

THE *Orange County* HOUSING REPORT

REPORTS ON HOUSING

Orange County Housing Report: Vanishing Into Thin Air

April 8, 2018

Good Afternoon!

The lower end of the housing market is not only disappearing, it is impacting pending and closed sales.



Vanishing Lower Ranges: A mind-blowing 15% fewer homes have come on the market below \$750,000 so far this year compared to 2017.

The market has been blistering hot for years now. For homes priced below \$750,000, it has been a hot seller's market (an expected market time less than 60-days) since October 2015. Home prices have appreciated dramatically for six solid years. As a result, there are only a handful of detached homes priced below \$500,000 today, 55 to be precise, or 1% of the active listing inventory. Back in January 2012, there were 1,806, 22% of the active inventory. Detached homes below \$500,000 have essentially disappeared. Similarly, there are only 69 condominiums, 1.5% of the active inventory, priced below \$250,000 today. At the beginning of 2012, there were 1,413, 17% of the inventory. Condominiums below \$250,000 is a thing of the past.

The story of the disappearing lower end has been evolving. With housing continuing to appreciate, there are now fewer detached homes available below \$750,000. It is 13% of all available homes to purchase today compared to 38% in 2012. Relatedly, there are fewer condominiums priced below \$500,000, only 13% of today's inventory compared to 33% in 2012.

The numbers illustrate just how staggering the shortage of lower range homes has become in 2018. So far this year, 20% fewer properties have been placed on the market priced below \$500,000 compared to 2017. As a result, there have been 29% fewer closed sales in this price range. The difference is significant. This is precisely why there are so many buyers sitting around waiting for homes to come on the market; there simply are not enough homes in the lower ranges.

Homes Placed on the Market - Jan 1 to Mar 31

	All	\$0-\$500k	\$500k-\$750k	\$750k-\$1m	\$1m-\$2m	\$2m+
2017	10,257	2,386	3,420	1,959	1,755	737
2018	9,795	1,917	3,018	2,051	1,961	848
Difference	-5%	-20%	-12%	5%	12%	15%

Home Sales - Jan 1 to Mar 31

	All	\$0-\$500k	\$500k-\$750k	\$750k-\$1m	\$1m-\$2m	\$2m+
2017	6,603	1,992	2,402	1,093	852	264
2018	6,237	1,418	2,271	1,289	964	295
Difference	-6%	-29%	-5%	18%	13%	12%

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For homes priced between \$500,000 and \$750,000, there have been 12% fewer homes to come on the market in 2018 compared to 2017. Closed sales are down by 5% in this price range.

There was a similar storyline last year. Fewer homes were coming on the market in the lower ranges. Yet, it did not impact closed sales. Despite 6% fewer homes year over year that came on the market in 2017, closed sales were nearly identical, up by 0.6%.

