

THE *Orange County* HOUSING REPORT

REPORTS ON HOUSING

Orange County Housing Report: Still a Hot Seller's Market

December 17, 2017

Good Afternoon!

It is the middle of December and the market is sizzling hot for all homes priced below \$1 million.



Hot Housing Market: Year in and year out December is notoriously the slowest month of the year in terms of demand and new sellers placing their homes on the market; yet housing is still hot.

Nobody can escape it. The holidays are here. Office gatherings, friend gatherings, and family gatherings fill everybody's calendars. The mall parking lots are full, mailboxes are filled with season's greetings, and the temperature is finally beginning to drop. Seemingly, one and all are dialed into the season; so, how can housing still be red hot?

Even though Orange County housing is leaning heavily in the seller's favor, the Holiday Market has arrived and December is notoriously the slowest month of the year in terms of new pending sale activity. There are fewer and fewer homes on the market every single day. The active inventory has dropped 31% since September. As a result, demand has dropped considerably as well, 34%. This is the time of year where both the active inventory and demand (recent pending sales) hits yearly lows.

The slow Holiday Market will only begin to thaw after the first few weeks of the New Year and does not really find its legs until after the Super Bowl, around mid-February. Until then, it will be more of the same, very few homes on the market and muted demand.

Yet, there are stories today of homes hitting the market and generating multiple offers within days. Ultimately, a bidding war ensues. It may be the holiday season, but **homes that hit the market below \$1 million will fly off the market as long as they are priced right and in excellent condition.**

The hottest segments of the Orange County housing market are in the lower ranges and in areas that feature more homes in the lower end. For homes priced below \$750,000, the expected market time (the amount of time it would take to list a home and then open up escrow) is at a staggering 39 days. For homes priced between \$750,000 and \$1 million, the expected market time grows to 58 days, still a pretty rock solid seller's market. The vast majority of local housing activity takes place below \$1 million, 81% of all closed sales so far this year in 2017. Above \$1 million, the market slows considerably, especially during this time of the year, the higher the price, the slower the market.

Take a look at Rancho Santa Margarita, for example, where there are only 29 homes on the market today and demand (the number of new pending sales over the prior month) is at 44 pending sales. With an ultra-low inventory and scalding hot demand, the expected market time is a mind blowing 20 days. The average sales price is \$555,000. An expected market time below 60 days is considered an extremely hot, deep seller's market. In Orange County, there are 25 cities and areas that fall within this sizzling category. They have one thing in common; they all are in the hotter lower ranges. Last year there were only 15. The Holiday Market this year is stronger than last year's.

With only a few exceptions, Rossmore, North Tustin and Irvine, cities and areas with an average sales price higher than \$1 million are experiencing much slower markets. For example, Newport Coast has 80 homes on the market and demand is at 14 pending sales. The expected market time is 171 days, nearly 6 months. There are six cities and areas that are currently undergoing an exceptionally slow market. There were three last year.

The bottom line: in spite of the season, the housing market in Orange County is HOT in the lower ranges.

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	Current Actives 12/14/2017	Demand (Last 30 Days Pendings)	Market Time 12/14/2017	Average Sales Price Nov-17		Current Actives 12/14/2017	Demand (Last 30 Days Pendings)	Market Time 12/14/2017	Average Sales Price Nov-17
Portola Hills	2	5	12	\$642k	Laguna Hills	48	25	58	\$794k
La Palma	6	11	16	\$737k	Costa Mesa	114	57	60	\$867k
Foothill Ranch	7	11	19	\$701k	La Habra	64	32	60	\$598k
Rancho Santa Marg.	29	44	20	\$555k	Rossmoor	10	5	60	\$1.3m
Los Alamitos	7	8	26	\$789k	Santa Ana	186	93	60	\$517k
Lake Forest	41	46	27	\$650k	North Tustin	41	19	65	\$1.0m
Garden Grove	77	77	30	\$546k	All of O.C.	4,023	1,864	65	\$870k
Aliso Viejo	44	43	31	\$572k	Buena Park	65	28	70	\$583k
Placentia	36	34	32	\$598k	Irvine	331	142	70	\$1.1m
Fountain Valley	26	24	33	\$727k	Laguna Niguel	139	52	80	\$813k
Mission Viejo	104	91	34	\$688k	Ladera Ranch	74	27	82	\$948k
Orange	106	80	40	\$707k	Laguna Woods	159	57	84	\$336k
Seal Beach	60	43	42	\$453k	Talega	32	10	96	\$928k
Stanton	13	9	43	\$427k	San Clemente	181	55	99	\$1.1m
Cypress	36	24	45	\$683k	Yorba Linda	177	53	100	\$929k
Rancho Mission Viejo	15	10	45	\$648k	Villa Park	16	4	120	\$1.6m
Anaheim Hills	68	45	45	\$804k	San Juan	118	27	131	\$1.1m
Tustin	63	41	46	\$713k	Newport Beach	273	53	155	\$2.1m
Westminster	37	24	46	\$643k	Dana Point	141	27	157	\$1.6m
Fullerton	123	78	47	\$649k	Newport Coast	80	14	171	\$5.5m
Anaheim	151	95	48	\$526k	Coto De Caza	67	11	183	\$1.3m
Brea	47	29	49	\$785k	Laguna Beach	196	31	190	\$2.2m
Huntington Beach	222	124	54	\$926k	Corona Del Mar	92	13	212	\$2.6m
Dove Canyon	11	6	55	\$918k					

