

THE *Orange County* HOUSING REPORT

REPORTS ON HOUSING

Orange County Housing Report: The Spring Market Has Arrived

February 11, 2018

Good Afternoon!

With demand exploding onto the scene, it is officially the best season to sell a home.



Spring Market: The activity below \$1 million is nothing short of CRAZY!!

In Southern California, it is hard to tell the seasons apart. You have to look up at the trees to see if there are leaves or not. The time of the sunset is another dead giveaway. Are there flowers yet?

Similarly, there are signs that the housing market has officially changed. There is a steady stream of buyers at open houses for all homes priced below \$1.25 million. Sellers are entertaining multiple offers within days of coming on the market. Buyers are writing offers before even seeing the home. That's right; the crazy Spring Market has arrived.

Many are scratching their heads knowing that the first day of spring is not until March 20th. That is when the days are longer, the flowers are blooming, and trees are sprouting their new leaves. However, the Spring Market in Southern California actually starts in February and runs all the way through the end of May. The expected market time, the amount of time it would take to place a home onto the market and then into escrow, dips to its lowest level of the year. Orange County housing is already moving at a feverish pitch.

This year will be similar to 2017 when the expected market time dipped below 60-days, considered a hot, seller's market, throughout the entire Spring Market. Spring 2018 is going to be hot. Buyers will be faced with tremendous competition to buy, and sellers will be running the table.

Take a look at the velocity of the market already. For detached homes, the expected market time dipped below 60-days for the first time since the start of April 2017. It is less than a month, 29-days, for homes priced below \$500,000. For homes priced between \$500,000 and \$750,000, it is a 31-day market. It is a hot market for homes priced between \$750,000 and \$1 million with a 39-day expected market time. From \$1 million to \$1.25 million, it too is below the 60-day

Expected Market Time			
Detached		Attached	
All of O.C.	59 Days	All of O.C.	41 Days
O.C. \$0-\$500k	29 Days	O.C. \$0-\$250k	51 Days
O.C. \$500k-\$750k	31 Days	O.C. \$250k-\$500k	34 Days
O.C. \$750k-\$1m	39 Days	O.C. \$500k-\$750k	35 Days
O.C. \$1m-\$1.25m	51 Days	O.C. \$750k-\$1m	60 Days
O.C. \$1.25m-\$1.5m	80 Days	O.C. \$1m+	96 Days
O.C. \$1.5m-\$2m	128 Days		
O.C. \$2m-\$4m	160 Days		
O.C. \$4m+	355 Days		

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threshold at 51-days. From \$1.25 million to \$1.5 million, it is still considered a seller's market, just not a mad rush like the lower ranges.

The market is very hot for attached homes, currently running at 41 days. It is a hot, seller's market for all attached homes priced below \$1 million. The hottest range is condominiums priced between \$250,000 and \$750,000. That range represents 82% of all attached home demand.

For detached homes priced above \$1.5 million and attached homes priced above \$1 million, the market does not lean in the seller's favor. As prices rise, sellers are faced with a much slower market. They represent 31% of the inventory and only 9% of demand.