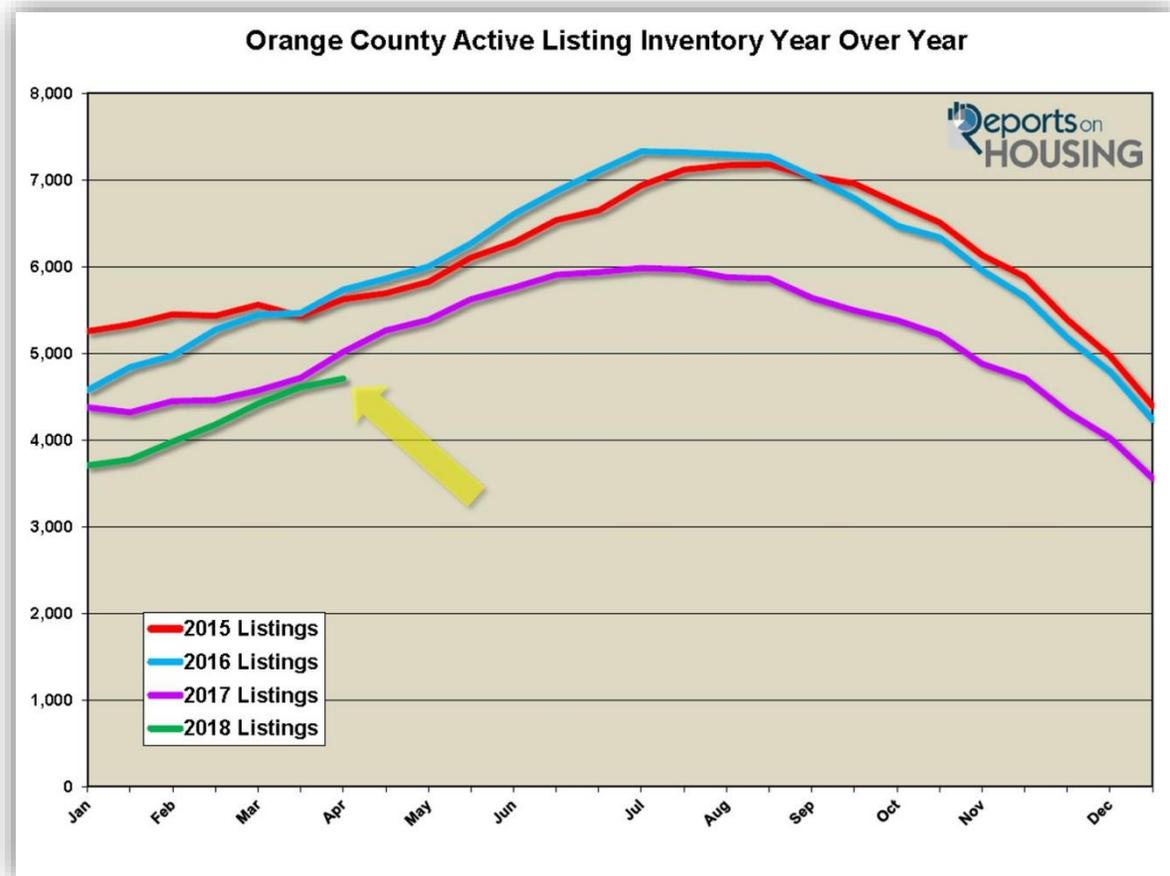
Something is distinctly different this year; total sales are down this year compared to last year. Last year, closed sales above \$750,000 made up the difference of fewer closed sales in the lower ranges. Not this year. The upper ranges are not making up the difference. There are 5% fewer homes (all price ranges) that came on the market compared to the same time last year; **and**, there are 6% **fewer** closed sales. The lack of opportunities below \$750,000 is affecting the total number of closed sales in Orange County.

The erosion of more affordable housing has been going on for years. The below \$750,000 range was 84% of all closed sales back in 2012. It dropped to 62% last year. Through March of 2018, it has dropped to 59% of all closings. This trend will only continue as long as the market remains hot. With a depressed inventory and unrelenting demand, this sizzling market is poised to continue for quite some time.

For buyers anticipating more homes in the affordable price ranges coming on the market soon, it is just not going to happen. The number of opportunities is diminishing over time. Buyers who wait will be confronted with fewer available options to purchase.

Active Inventory: The active inventory only added 99 homes in the past two weeks.

The active listing inventory continued its climb in the past two weeks, just at a slower pace, adding 99 homes, up 2%, and now totals 4,708. The active inventory had been increasing at a very fast pace, but not in the past two weeks. Expect the inventory to continue to climb as the market moves deeper into the Spring and Summer Markets, peaking sometime between July and August.



