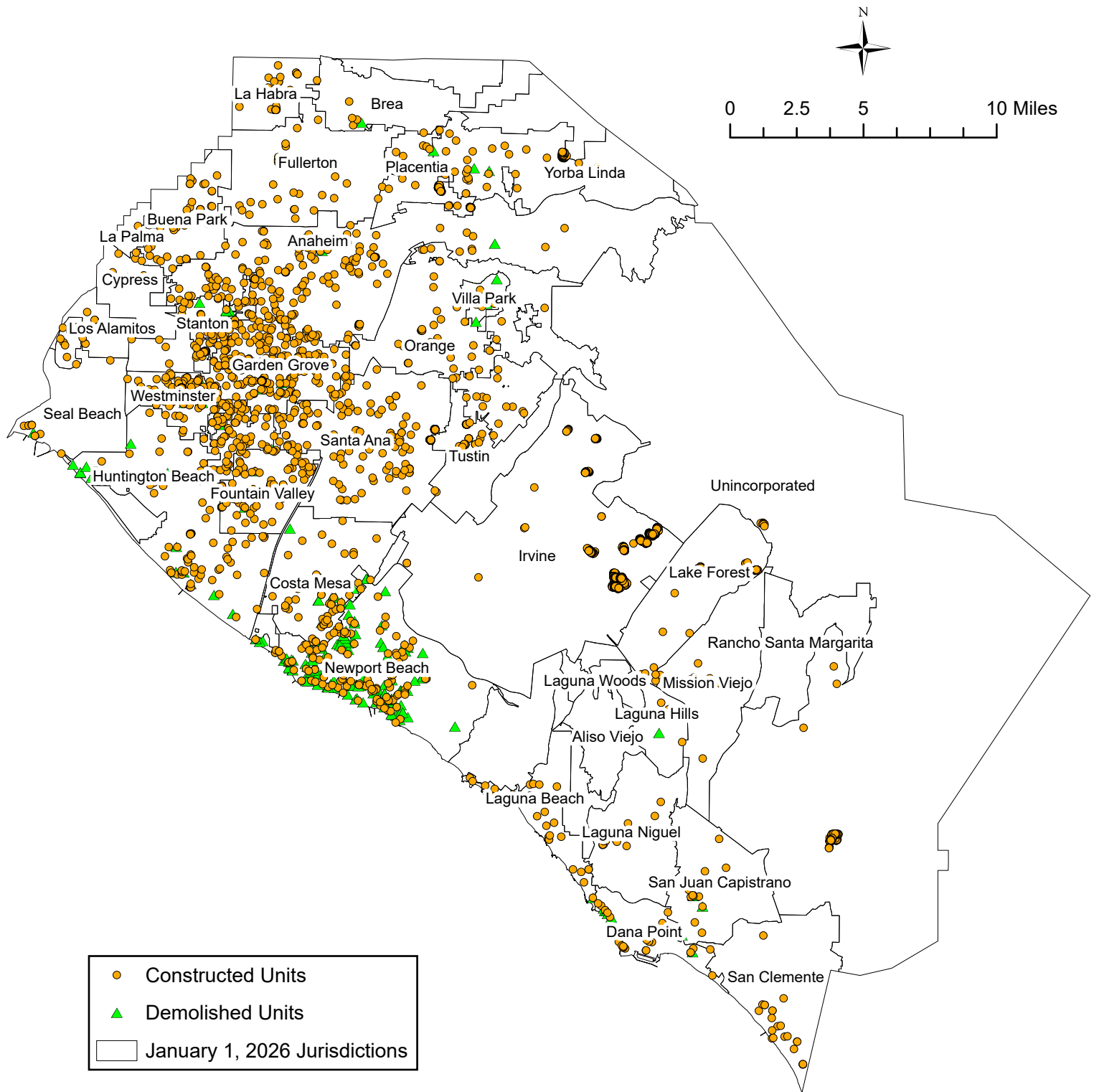


Housing Inventory System (HIS)

2025 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, 2025.