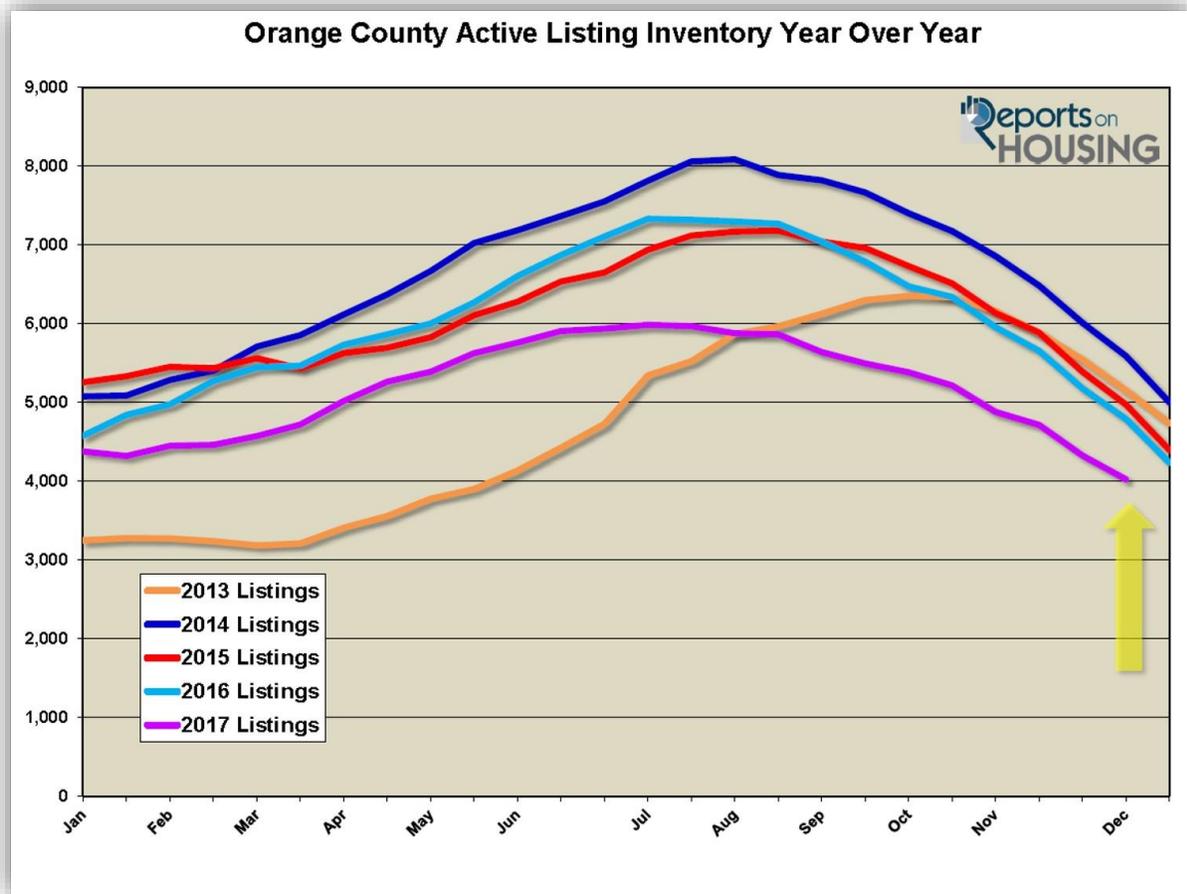
Active Inventory: The active inventory dropped by 15% over the past month.