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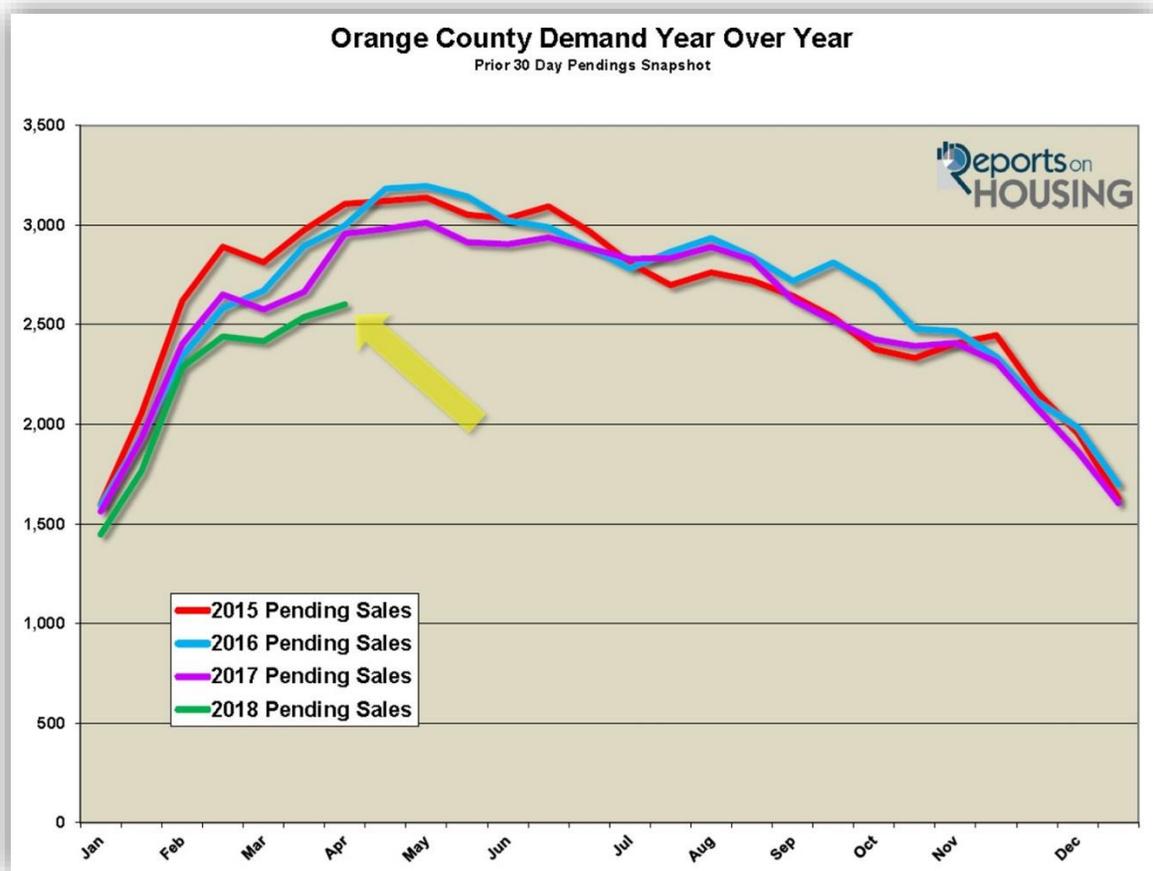
In comparing the active inventory to last year, the difference was shrinking after a very anemic start to the year. The difference was down to 107 homes two weeks ago. But, after adding a meager 2% to the inventory in the past two weeks, the difference grew to 308 homes. There were 5,016 homes last year at this time, 7% more than today's level.

Demand: Demand increased by an unimpressive 3% in the past two weeks.

Last year, demand, the number of new pending sales over the prior month, increased by 11% at this time of the year. This year, demand increased by only 3%, adding 64 pending sales over the past couple of weeks, and now totals 2,602. The last time demand was above the 2,600 pending sale level was back in August 2017. The Spring Market is here, just not at the same pace as the past few years. Roll the clock back to 2014 to find similar levels, which was the slowest year in terms of sales in the 6 year run in housing. There were 11% fewer closed sales in 2014 compared to 2017. With fewer pending sales in the lower price ranges, demand is taking a bit of a hit in 2018. If this trend continues, it could impact total sales for the year.

Last year at this time, demand was at 2,957 pending sales, 14% more than 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 down the road, remained at 54 days in the past two weeks, a hot, seller's market. Last year at this time, the expected market time was at 51 days, a bit hotter than today.



Luxury End: The luxury inventory increased while demand remained the same.