**Table 1: HIS 2025 - Net Activity (Without Conversion of the Primary Structure, Where ADUs are Concerned)
Orange County, California**

Jurisdiction	Net Activity: January 1-December 31, 2025										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	-	-	-	-	-	-	-	-	1	1	0.0%
Anaheim	3	199	4	593	-	34	117	43	32	1,025	17.3%
Brea	(1)	-	-	-	-	2	7	2	1	11	0.2%
Buena Park	1	-	-	66	-	5	48	8	5	133	2.3%
Costa Mesa	(1)	-	-	(6)	-	12	41	15	2	63	1.1%
Cypress	1	26	-	8	-	3	6	3	3	50	0.8%
Dana Point	14	2	-	-	-	-	2	4	-	22	0.4%
Fountain Valley	12	-	-	-	-	18	47	4	8	89	1.5%
Fullerton	7	24	-	-	-	8	28	10	2	79	1.3%
Garden Grove	25	30	6	-	-	20	188	10	26	305	5.2%
Huntington Beach	-	-	(2)	150	-	28	28	17	16	237	4.0%
Irvine	707	105	114	327	-	1	6	17	1	1,278	21.6%
La Habra	-	69	-	-	-	12	12	13	6	112	1.9%
La Palma	-	-	-	-	-	-	-	-	1	1	0.0%
Laguna Beach	11	-	-	-	-	8	9	26	7	61	1.0%
Laguna Hills	(1)	-	-	-	-	1	3	1	1	5	0.1%
Laguna Niguel	10	2	-	-	-	1	3	-	2	18	0.3%
Laguna Woods	-	-	-	-	-	-	-	-	-	-	0.0%
Lake Forest	44	-	-	65	-	1	6	2	8	126	2.1%
Los Alamitos	-	-	-	-	-	5	4	3	1	13	0.2%
Mission Viejo	-	-	-	-	-	5	4	3	6	18	0.3%
Newport Beach	(10)	-	(8)	-	-	11	14	7	13	27	0.5%
Orange	2	-	-	74	-	5	48	10	2	141	2.4%
Placentia	84	41	-	-	-	6	5	4	-	140	2.4%
Rancho Santa Margarita	-	-	-	-	-	-	-	2	-	2	0.0%
San Clemente	9	-	4	-	-	4	15	10	2	44	0.7%
San Juan Capistrano	2	-	-	52	-	2	8	1	2	67	1.1%
Santa Ana	4	87	-	612	-	22	112	28	10	875	14.8%
Seal Beach	6	-	-	-	-	1	4	-	-	11	0.2%
Stanton	-	50	(18)	321	-	4	21	1	1	380	6.4%
Tustin	5	44	-	-	-	2	6	1	-	58	1.0%
Villa Park	(3)	-	-	-	-	-	5	-	-	2	0.0%
Westminster	(3)	25	8	-	-	26	113	7	48	224	3.8%
Yorba Linda	65	-	-	-	1	6	13	3	1	89	1.5%
Unincorporated	111	18	4	12	-	14	32	8	3	202	3.4%
Orange County Total	1,104	722	112	2,274	1	267	955	263	211	5,909	100.0%
Percentage Share of Units Activity by Type	18.7%	12.2%	1.9%	38.5%	0.0%	4.5%	16.2%	4.5%	3.6%		

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, 2026.

ADU Net Activity in 2025: 1,696

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.