The active listing inventory shed 300 homes in the past two weeks and now sits at 4,023, poised to drop below the 4,000 home mark for the first time since May 2013. Expect the inventory to continue to descend dramatically over the next couple of weeks and drop to its lowest point of the year as we ring in a New Year. The start to 2018 will be the second lowest start behind 2013.

Last year at this time, there were 4,789 homes on the market, 766 additional homes, or **19% more than today**.

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Demand: Demand decreased by 19% over the past month.

In the past two weeks, demand, the number of new escrows over the prior month, decreased by 218 pending sales, or 10%, and now totals 1,864, dipping below 2,000 homes for the first time since the end of January of this year. Just like the inventory, demand is dropping like a rock right now. It will continue to drop until we ring in the New Year. On January 1st, demand will be at its lowest level for the year.

Last year at this time, demand was at 1,984 pending sales, 120 more than today. This is due to the extreme lack of inventory, available choices, for buyers in the lower price ranges today.

The expected market time, the amount of time it would take for a home that comes onto the market today to be placed into escrow, increased from 62 to 65 days, a slight seller's market with mild appreciation. Last year's expected market time was at 72 days.

Luxury End: Both luxury demand and the luxury inventory dropped within the past couple of weeks.

In the past two weeks, demand for homes above \$1.25 million decreased from 236 to 217 pending sales, down 8%. Luxury demand has dropped 33% since the start of November. The luxury home inventory decreased from 1,585 homes to 1,490, a 6% drop in the past two-weeks. The inventory has dropped by 13% since the start of November. Expect both the inventory and demand to continue to drop through the end of the year. The expected market time for all homes priced above \$1.25 million increased from 201 days to 205.

For homes priced between \$1.25 million and \$1.5 million, the expected market time decreased from 129 to 118 days. For homes priced between \$1.5 million and \$2 million, the expected market time increased from 169 to 207 days. For homes

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priced between \$2 million and \$4 million, the expected market time decreased from 246 to 227 days. In addition, for homes priced above \$4 million, the expected market time increased from 437 to 521 days. At 521 days, a seller would be looking at placing their home into escrow around the end of May 2019.

	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	39 Days	38%	63%	49 Days
O.C. \$750k-\$1m	58 Days	17%	19%	75 Days
O.C. \$1m-\$1.25m	80 Days	8%	6%	94 Days
O.C. \$1.25m-\$1.5m	118 Days	8%	4%	94 Days
O.C. \$1.5m-\$2m	207 Days	9%	3%	193 Days
O.C. \$2m-\$4m	227 Days	13%	4%	244 Days
O.C. \$4m+	521 Days	7%	1%	372 Days



Orange County Housing Market Summary:

- The active listing inventory decreased by 300 homes in the past couple of weeks and now totals 4,023. Expect the inventory to drop considerably for the last couple of weeks of the year. Last year, there were 4,789 homes on the market, 766 more than today.
- There are 30% fewer homes on the market below \$500,000 today compared to last year at this time and demand is down by 25%. Fewer and fewer homes and condominiums are now priced below \$500,000. This price range is slowly disappearing.
- Demand, the number of pending sales over the prior month, plunged by 218 in the past couple of weeks, down 10%, and now totals 1,864. The average pending price is \$853,152.
- The average list price for all of Orange County remained at \$1.8 million. This number is high due to the mix of homes in the luxury ranges that sit on the market and do not move as quickly as the lower end.
- For homes priced below \$750,000, the market is HOT with an expected market time of just 39 days. This range represents 38% of the active inventory and 63% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 58 days, a hot seller's market (less than 60 days). This range represents 17% of the active inventory and 19% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 80 days, a slight seller's market.
- For luxury homes priced between \$1.25 million and \$1.5 million, the expected market time decreased from 129 days to 118. For homes priced between \$1.5 million and \$2 million, the expected market time increased from 169 to 207 days. For luxury homes priced between \$2 million and \$4 million, the expected market time decreased from 246 to 227 days. For luxury homes priced above \$4 million, the expected market time increased from 437 to 521 days.