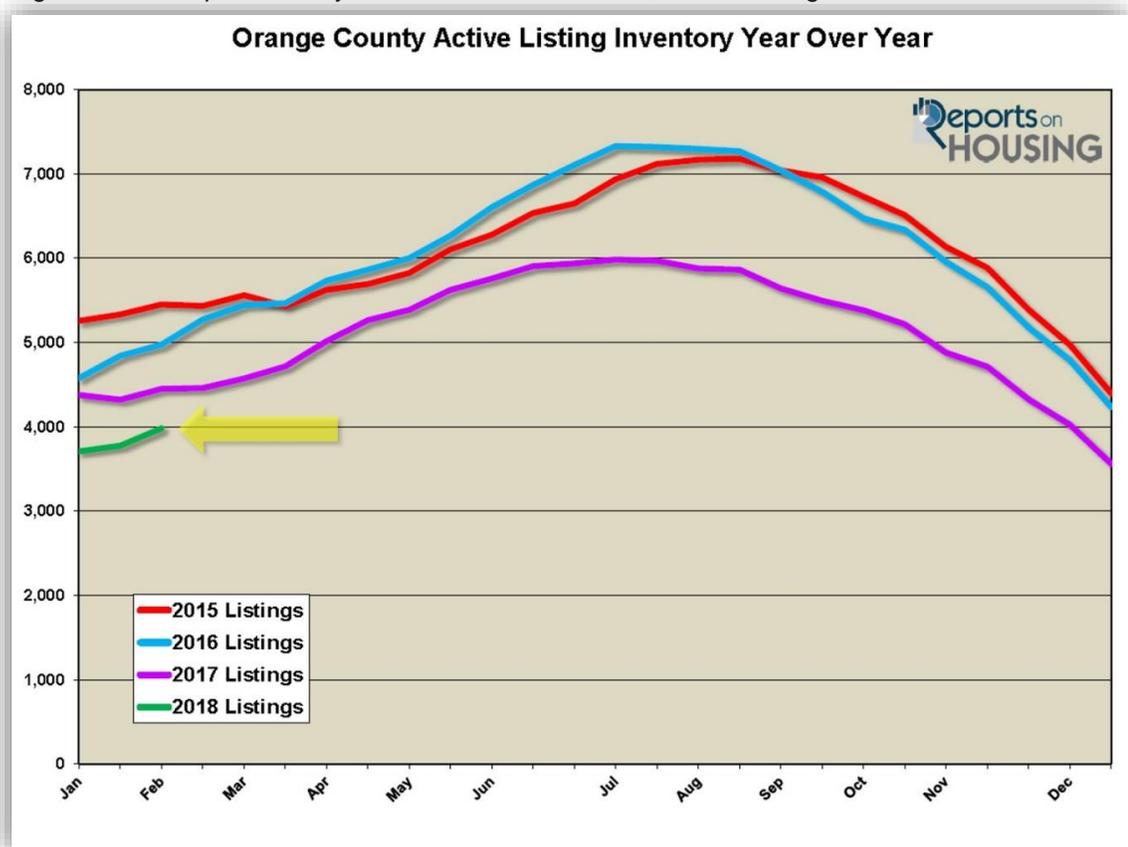
For the rest of the market, we are back to bidding wars. When a home procures 15 offers, there is only one winner. The other 14 buyers need to go back to the drawing board and start the process all over again. It is extremely frustrating being a buyer in today's market. After losing out on one or two homes, most buyers sharpen their pencils and are prepared to write very strong offers in their attempt to secure a home, maybe even stretch the offered price a bit. That is how buyers have been approaching the hot Spring Market selling season since 2012.

Warning to Buyers: regardless of rising interest rates and the volatility of Wall Street, the market is not going to change anytime soon and tilt in the buyer's favor. The trends are lined up in favor of sellers with tremendous demand and a very low supply of homes to purchase.

Warning to Sellers: pricing very close to the most recent comparable pending and closed sales is fundamental in order to find success. The active inventory has already started to increase despite red-hot demand. This is due primarily to the fact that many sellers cannot help themselves. They ignore the comparable data and reach for the moon, overpricing their homes and sitting on the market without success.

Active Inventory: The active inventory increased by 5% in the past couple of weeks.

The active listing inventory added an additional 207 homes in the past two-weeks, a 5% increase, and now sits at 3,981. The inventory will cross the 4,000 home threshold this week and will continue its climb through the summer. The inventory is actually increasing at a faster clip than last year at this time. Moreover, it is occurring at a time when demand is hot. It is



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too early to tell if this trend will continue, enabling the inventory to surpass last year's heights.

Last year at this time, there were 4,448 homes on the market, **12% more than today**. The year over year difference has slowly been diminishing.

Demand: Demand increased by 58% in the past month.

Demand, the number of new pending sales over the prior month, has exploded onto the scene and increased by 839 pending sales over the past 4-weeks and now totals 2,286, its highest level since November. Demand will continue to rapidly increase from now through April and will peak sometime between April and May.