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

**Table 2: HIS 2025 - Number of Housing Units Constructed
Orange County, California**

Jurisdiction	Number of Housing Units Constructed: January 1-December 31, 2025										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	6	197	4	593	-	34	98	NA	NA	932	0.6%	99.4%	17.1%
Brea	-	-	-	-	-	2	3	NA	NA	5	0.0%	100.0%	0.1%
Buena Park	2	-	-	66	-	5	28	NA	NA	101	2.0%	98.0%	1.9%
Costa Mesa	11	-	-	-	-	12	27	NA	NA	50	22.0%	78.0%	0.9%
Cypress	1	26	-	8	-	3	2	NA	NA	40	2.5%	97.5%	0.7%
Dana Point	21	2	-	-	-	-	2	NA	NA	25	84.0%	16.0%	0.5%
Fountain Valley	14	-	-	-	-	18	47	NA	NA	79	17.7%	82.3%	1.5%
Fullerton	7	24	-	-	-	8	15	NA	NA	54	13.0%	87.0%	1.0%
Garden Grove	28	30	6	-	-	20	169	NA	NA	253	11.1%	88.9%	4.7%
Huntington Beach	14	-	8	87	-	28	25	NA	NA	162	8.6%	91.4%	3.0%
Irvine	707	105	114	327	-	1	4	NA	NA	1,258	56.2%	43.8%	23.1%
La Habra	-	69	-	-	-	12	10	NA	NA	91	0.0%	100.0%	1.7%
La Palma	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
Laguna Beach	12	-	-	-	-	8	4	NA	NA	24	50.0%	50.0%	0.4%
Laguna Hills	-	-	-	-	-	1	2	NA	NA	3	0.0%	100.0%	0.1%
Laguna Niguel	10	2	-	-	-	1	3	NA	NA	16	62.5%	37.5%	0.3%
Laguna Woods	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
Lake Forest	44	-	-	65	-	1	6	NA	NA	116	37.9%	62.1%	2.1%
Los Alamitos	-	-	-	-	-	5	4	NA	NA	9	0.0%	100.0%	0.2%
Mission Viejo	-	-	-	-	-	5	4	NA	NA	9	0.0%	100.0%	0.2%
Newport Beach	94	-	30	-	-	11	5	NA	NA	140	67.1%	32.9%	2.6%
Orange	2	-	-	74	-	5	32	NA	NA	113	1.8%	98.2%	2.1%
Placentia	84	41	-	-	-	6	5	NA	NA	136	61.8%	38.2%	2.5%
Rancho Santa Margarita	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
San Clemente	9	-	4	-	-	4	9	NA	NA	26	34.6%	65.4%	0.5%
San Juan Capistrano	2	-	-	50	6	2	6	NA	NA	66	3.0%	97.0%	1.2%
Santa Ana	4	87	-	612	-	22	90	NA	NA	815	0.5%	99.5%	15.0%
Seal Beach	7	-	-	-	-	1	2	NA	NA	10	70.0%	30.0%	0.2%
Stanton	-	50	-	321	-	4	17	NA	NA	392	0.0%	100.0%	7.2%
Tustin	5	44	-	-	-	2	6	NA	NA	57	8.8%	91.2%	1.0%
Villa Park	1	-	-	-	-	-	4	NA	NA	5	20.0%	80.0%	0.1%
Westminster	6	25	8	-	-	26	110	NA	NA	175	3.4%	96.6%	3.2%
Yorba Linda	67	-	-	-	1	6	13	NA	NA	87	77.0%	23.0%	1.6%
Unincorporated	114	18	4	12	-	14	27	NA	NA	189	60.3%	39.7%	3.5%
Orange County Total	1,272	720	178	2,215	7	267	779	NA	NA	5,438	23.4%	76.6%	100.0%
Percentage Share of Units Activity by Type	23.4%	13.2%	3.3%	40.7%	0.1%	4.9%	14.3%	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, 2026.
Total constructed ADUs in 2025: 1,046

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.

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

**Table 3: HIS 2025 - 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	(2)	-	-	-	-	-	-	-	-	(2)	100.0%	0.0%	0.8%
Brea	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Buena Park	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Costa Mesa	(12)	-	-	(6)	-	-	-	-	-	(18)	66.7%	33.3%	7.3%
Cypress	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Dana Point	(7)	-	-	-	-	-	-	-	-	(7)	100.0%	0.0%	2.8%
Fountain Valley	(2)	-	-	-	-	-	-	-	-	(2)	100.0%	0.0%	0.8%
Fullerton	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Garden Grove	(3)	-	-	-	-	-	-	-	-	(3)	100.0%	0.0%	1.2%
Huntington Beach	(14)	-	(10)	-	-	-	(1)	-	-	(25)	56.0%	44.0%	10.1%
Irvine	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
La Habra	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
La Palma	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Laguna Beach	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Laguna Hills	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
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	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Newport Beach	(104)	-	(38)	-	-	-	-	-	-	(142)	73.2%	26.8%	57.5%
Orange	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
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	-	-	-	-	(6)	-	-	-	-	(6)	0.0%	100.0%	2.4%
Santa Ana	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Seal Beach	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Stanton	-	-	(18)	-	-	-	-	-	-	(18)	0.0%	100.0%	7.3%
Tustin	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Villa Park	(4)	-	-	-	-	-	-	-	-	(4)	100.0%	0.0%	1.6%
Westminster	(9)	-	-	-	-	-	-	-	-	(9)	100.0%	0.0%	3.6%
Yorba Linda	(2)	-	-	-	-	-	(1)	-	-	(3)	66.7%	33.3%	1.2%
Unincorporated	(3)	-	-	-	-	-	-	-	-	(3)	100.0%	0.0%	1.2%
Orange County Total	(167)	-	(66)	(6)	(6)	-	(2)	-	-	(247)	67.6%	32.4%	100.0%
Percentage Share of Units Activity by Type	67.6%	0.0%	26.7%	2.4%	2.4%	0.0%	0.8%	0.0%	0.0%				