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- The luxury end, all homes above \$1.25 million, accounts for 37% of the inventory and only 12% of demand.
- The expected market time for all homes in Orange County increased from 62 days to 65, a tepid seller's market (60 to 90 days). From here, we can expect the market time to rise slightly through the end of the year.
- Distressed homes, both short sales and foreclosures combined, make up only 1.5% of all listings and 1.7% of demand. There are only 20 foreclosures and 40 short sales available to purchase today in all of Orange County, that's 60 total distressed homes on the active market, dropping by 4 in the past two weeks. Last year there were 126 total distressed sales, 110% more than today.
- There were 2,421 closed residential resales in November, down by 2% from November 2016's 2,468 closed sales. November marked a 5% drop from October 2017, normal for the Autumn Market. The sales to list price ratio was 97.4% for all of Orange County. Foreclosures accounted for just 0.7% of all closed sales and short sales accounted for 0.8%. That means that 98.5% of all sales were good ol' fashioned sellers with equity.

Have a great week.

Sincerely,
Steven Thomas
Quantitative Economics and Decision Sciences

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	Current Actives	Dem and (Last 30 Days Pendings)	Market Time (In Days)	2-Weeks Ago	4-Weeks Ago	1-Year Ago	2-Years Ago	Average Active List Price
	12/14/2017	12/14/2017	12/14/2017	11/30/2017	11/16/2017	12/15/2016	12/17/2015	12/14/2017
Aliso Viejo	44	43	31	22	34	26	36	\$664k
Anaheim	151	95	48	46	44	63	53	\$566k
Anaheim Hills	68	45	45	55	64	66	48	\$1.2m
Brea	47	29	49	42	48	50	80	\$1.0m
Buena Park	65	28	70	56	70	47	46	\$638k
Corona Del Mar	92	13	212	188	173	176	312	\$4.4m
Costa Mesa	114	57	60	67	53	83	105	\$1.0m
Coto De Caza	67	11	183	109	114	113	144	\$2.6m
Cypress	36	24	45	49	54	57	60	\$734k
Dana Point	141	27	157	128	114	137	161	\$4.5m
Dove Canyon	11	6	55	84	85	54	160	\$1.1m
Foothill Ranch	7	11	19	23	18	33	35	\$687k
Fountain Valley	26	24	33	33	32	45	39	\$742k
Fullerton	123	78	47	55	54	69	67	\$922k
Garden Grove	77	77	30	35	41	45	55	\$643k
Huntington Beach	222	124	54	47	50	67	64	\$1.3m
Irvine	331	142	70	61	61	76	75	\$1.7m
La Habra	64	32	60	66	58	68	61	\$653k
La Palma	6	11	16	27	56	37	49	\$712k
Ladera Ranch	74	27	82	48	54	68	63	\$1.7m
Laguna Beach	196	31	190	386	305	210	216	\$5.4m
Laguna Hills	48	25	58	80	80	64	66	\$1.5m
Laguna Niguel	139	52	80	70	56	67	87	\$1.4m
Laguna Woods	159	57	84	68	56	67	102	\$360k
Lake Forest	41	46	27	31	41	36	40	\$599k
Los Alamitos	7	8	26	15	60	24	68	\$777k
Mission Viejo	104	91	34	48	42	61	42	\$756k
Newport Beach	273	53	155	143	118	137	158	\$3.1m
Newport Coast	80	14	171	192	144	158	255	\$6.2m
North Tustin	41	19	65	94	77	120	86	\$1.9m
Orange	106	80	40	43	45	73	82	\$950k
Placentia	36	34	32	34	48	64	92	\$637k
Portola Hills	2	5	12	11	21	105	120	\$505k
Rancho Mission Viejo	15	10	45	77	65	98	*	\$846k
Rancho Santa Marg.	29	44	20	26	29	36	37	\$637k
Rossmoor	10	5	60	70	45	*	*	\$1.3m
San Clemente	181	55	99	94	78	100	106	\$2.1m
San Juan	118	27	131	88	97	85	136	\$2.1m
Santa Ana	186	93	60	57	50	56	72	\$580k
Seal Beach	60	43	42	45	37	73	111	\$536k
Stanton	13	9	43	23	32	64	44	\$717k
Talega	32	10	96	81	58	76	99	\$1.1m
Tustin	63	41	46	51	42	58	54	\$867k
Villa Park	16	4	120	180	150	126	57	\$1.6m
Westminster	37	24	46	40	33	49	61	\$659k
Yorba Linda	177	53	100	72	77	82	87	\$1.3m
All of O.C.	4,023	1,864	65	62	61	72	76	\$1.8m