Last year at this time, demand was at 2,430 pending sales, 117 more than today, or 5%. This is primarily due to fewer homes on the active listing market since the start of the year. As more homes come enter the fray during the Spring Market, demand will achieve similar levels compared to 2017.

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, decreased from 64 to 52 days in the past two weeks, a hot, seller's market.

Luxury End: Luxury demand dramatically increased in the past two weeks.

In the past two weeks, demand for homes above \$1.25 million increased from 241 to 336 pending sales, up an incredible 39%. The luxury home inventory increased from 1,429 homes to 1,540, an 8% rise in the past two-weeks. Expect both demand and the inventory to rise throughout the Spring Market. The current expected market time for all homes priced above \$1.25 million plunged from 178 days to 138. The luxury range is heating up, but nothing like the lower ranges with an expected market time of just 36 days for homes below \$1 million.

For homes priced between \$1.25 million and \$1.5 million, the expected market time dropped from 112 to 81 days. For homes priced between \$1.5 million and \$2 million, the expected market time decreased from 145 to 122 days. For homes priced between \$2 million and \$4 million, the expected market time decreased from 221 days to 163. In addition, for homes priced above \$4 million, the expected market time dipped from 355 to 349 days. At 349 days, a seller would be looking at placing their home into escrow around the end of January 2019.

	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	33 Days	36%	57%	35 Days
O.C. \$750k-\$1m	43 Days	17%	21%	54 Days
O.C. \$1m-\$1.25m	54 Days	8%	8%	80 Days
O.C. \$1.25m-\$1.5m	81 Days	8%	5%	80 Days
O.C. \$1.5m-\$2m	122 Days	10%	4%	153 Days
O.C. \$2m-\$4m	163 Days	13%	4%	232 Days
O.C. \$4m+	349 Days	8%	1%	306 Days

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Orange County Housing Market Summary:

- The active listing inventory increased by 207 homes in the past two weeks, up 5%, and now totals 3,981. Expect the inventory to increase from now through mid-Summer. Last year, there were 4,448 homes on the market, 467 more than today.