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.

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

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, 2026.

Total demolished ADUs in 2025: 2

**Table 4: HIS 2025 - 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, 2025						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	-	-	1	1	0.1%
Anaheim	(1)	2	-	-	-	NA	19	43	32	95	13.2%
Brea	-	-	-	-	-	NA	4	2	1	7	1.0%
Buena Park	-	-	-	-	-	NA	20	8	5	33	4.6%
Costa Mesa	-	-	-	-	-	NA	14	15	2	31	4.3%
Cypress	-	-	-	-	-	NA	4	3	3	10	1.4%
Dana Point	-	-	-	-	-	NA	-	4	-	4	0.6%
Fountain Valley	-	-	-	-	-	NA	-	4	8	12	1.7%
Fullerton	-	-	-	-	-	NA	13	10	2	25	3.5%
Garden Grove	-	-	-	-	-	NA	19	10	26	55	7.7%
Huntington Beach	-	-	-	63	-	NA	4	17	16	100	13.9%
Irvine	-	-	-	-	-	NA	2	17	1	20	2.8%
La Habra	-	-	-	-	-	NA	2	13	6	21	2.9%
La Palma	-	-	-	-	-	NA	-	-	1	1	0.1%
Laguna Beach	-	-	-	-	-	NA	5	26	7	38	5.3%
Laguna Hills	-	-	-	-	-	NA	1	1	1	3	0.4%
Laguna Niguel	-	-	-	-	-	NA	-	-	2	2	0.3%
Laguna Woods	-	-	-	-	-	NA	-	-	-	-	0.0%
Lake Forest	-	-	-	-	-	NA	-	2	8	10	1.4%
Los Alamitos	-	-	-	-	-	NA	-	3	1	4	0.6%
Mission Viejo	-	-	-	-	-	NA	-	3	6	9	1.3%
Newport Beach	-	-	-	-	-	NA	9	7	13	29	4.0%
Orange	-	-	-	-	-	NA	16	10	2	28	3.9%
Placentia	-	-	-	-	-	NA	-	4	-	4	0.6%
Rancho Santa Margarita	-	-	-	-	-	NA	-	2	-	2	0.3%
San Clemente	-	-	-	-	-	NA	6	10	2	18	2.5%
San Juan Capistrano	-	-	-	2	-	NA	2	1	2	7	1.0%
Santa Ana	-	-	-	-	-	NA	22	28	10	60	8.4%
Seal Beach	-	-	-	-	-	NA	2	-	-	2	0.3%
Stanton	-	-	-	-	-	NA	4	1	1	6	0.8%
Tustin	-	-	-	-	-	NA	-	1	-	1	0.1%
Villa Park	-	-	-	-	-	NA	1	-	-	1	0.1%
Westminster	-	-	-	-	-	NA	3	7	48	58	8.1%
Yorba Linda	-	-	-	-	-	NA	1	3	1	5	0.7%
Unincorporated	-	-	-	-	-	NA	5	8	3	16	2.2%
Orange County Total	(1)	2	-	65	-	NA	178	263	211	718	100.0%

Notes:

¹Jurisdictions with net loss are not included in calculation of share of county growth.
This table shows the net activity for each jurisdiction 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, 2026.
NA- Attached ADUs are only new construction through additions to existing structures.
Total converted/repurposed ADU net activity 2025: 652

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 repurposed ADU (ADU-R) and junior ADU (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 a repurposed ADU (ADU-R) or junior ADU (Junior ADU).