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Attached Homes

	Current Actives 12/14/2017	Dem and (Last 30 Days Pendings)	Market Time (In Days) 12/14/2017	2-Weeks Ago 11/30/2017	4-Weeks Ago 11/16/2017	1-Year Ago 12/15/2016	2-Years Ago 12/17/2015	Average Active List Price 12/14/2017
All of O.C.	1,202	778	46	46	47	54	66	\$740k
O.C. \$0-\$250k	55	45	37	36	29	45	68	\$188k
O.C. \$250k-\$500k	487	374	39	36	38	40	49	\$389k
O.C. \$500k-\$750k	357	265	40	42	44	63	80	\$610k
O.C. \$750k-\$1m	126	58	65	63	87	100	73	\$871k
O.C. \$1m+	177	36	148	224	169	173	288	\$1.8m

Current Actives Vacant **39.2%**

Detached Homes

	Current Actives 12/14/2017	Dem and (Last 30 Days Pendings)	Market Time (In Days) 12/14/2017	2-Weeks Ago 11/30/2017	4-Weeks Ago 11/16/2017	1-Year Ago 12/15/2016	2-Years Ago 12/17/2015	Average Active List Price 12/14/2017
All of O.C.	2,806	1,081	78	74	70	85	83	\$2.2m
O.C. \$0-\$500k	68	55	37	45	38	44	42	\$456k
O.C. \$500k-\$750k	549	427	39	38	37	53	49	\$647k
O.C. \$750k-\$1m	550	294	56	53	52	71	79	\$871k
O.C. \$1m-\$1.25m	277	107	78	64	70	91	132	\$1.1m
O.C. \$1.25m-\$1.5m	268	73	110	118	110	91	132	\$1.4m
O.C. \$1.5m-\$2m	328	47	209	165	139	190	183	\$1.8m
O.C. \$2m-\$4m	477	63	227	235	176	242	272	\$2.9m
O.C. \$4m+	289	15	578	430	471	362	519	\$9.6m

Current Actives Vacant **25.1%**

All Homes

	Current Actives 12/14/2017	Dem and (Last 30 Days Pendings)	Market Time (In Days) 12/14/2017	2-Weeks Ago 11/30/2017	4-Weeks Ago 11/16/2017	1-Year Ago 12/15/2016	2-Years Ago 12/17/2015	Average Active List Price 12/14/2017
All of O.C.	4,023	1,864	65	62	61	72	76	\$1.8m
O.C. \$0-\$500k	615	478	39	37	37	42	50	\$379k
O.C. \$500k-\$750k	912	693	39	39	40	56	57	\$632k
O.C. \$750k-\$1m	677	352	58	54	57	75	78	\$871k
O.C. \$1m-\$1.25m	330	124	80	71	76	94	144	\$1.1m
O.C. \$1.25m-\$1.5m	308	78	118	129	112	94	144	\$1.4m
O.C. \$1.5m-\$2m	366	53	207	169	143	193	184	\$1.8m
O.C. \$2m-\$4m	521	69	227	246	181	244	282	\$2.9m
O.C. \$4m+	295	17	521	437	466	372	538	\$9.7m