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- There are 29% fewer homes on the market below \$500,000 today compared to last year at this time and demand is down by 20%. 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, skyrocketed in the past two weeks by adding an additional 522 pending sells, up 30%. The average pending price is \$909,074.
- The average list price for all of Orange County remained at \$1.8 million over the past two weeks. 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 33 days. This range represents 36% of the active inventory and 57% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 43 days, a hot seller's market (fewer than 60 days). This range represents 17% of the active inventory and 21% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 54 days, a hot seller's market.
- For luxury homes priced between \$1.25 million and \$1.5 million, the expected market time dropped from 112 days to 81. For homes priced between \$1.5 million and \$2 million, the expected market time decreased from 145 to 122 days. For luxury homes priced between \$2 million and \$4 million, the expected market time decreased from 221 days to 163 days. For luxury homes priced above \$4 million, the expected market time fell from 355 to 349 days.
- The luxury end, all homes above \$1.25 million, accounts for 39% of the inventory and only 14% of demand.
- The expected market time for all homes in Orange County dropped from 64 days to 52 in the past two weeks, a hot seller's market (fewer than 60 days). From here, we can expect the market time to drop a little bit more by the end of the month.
- Distressed homes, both short sales and foreclosures combined, make up only 1% of all listings and 2.3% of demand. There are only 16 foreclosures and 23 short sales available to purchase today in all of Orange County, that's 39 total distressed homes on the active market, dropping by 8 in the past two weeks and reaching its lowest level since the very beginning of the Great Recession. Last year there were 103 total distressed sales, 164% more than today.
- There were 1,799 closed residential resales in January, down by 9% from January 2017's 1,904 closed sales. January marked a 21% drop from December 2017. The sales to list price ratio was 97.6% for all of Orange County. Foreclosures accounted for just 1.1% of all closed sales and short sales accounted for 0.8%. That means that 98.1% 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 2/8/2018	Dem and (Last 30 Days Pendings)	Market Time (In Days) 2/8/2018	2-Weeks Ago 1/25/2018	4-Weeks Ago 1/11/2018	1-Year Ago 2/9/2017	2-Years Ago 2/11/2016	Average Active List Price 2/8/2018
Aliso Viejo	31	41	23	26	27	23	36	\$771k
Anaheim	110	104	32	43	40	43	51	\$584k
Anaheim Hills	66	52	38	41	68	53	47	\$1.1m
Brea	51	39	39	61	675	47	64	\$974k
Buena Park	51	38	40	47	46	38	40	\$663k
Corona Del Mar	88	20	132	215	364	106	152	\$4.5m
Costa Mesa	123	74	50	64	82	51	62	\$994k
Coto De Caza	80	28	86	115	172	82	101	\$2.5m
Cypress	28	31	27	23	42	28	57	\$754k
Dana Point	126	43	88	118	215	109	164	\$4.7m
Dove Canyon	9	3	90	50	45	60	108	\$1.2m
Foothill Ranch	6	14	13	26	30	26	26	\$485k
Fountain Valley	35	39	27	36	60	31	41	\$837k
Fullerton	135	98	41	53	66	60	50	\$951k
Garden Grove	75	72	31	39	52	40	38	\$652k
Huntington Beach	216	142	46	61	71	49	63	\$1.4m
Irvine	339	216	47	68	93	58	63	\$1.7m
La Habra	62	46	40	49	49	35	50	\$614k
La Palma	8	10	24	35	75	41	39	\$665k
Ladera Ranch	74	38	58	80	126	44	88	\$1.7m
Laguna Beach	209	25	251	309	262	164	200	\$5.6m
Laguna Hills	48	30	48	52	59	63	56	\$1.6m
Laguna Niguel	132	80	50	62	77	57	58	\$1.6m
Laguna Woods	155	74	63	70	75	47	71	\$359k
Lake Forest	48	37	39	36	35	39	56	\$699k
Los Alamitos	7	5	42	45	20	60	300	\$816k
Mission Viejo	143	108	40	47	49	39	44	\$756k
Newport Beach	254	73	104	138	200	145	130	\$3.3m
Newport Coast	71	16	133	87	138	188	217	\$7.0m
North Tustin	36	22	49	80	73	88	98	\$1.8m
Orange	124	84	44	50	57	49	48	\$925k
Placentia	36	30	36	55	40	34	30	\$688k
Portola Hills	5	2	75	0	0	33	39	\$816k
Rancho Mission Viejo	22	9	73	230	90	132	*	\$817k
Rancho Santa Marg.	47	46	31	28	36	21	32	\$615k
Rossmoor	9	9	30	17	68	*	*	\$1.4m
San Clemente	176	87	61	87	111	79	78	\$2.3m
San Juan	95	47	61	72	78	70	82	\$2.1m
Santa Ana	167	103	49	59	62	51	61	\$574k
Seal Beach	80	41	59	59	56	43	104	\$470k
Stanton	12	12	30	36	45	36	55	\$754k
Talega	38	14	81	72	65	60	68	\$1.2m
Tustin	62	43	43	29	58	43	54	\$1.0m
Villa Park	13	6	65	51	105	95	115	\$1.7m
Westminster	27	32	25	37	34	59	38	\$670k
Yorba Linda	159	68	70	76	103	64	72	\$1.4m
All of O.C.	3,981	2,286	52	64	77	56	64	\$1.8m

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Attached Homes

	Current Actives 2/8/2018	Demand (Last 30 Days Pendings)	Market Time (In Days) 2/8/2018	2-Weeks Ago 1/25/2018	4-Weeks Ago 1/11/2018	1-Year Ago 2/9/2017	2-Years Ago 2/11/2016	Average Active List Price 2/8/2018
All of O.C.	1,225	890	41	46	57	40	54	\$762k
O.C. \$0-\$250k	68	40	51	45	53	28	56	\$196k
O.C. \$250k-\$500k	474	414	34	39	47	31	42	\$389k
O.C. \$500k-\$750k	350	304	35	38	47	40	56	\$614k
O.C. \$750k-\$1m	147	74	60	71	86	96	92	\$862k
O.C. \$1m+	186	58	96	123	204	129	178	\$1.8m