In the past two weeks, demand for homes above \$1.25 million remained at 353 pending sales. The luxury home inventory increased from 1,797 homes to 1,859, up 3%. Last year at this time, luxury demand was increasing rapidly and the overall expected market time was falling fast. Not this year. A new trend may be emerging, a slower luxury market; or, it may be

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just a blip on the radar. Only time will tell. With an increase in the inventory and unchanged demand, the overall expected market time for all homes priced above \$1.25 million increased from 153 to 158 days over the past two-weeks.

For homes priced between \$1.25 million and \$1.5 million, the expected market time increased from 88 to 95 days. For homes priced between \$1.5 million and \$2 million, the expected market time increased from 142 to 155 days. For homes priced between \$2 million and \$4 million, the expected market time decreased from 202 days to 187. For homes priced above \$4 million, the expected market time increased from 296 to 313 days. At 313 days, a seller would be looking at placing their home into escrow around mid-February 2019.

	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	32 Days	34%	57%	29 Days
O.C. \$750k-\$1m	43 Days	18%	22%	48 Days
O.C. \$1m-\$1.25m	68 Days	9%	7%	81 Days
O.C. \$1.25m-\$1.5m	95 Days	8%	5%	81 Days
O.C. \$1.5m-\$2m	155 Days	11%	4%	110 Days
O.C. \$2m-\$4m	187 Days	13%	4%	162 Days
O.C. \$4m+	313 Days	7%	1%	390 days

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Orange County Housing Market Summary:

- The active listing inventory increased by 99 homes in the past two weeks, up 2%, and now totals 4,708. Expect the inventory to increase from now through mid-Summer. Last year, there were 5,016 homes on the market, 308 more than today.
- This year, 20% fewer homes have come on the market below \$500,000 today compared to last year, and there have been 29% fewer closed sales so far this year. 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, increased in the past two-weeks by 64 pending sells, up 3%, and now totals 2,602. Last year, there were 2,957 pending sales, 14% more than today.
- 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 32 days. This range represents 34% 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 18% of the active inventory and 22% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 68 days, a slight seller's market (between 60 and 90 days).