Current Actives Vacant **29.3%**

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	Units Sold Nov 2017	Average Sales Price	Average List Price	Sales to List Price Ratio	Low Price	High Price	Avg. Square Feet	Avg. \$ Per Square Feet	Units Sold Nov 2016
Aliso Viejo	54	\$572,289	\$576,576	99.3%	\$183k	\$998k	1,417	\$404	62
Anaheim	135	\$525,688	\$530,061	99.2%	\$220k	\$855k	1,495	\$352	124
Anaheim Hills	46	\$803,831	\$818,276	98.2%	\$395k	\$2.5m	2,270	\$354	56
Brea	35	\$785,128	\$795,347	98.7%	\$395k	\$1.8m	2,160	\$363	37
Buena Park	40	\$582,893	\$586,104	99.5%	\$370k	\$850k	1,595	\$365	47
Corona Del Mar	25	\$2,634,516	\$2,755,316	95.6%	\$1.0m	\$6.5m	2,371	\$1,111	18
Costa Mesa	69	\$866,510	\$886,232	97.8%	\$430k	\$1.9m	1,760	\$492	59
Coto De Caza	15	\$1,323,758	\$1,353,387	97.8%	\$724k	\$2.6m	3,822	\$346	14
Cypress	30	\$682,946	\$687,951	99.3%	\$389k	\$1.4m	1,705	\$401	29
Dana Point	46	\$1,604,672	\$1,676,339	95.7%	\$390k	\$8.1m	2,325	\$690	43
Dove Canyon	6	\$918,027	\$923,117	99.4%	\$797k	\$1.0m	2,321	\$396	6
Foothill Ranch	21	\$701,204	\$704,011	99.6%	\$395k	\$1.1m	1,819	\$385	26
Fountain Valley	32	\$727,216	\$728,590	99.8%	\$360k	\$1.2m	1,821	\$399	33
Fullerton	94	\$649,321	\$660,555	98.3%	\$275k	\$1.6m	1,825	\$356	98
Garden Grove	108	\$546,317	\$554,038	98.6%	\$252k	\$825k	1,496	\$365	86
Huntington Beach	166	\$926,072	\$944,601	98.0%	\$148k	\$5.7m	1,866	\$496	144
Irvine	221	\$1,051,655	\$1,073,371	98.0%	\$240k	\$9.6m	2,153	\$488	213
La Habra	41	\$598,227	\$603,460	99.1%	\$249k	\$1.3m	1,696	\$353	45
La Palma	5	\$736,800	\$743,380	99.1%	\$600k	\$805k	2,122	\$347	7
Ladera Ranch	42	\$947,915	\$962,815	98.5%	\$462k	\$3.1m	2,722	\$348	49
Laguna Beach	34	\$2,232,230	\$2,336,824	95.5%	\$855k	\$7.2m	2,303	\$969	29
Laguna Hills	38	\$793,544	\$807,023	98.3%	\$320k	\$2.4m	2,201	\$361	33
Laguna Niguel	77	\$813,452	\$828,730	98.2%	\$310k	\$3.1m	1,909	\$426	84
Laguna Woods	83	\$336,086	\$344,323	97.6%	\$4k	\$975k	1,094	\$307	83
Lake Forest	50	\$650,249	\$654,922	99.3%	\$240k	\$1.2m	1,798	\$362	69
Los Alamitos	6	\$789,000	\$787,650	100.2%	\$567k	\$940k	1,619	\$487	5