Current Actives Vacant **35.4%**

Detached Homes

	Current Actives 2/8/2018	Demand (Last 30 Days Pendings)	Market Time (In Days) 2/8/2018	2-Weeks Ago 1/25/2018	4-Weeks Ago 1/11/2018	1-Year Ago 2/9/2017	2-Years Ago 2/11/2016	Average Active List Price 2/8/2018
All of O.C.	2,748	1,388	59	77	91	66	70	\$2.3m
O.C. \$0-\$500k	47	48	29	38	40	32	35	\$446k
O.C. \$500k-\$750k	494	479	31	44	44	39	40	\$653k
O.C. \$750k-\$1m	520	396	39	52	64	50	66	\$875k
O.C. \$1m-\$1.25m	280	165	51	65	88	79	96	\$1.1m
O.C. \$1.25m-\$1.5m	273	102	80	107	154	79	96	\$1.4m
O.C. \$1.5m-\$2m	358	84	128	150	199	155	148	\$1.7m
O.C. \$2m-\$4m	468	88	160	218	279	222	200	\$2.9m
O.C. \$4m+	308	26	355	383	747	297	425	\$9.4m

Current Actives Vacant **23.1%**

All Homes

	Current Actives 2/8/2018	Demand (Last 30 Days Pendings)	Market Time (In Days) 2/8/2018	2-Weeks Ago 1/25/2018	4-Weeks Ago 1/11/2018	1-Year Ago 2/9/2017	2-Years Ago 2/11/2016	Average Active List Price 2/8/2018
All of O.C.	3,981	2,286	52	64	77	56	64	\$1.8m
O.C. \$0-\$500k	590	509	35	39	47	31	43	\$372k
O.C. \$500k-\$750k	848	784	32	41	46	39	45	\$636k
O.C. \$750k-\$1m	667	470	43	55	67	54	70	\$872k
O.C. \$1m-\$1.25m	336	187	54	68	101	80	98	\$1.1m
O.C. \$1.25m-\$1.5m	309	115	81	112	157	80	98	\$1.4m
O.C. \$1.5m-\$2m	406	100	122	145	188	153	159	\$1.7m
O.C. \$2m-\$4m	511	94	163	221	285	232	205	\$2.9m
O.C. \$4m+	314	27	349	355	695	306	418	\$9.5m