Mission Viejo	101	\$688,157	\$697,688	98.6%	\$315k	\$1.2m	1,810	\$380	101
Newport Beach	58	\$2,056,265	\$2,149,300	95.7%	\$549k	\$6.1m	2,356	\$873	97
Newport Coast	15	\$5,543,300	\$6,691,320	82.8%	\$780k	\$40.0m	4,722	\$1,174	20
North Tustin	25	\$1,009,720	\$1,025,752	98.4%	\$630k	\$1.4m	2,638	\$383	20
Orange	88	\$707,037	\$715,973	98.8%	\$305k	\$1.6m	1,852	\$382	92
Placentia	32	\$598,422	\$604,472	99.0%	\$264k	\$900k	1,806	\$331	37
Portola Hills	12	\$641,750	\$647,607	99.1%	\$395k	\$970k	1,929	\$333	5
Rancho Mission Viejo	12	\$648,242	\$658,892	98.4%	\$412k	\$928k	1,801	\$360	5
Rancho Santa Marg.	53	\$554,910	\$559,504	99.2%	\$258k	\$869k	1,441	\$385	57
Rosmoor	6	\$1,293,917	\$1,318,667	98.1%	\$890k	\$2.5m	2,572	\$503	9
San Clemente	76	\$1,109,726	\$1,515,802	73.2%	\$410k	\$4.4m	2,381	\$466	70
San Juan	46	\$1,056,574	\$1,070,209	98.7%	\$251k	\$3.7m	2,433	\$434	39
Santa Ana	102	\$516,548	\$519,475	99.4%	\$140k	\$1.9m	1,421	\$364	94
Seal Beach	53	\$453,025	\$461,962	98.1%	\$125k	\$1.8m	1,240	\$365	58
Stanton	13	\$426,692	\$426,977	99.9%	\$280k	\$660k	1,257	\$339	18
Talega	16	\$928,375	\$951,556	97.6%	\$506k	\$2.3m	2,620	\$354	17
Tustin	53	\$713,023	\$729,218	97.8%	\$300k	\$1.8m	1,892	\$377	72
Villa Park	8	\$1,578,000	\$1,618,250	97.5%	\$1.1m	\$2.3m	4,216	\$374	2
Westminster	41	\$643,034	\$645,069	99.7%	\$380k	\$969k	1,571	\$409	38
Yorba Linda	68	\$928,961	\$966,802	96.1%	\$365k	\$6.1m	2,396	\$388	75
All of O.C.	2,421	\$869,867	\$893,074	97.4%	\$4k	\$40.0m	1,911	\$455	2,468
O.C. \$0-\$500k	565	\$369,268	\$372,890	99.0%	\$4k	\$500k	1,039	\$355	750
O.C. \$500k-\$750k	904	\$624,967	\$630,835	99.1%	\$501k	\$750k	1,567	\$399	928
O.C. \$750k-\$1m	484	\$860,338	\$869,801	98.9%	\$751k	\$1.0m	2,233	\$385	400
O.C. \$1m-\$1.25m	151	\$1,128,193	\$1,157,126	97.5%	\$1.0m	\$1.25m	2,720	\$415	137
O.C. \$1.25m-\$1.5m	96	\$1,370,692	\$1,404,759	97.6%	\$1.26m	\$1.5m	3,056	\$449	83
O.C. \$1.5m-\$2m	99	\$1,717,502	\$1,768,989	97.1%	\$1.5m	\$2.0m	3,282	\$523	86
O.C. \$2m-\$4m	95	\$2,623,124	\$2,745,760	95.5%	\$2.0m	\$3.9m	3,719	\$705	68
O.C. \$4m+	27	\$7,036,074	\$7,952,329	88.5%	\$4.1m	\$40.0m	5,973	\$1,178	16