Current Actives Vacant **26.8%**

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	Units Sold Jan 2018	Average Sales Price	Average List Price	Sales to List Price Ratio	Low Price	High Price	Avg. Square Feet	Avg. \$ Per Square Feet	Units Sold Jan 2017
Aliso Viejo	49	\$598,741	\$607,585	98.5%	\$296k	\$1.1m	1,348	\$444	48
Anaheim	99	\$519,192	\$522,310	99.4%	\$152k	\$749k	1,460	\$356	101
Anaheim Hills	39	\$738,151	\$757,026	97.5%	\$398k	\$3.5m	2,092	\$353	40
Brea	19	\$806,731	\$822,231	98.1%	\$405k	\$2.2m	2,264	\$356	35
Buena Park	34	\$568,235	\$575,723	98.7%	\$290k	\$870k	1,614	\$352	37
Corona Del Mar	16	\$3,342,813	\$3,620,563	92.3%	\$1.2m	\$6.2m	3,067	\$1,090	15
Costa Mesa	64	\$794,356	\$813,176	97.7%	\$500k	\$1.6m	1,752	\$453	50
Coto De Caza	3	\$1,189,667	\$1,210,667	98.3%	\$845k	\$1.4m	3,603	\$330	19
Cypress	31	\$725,939	\$747,570	97.1%	\$343k	\$2.7m	1,954	\$372	22
Dana Point	28	\$1,130,332	\$1,166,850	96.9%	\$340k	\$4.4m	2,061	\$548	31
Dove Canyon	5	\$1,060,400	\$1,079,200	98.3%	\$710k	\$1.4m	3,311	\$320	3
Foothill Ranch	10	\$602,690	\$605,380	99.6%	\$318k	\$820k	1,408	\$428	9
Fountain Valley	28	\$736,207	\$739,435	99.6%	\$255k	\$1.6m	1,870	\$394	30
Fullerton	68	\$677,694	\$686,175	98.8%	\$275k	\$1.6m	1,864	\$364	64
Garden Grove	66	\$584,479	\$594,028	98.4%	\$272k	\$1.8m	1,455	\$402	75
Huntington Beach	114	\$871,515	\$884,334	98.6%	\$260k	\$4.3m	1,814	\$480	103
Irvine	148	\$1,062,879	\$1,089,030	97.6%	\$262k	\$17.0m	2,124	\$500	158
La Habra	22	\$530,591	\$532,725	99.6%	\$270k	\$1.0m	1,612	\$329	37
La Palma	7	\$678,686	\$687,229	98.8%	\$472k	\$785k	2,062	\$329	6
Ladera Ranch	24	\$791,915	\$804,833	98.4%	\$397k	\$2.9m	2,352	\$337	29
Laguna Beach	30	\$2,489,167	\$2,641,913	94.2%	\$581k	\$12.9m	2,393	\$1,040	29
Laguna Hills	25	\$629,018	\$635,806	98.9%	\$270k	\$2.0m	1,608	\$391	25
Laguna Niguel	50	\$762,340	\$775,743	98.3%	\$301k	\$2.5m	1,730	\$441	72
Laguna Woods	43	\$310,702	\$317,212	97.9%	\$131k	\$665k	1,092	\$285	71
Lake Forest	42	\$527,273	\$529,318	99.6%	\$220k	\$835k	1,401	\$376	43
Los Alamitos	9	\$804,469	\$813,778	98.9%	\$475k	\$1.1m	1,989	\$404	4