*Data tabulated from CRMLS. This data may not reflect all real estate activity in the market. Not all cities are listed but are included in the O.C. totals.

THE Orange County HOUSING REPORT

REPORTS ON HOUSING

	Current Actives 12/14/2017	Number of Foreclosures & Short Sale Actives 12/14/2017	% of Active Inventory 12/14/2017	Attached	Current Actives 12/14/2017	Number of Foreclosures & Short Sale Actives 12/14/2017	% of Active Inventory 12/14/2017
Aliso Viejo	44	1	2.3%	All of O.C.	1,202	14	1.2%
Anaheim	151	2	1.3%	O.C. \$0-\$250k	55	2	3.6%
Anaheim Hills	68	1	1.5%	O.C. \$250k-\$500k	487	8	1.6%
Brea	47	2	4.3%	O.C. \$500k-\$750k	357	3	0.8%
Buena Park	65	5	7.7%	O.C. \$750k-\$1m	126	1	0.8%
Corona Del Mar	92	0	0.0%	O.C. \$1m+	177	0	0.0%
Costa Mesa	114	1	0.9%	Detached			
Coto De Caza	67	1	1.5%	All of O.C.	2,806	44	1.6%
Cypress	36	0	0.0%	O.C. \$0k-\$500k	68	4	5.9%
Dana Point	141	3	2.1%	O.C. \$500k-\$750k	549	17	3.1%
Dove Canyon	11	0	0.0%	O.C. \$750k-\$1m	550	11	2.0%
Foothill Ranch	7	0	0.0%	O.C. \$1m-\$1.5m	277	4	1.4%
Fountain Valley	26	0	0.0%	O.C. \$1.25m-\$1.5m	268	3	1.1%
Fullerton	123	2	1.6%	O.C. \$1.5m-\$2m	328	1	0.3%
Garden Grove	77	3	3.9%	O.C. \$2m-\$4m	477	3	0.6%
Huntington Beach	222	1	0.5%	O.C. \$4m+	289	1	0.3%
Irvine	331	3	0.9%	All Homes			
La Habra	64	4	6.3%	All of O.C.	4,023	60	1.5%
La Palma	6	0	0.0%	O.C. \$0k-\$500k	615	14	2.3%
Ladera Ranch	74	1	1.4%	O.C. \$500k-\$750k	912	20	2.2%
Laguna Beach	196	1	0.5%	O.C. \$750k-\$1m	677	12	1.8%
Laguna Hills	48	2	4.2%	O.C. \$1m-\$1.25m	330	4	1.2%
Laguna Niguel	139	3	2.2%	O.C. \$1.25m-\$1.5m	308	3	1.0%
Laguna Woods	159	2	1.3%	O.C. \$1.5m-\$2m	366	1	0.3%
Lake Forest	41	2	4.9%	O.C. \$2m-\$4m	521	3	0.6%
Los Alamitos	7	1	14.3%	O.C. \$4m+	295	1	0.3%
Mission Viejo	104	2	1.9%	County High Shares - Account for 38%			
Newport Beach	273	2	0.7%	Los Alamitos	7	1	14.3%
Newport Coast	80	0	0.0%	Buena Park	65	5	7.7%
North Tustin	41	0	0.0%	La Habra	64	4	6.3%
Orange	106	1	0.9%	Lake Forest	41	2	4.9%
Placentia	36	0	0.0%	Brea	47	2	4.3%
Portola Hills	2	0	0.0%	Laguna Hills	48	2	4.2%
Rancho Mission Viejo	15	0	0.0%	Garden Grove	77	3	3.9%
Rancho Santa Marg.	29	0	0.0%	Tustin	63	2	3.2%
Rossmoor	10	0	0.0%	Talega	32	1	3.1%
San Clemente	181	3	1.7%	Aliso Viejo	44	1	2.3%
San Juan	118	2	1.7%	County Low Shares - No Distressed			
Santa Ana	186	3	1.6%	Corona del Mar	Portola Hills		
Seal Beach	60	1	1.7%	Cypress	Rancho Mission Viejo		
Stanton	13	0	0.0%	Dove Canyon	Rancho Santa Margarita		
Talega	32	1	3.1%	Foothill Ranch	Rossmoor		
Tustin	63	2	3.2%	Fountain Valley	Stanton		
Villa Park	16	0	0.0%	La Palma	Villa Park		
Westminster	37	0	0.0%	Newport Coast	Westminster		
Yorba Linda	177	3	1.7%	North Tustin			
All of O.C.	4,023	60	1.5%	Placentia			
Orange County Distressed Breakdown							
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)				
Total Foreclosures	20	12	50				
Total Short Sale	40	20	60				

*Data tabulated from CRMLS. This data may not reflect all real estate activity in the market. Not all cities are listed but are included in the O.C. totals. Due to Range Price listings, "All Homes," "Attached" and "Detached" totals do not add up and are slightly off.

THE *Orange County* HOUSING REPORT

REPORTS ON HOUSING

Southern California Housing

All Properties

	Current Actives 12/14/2017	Dem and (Last 30 Days Pendings)	Market Time (In Days) 12/14/2017	2-Weeks Ago 11/30/2017	4-Weeks Ago 11/16/2017	1-Year Ago 12/15/2016	2-Years Ago 12/17/2015
Los Angeles County	9,274	4,417	63	59	61	73	77
Orange County	4,023	1,864	65	62	61	72	76
Riverside County	7,841	2,225	106	96	92	127	145
San Bernardino County	4,308	1,704	76	74	72	86	108
San Diego County	4,875	2,441	60	55	57	60	67
Ventura County	1,216	623	59	54	56	*	62
SOCAL TOTALS	31,537	13,274	71	66	67	81	89

Distressed Properties - Foreclosures and Short Sales

	Current Actives 12/14/2017	Dem and (Last 30 Days Pendings)	Market Time (In Days) 12/14/2017	2-Weeks Ago 11/30/2017	4-Weeks Ago 11/16/2017	1-Year Ago 12/15/2016	2-Years Ago 12/17/2015
Los Angeles County	209	147	43	43	42	46	43
Orange County	60	32	56	40	43	55	48
Riverside County	260	117	67	58	56	67	74
San Bernardino County	141	74	57	52	45	52	78
San Diego County	100	37	81	49	52	26	27
Ventura County	39	16	73	54	39	*	33
SOCAL TOTALS	809	423	57	50	41	49	52