Mission Viejo	99	\$673,635	\$679,830	99.1%	\$288k	\$1.2m	1,747	\$386	83
Newport Beach	54	\$2,372,686	\$2,479,012	95.7%	\$512k	\$7.4m	2,552	\$930	66
Newport Coast	12	\$2,241,913	\$2,320,746	96.6%	\$728k	\$4.3m	2,957	\$758	12
North Tustin	8	\$1,147,500	\$1,185,613	96.8%	\$885k	\$1.6m	3,139	\$366	9
Orange	78	\$732,290	\$746,475	98.1%	\$314k	\$2.3m	2,108	\$347	79
Placentia	28	\$638,511	\$640,535	99.7%	\$310k	\$1.1m	2,036	\$314	32
Portola Hills	5	\$839,380	\$858,718	97.7%	\$403k	\$1.4m	2,521	\$333	6
Rancho Mission Viejo	9	\$701,451	\$702,621	99.8%	\$412k	\$955k	1,825	\$384	3
Rancho Santa Marg.	33	\$599,609	\$603,220	99.4%	\$300k	\$929k	1,620	\$370	49
Rosmoor	8	\$1,295,875	\$1,330,238	97.4%	\$912k	\$2.0m	2,679	\$484	3
San Clemente	52	\$990,951	\$1,010,955	98.0%	\$482k	\$3.1m	2,272	\$436	44
San Juan	36	\$1,259,934	\$1,294,967	97.3%	\$295k	\$3.9m	2,997	\$420	32
Santa Ana	109	\$543,784	\$544,021	100.0%	\$200k	\$2.3m	1,447	\$376	94
Seal Beach	42	\$394,977	\$406,371	97.2%	\$160k	\$1.7m	1,089	\$363	40
Stanton	8	\$462,850	\$462,850	100.0%	\$290k	\$603k	1,267	\$365	13
Talega	10	\$837,363	\$857,540	97.6%	\$482k	\$1.0m	2,507	\$334	14
Tustin	46	\$682,651	\$689,463	99.0%	\$315k	\$1.9m	1,717	\$398	54
Villa Park	3	\$1,128,000	\$1,147,666	98.3%	\$1.0m	\$1.3m	2,818	\$400	5
Westminster	23	\$643,567	\$648,258	99.3%	\$415k	\$900k	1,526	\$422	22
Yorba Linda	46	\$776,686	\$792,032	98.1%	\$330k	\$2.0m	2,070	\$375	70
All of O.C.	1,799	\$843,393	\$863,691	97.6%	\$131k	\$17.0m	1,866	\$452	1,904
O.C. \$0-\$500k	439	\$375,950	\$380,641	98.8%	\$131k	\$500k	1,048	\$359	617
O.C. \$500k-\$750k	697	\$626,734	\$633,317	99.0%	\$501k	\$750k	1,583	\$396	683
O.C. \$750k-\$1m	346	\$857,092	\$868,554	98.7%	\$753k	\$1.0m	2,166	\$396	285
O.C. \$1m-\$1.25m	118	\$1,104,688	\$1,128,829	97.9%	\$1.0m	\$1.25m	2,742	\$403	104
O.C. \$1.25m-\$1.5m	56	\$1,366,038	\$1,387,900	98.4%	\$1.26m	\$1.5m	3,074	\$444	70
O.C. \$1.5m-\$2m	59	\$1,768,824	\$1,833,934	96.4%	\$1.5m	\$2.0m	3,419	\$517	70
O.C. \$2m-\$4m	66	\$2,982,233	\$3,111,076	95.9%	\$2.0m	\$4.0m	3,902	\$764	56
O.C. \$4m+	18	\$6,155,264	\$6,682,194	92.1%	\$4.3m	\$17.0m	4,903	\$1,255	19

*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.

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	Current Actives 2/8/2018	Number of Foreclosures & Short Sale Actives 2/8/2018	% of Active Inventory 2/8/2018	Attached	Current Actives 2/8/2018	Number of Foreclosures & Short Sale Actives 2/8/2018	% of Active Inventory 2/8/2018
Aliso Viejo	31	0	0.0%	All of O.C.	1,225	5	0.4%
Anaheim	110	2	1.8%	O.C. \$0-\$250k	68	1	1.5%
Anaheim Hills	66	1	1.5%	O.C. \$250k-\$500k	474	3	0.6%
Brea	51	1	2.0%	O.C. \$500k-\$750k	350	1	0.3%
Buena Park	51	3	5.9%	O.C. \$750k-\$1m	147	0	0.0%
Corona Del Mar	88	0	0.0%	O.C. \$1m+	186	0	0.0%
Costa Mesa	123	0	0.0%	Detached			
Coto De Caza	80	1	1.3%	All of O.C.	2,748	33	1.2%
Cypress	28	0	0.0%	O.C. \$0k-\$500k	47	3	6.4%
Dana Point	126	1	0.8%	O.C. \$500k-\$750k	494	8	1.6%
Dove Canyon	9	0	0.0%	O.C. \$750k-\$1m	520	10	1.9%
Foothill Ranch	6	0	0.0%	O.C. \$1m-\$1.5m	280	3	1.1%
Fountain Valley	35	0	0.0%	O.C. \$1.25m-\$1.5m	273	3	1.1%
Fullerton	135	0	0.0%	O.C. \$1.5m-\$2m	358	2	0.6%
Garden Grove	75	1	1.3%	O.C. \$2m-\$4m	468	3	0.6%
Huntington Beach	216	0	0.0%	O.C. \$4m+	308	1	0.3%
Irvine	339	1	0.3%	All Homes			
La Habra	62	2	3.2%	All of O.C.	3,981	39	1.0%
La Palma	8	0	0.0%	O.C. \$0k-\$500k	590	7	1.2%
Ladera Ranch	74	0	0.0%	O.C. \$500k-\$750k	848	9	1.1%
Laguna Beach	209	1	0.5%	O.C. \$750k-\$1m	667	10	1.5%
Laguna Hills	48	1	2.1%	O.C. \$1m-\$1.25m	336	3	0.9%
Laguna Niguel	132	3	2.3%	O.C. \$1.25m-\$1.5m	309	3	1.0%
Laguna Woods	155	1	0.6%	O.C. \$1.5m-\$2m	406	2	0.5%
Lake Forest	48	1	2.1%	O.C. \$2m-\$4m	511	3	0.6%
Los Alamitos	7	0	0.0%	O.C. \$4m+	314	1	0.3%
Mission Viejo	143	2	1.4%	County High Shares - Account for 56%			
Newport Beach	254	2	0.8%	Buena Park	51	3	5.9%
Newport Coast	71	0	0.0%	Santa Ana	167	6	3.6%
North Tustin	36	1	2.8%	La Habra	62	2	3.2%
Orange	124	1	0.8%	North Tustin	36	1	2.8%
Placentia	36	0	0.0%	Laguna Niguel	132	3	2.3%
Portola Hills	5	0	0.0%	San Juan	95	2	2.1%
Rancho Mission Viejo	22	0	0.0%	Laguna Hills	48	1	2.1%
Rancho Santa Marg.	47	0	0.0%	Lake Forest	48	1	2.1%
Rossmoor	9	0	0.0%	Brea	51	1	2.0%
San Clemente	176	0	0.0%	Anaheim	110	2	1.8%
San Juan	95	2	2.1%	County Low Shares - No Distressed			
Santa Ana	167	6	3.6%	Aliso Viejo	Ladera Ranch	Talega	
Seal Beach	80	1	1.3%	Corona del Mar	Los Alamitos	Villa Park	
Stanton	12	0	0.0%	Costa Mesa	Newport Coast	Westminster	
Talega	38	0	0.0%	Cypress	Placentia		
Tustin	62	1	1.6%	Dove Canyon	Portola Hills		
Villa Park	13	0	0.0%	Foothill Ranch	Rancho Mission Viejo		
Westminster	27	0	0.0%	Fountain Valley	Rancho Santa Margarita		
Yorba Linda	159	2	1.3%	Fullerton	Rossmoor		
All of O.C.	3,981	39	1.0%	Huntington Beach	San Clemente		
Orange County Distressed Breakdown				La Palma	Stanton		
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)				
Total Foreclosures	16	15	32				
Total Short Sale	23	37	19				

*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

Southern California Housing

All Properties

	Current Actives 2/8/2018	Dem and (Last 30 Days Pendings)	Market Time (In Days) 2/8/2018	2-Weeks Ago 1/25/2018	4-Weeks Ago 1/11/2018	1-Year Ago 1/26/2017	2-Years Ago 1/28/2016
Los Angeles County	9,182	4,932	56	70	79	73	79
Orange County	3,981	2,286	52	64	77	67	75
Riverside County	7,951	2,626	91	109	123	119	145
San Bernardino County	4,085	1,946	63	75	86	78	96
San Diego County	4,752	2,879	50	59	69	55	61
Ventura County	1,100	805	41	52	62	*	46
SOCAL TOTALS	31,051	15,474	60	74	85	78	86

Distressed Properties - Foreclosures and Short Sales

	Current Actives 2/8/2018	Dem and (Last 30 Days Pendings)	Market Time (In Days) 2/8/2018	2-Weeks Ago 1/25/2018	4-Weeks Ago 1/11/2018	1-Year Ago 1/26/2017	2-Years Ago 1/28/2016
Los Angeles County	183	134	41	36	38	36	43
Orange County	39	52	23	36	38	36	44
Riverside County	221	135	49	56	62	59	63
San Bernardino County	127	104	37	54	62	48	64
San Diego County	69	55	38	33	53	23	23
Ventura County	17	31	16	20	28	*	29
SOCAL TOTALS	656	511	39	43	49	41	46