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- For luxury homes priced between \$1.25 million and \$1.5 million, the expected market time increased from 88 days to 95. For homes priced between \$1.5 million and \$2 million, the expected market time increased from 142 to 155 days. For luxury homes priced between \$2 million and \$4 million, the expected market time decreased from 202 days to 187 days. For luxury homes priced above \$4 million, the expected market time increased from 296 to 313 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 remained at 54 days in the past two weeks, a hot seller's market (fewer than 60 days). From here, we can expect the market time to remain below 60-days through May.
- Distressed homes, both short sales and foreclosures combined, make up only 0.8% of all listings and 1.5% of demand. There are only 18 foreclosures and 21 short sales available to purchase today in all of Orange County, that's 39 total distressed homes on the active market, unchanged in the past two weeks. Last year there were 78 total distressed sales, 100% more than today.
- There were 2,613 closed residential resales in March, down by 6% from March 2017's 2,792 closed sales. March marked a 44% increase from February 2018. The sales to list price ratio was 97.6% for all of Orange County. Foreclosures accounted for just 0.5% of all closed sales, and short sales accounted for 0.6%. That means that 98.9% 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
	4/5/2018		4/5/2018	3/22/2018	3/8/2018	4/6/2017	4/7/2016	4/5/2018
Aliso Viejo	47	56	25	28	19	34	28	\$739k
Anaheim	143	133	32	38	40	38	46	\$582k
Anaheim Hills	81	52	47	44	39	44	40	\$1.2m
Brea	60	36	50	43	55	39	43	\$946k
Buena Park	55	48	34	42	58	25	32	\$723k
Corona Del Mar	102	19	161	204	124	110	126	\$4.1m
Costa Mesa	120	69	52	52	56	49	50	\$1.0m
Coto De Caza	97	22	132	135	99	153	107	\$2.4m
Cypress	33	30	33	26	26	42	37	\$689k
Dana Point	161	42	115	83	87	134	91	\$4.0m
Dove Canyon	22	7	94	77	71	75	94	\$1.1m
Foothill Ranch	11	13	25	36	21	26	24	\$675k
Fountain Valley	35	35	30	40	28	30	36	\$875k
Fullerton	143	123	35	42	48	42	55	\$994k
Garden Grove	79	96	25	32	32	33	40	\$664k
Huntington Beach	255	162	47	40	44	37	60	\$1.3m
Irvine	395	216	55	49	49	52	68	\$1.8m
La Habra	73	46	48	40	51	39	42	\$624k
La Palma	11	11	30	38	50	25	53	\$813k
Ladera Ranch	82	54	46	61	52	50	46	\$1.6m
Laguna Beach	253	34	223	206	307	177	225	\$5.2m
Laguna Hills	56	34	49	42	42	46	64	\$1.8m
Laguna Niguel	174	100	52	55	53	54	61	\$1.5m
Laguna Woods	168	85	59	77	78	35	54	\$389k
Lake Forest	55	59	28	36	31	27	29	\$737k
Los Alamitos	13	11	35	37	53	43	40	\$823k
Mission Viejo	164	129	38	40	34	42	35	\$805k
Newport Beach	310	71	131	128	134	108	144	\$3.4m
Newport Coast	80	12	200	145	164	145	159	\$6.4m
North Tustin	59	23	77	79	85	116	57	\$1.6m
Orange	158	110	43	47	44	32	35	\$973k
Placentia	44	42	31	26	28	31	34	\$687k
Portola Hills	5	5	30	2	15	10	38	\$779k
Rancho Mission Viejo	39	9	130	113	159	48	72	\$843k
Rancho Santa Marg.	43	70	18	22	31	28	36	\$656k
Rossmoor	12	13	28	38	60	*		\$1.3m
San Clemente	241	77	94	87	68	75	74	\$1.7m
San Juan	106	43	74	69	63	71	130	\$1.9m
Santa Ana	154	102	45	38	40	40	55	\$645k
Seal Beach	106	46	69	65	58	47	60	\$548k
Stanton	13	13	30	18	25	12	25	\$748k
Talega	49	18	82	58	65	57	64	\$1.2m
Tustin	71	70	30	34	27	41	41	\$961k
Villa Park	16	4	120	113	190	69	124	\$1.8m
Westminster	35	30	35	26	40	42	30	\$733k
Yorba Linda	191	90	64	78	77	71	62	\$1.5m
All of O.C.	4,708	2,602	54	54	55	51	57	\$1.8m

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Attached Homes

	Current Actives 4/5/2018	Dem and (Last 30 Days Pendings)	Market Time (In Days) 4/5/2018	2-Weeks Ago 3/22/2018	4-Weeks Ago 3/8/2018	1-Year Ago 4/6/2017	2-Years Ago 4/7/2016	Average Active List Price 4/5/2018
All of O.C.	1,391	1,025	41	41	40	38	46	\$775k
O.C. \$0-\$250k	69	52	40	46	40	31	47	\$194k
O.C. \$250k-\$500k	526	481	33	34	34	29	36	\$389k
O.C. \$500k-\$750k	380	346	33	31	33	37	50	\$620k
O.C. \$750k-\$1m	178	93	57	65	52	57	75	\$865k
O.C. \$1m+	238	53	135	119	124	124	107	\$2.0m

Current Actives Vacant **36.3%**

Detached Homes

	Current Actives 4/5/2018	Dem and (Last 30 Days Pendings)	Market Time (In Days) 4/5/2018	2-Weeks Ago 3/22/2018	4-Weeks Ago 3/8/2018	1-Year Ago 4/6/2017	2-Years Ago 4/7/2016	Average Active List Price 4/5/2018
All of O.C.	3,309	1,572	63	63	64	59	65	\$2.2m
O.C. \$0-\$500k	55	45	37	27	31	25	32	\$448k
O.C. \$500k-\$750k	544	548	30	32	33	30	32	\$658k
O.C. \$750k-\$1m	652	483	40	40	41	47	54	\$878k
O.C. \$1m-\$1.25m	373	167	67	70	80	79	102	\$1.1m
O.C. \$1.25m-\$1.5m	340	114	89	84	79	79	102	\$1.4m
O.C. \$1.5m-\$2m	443	86	155	146	142	106	163	\$1.7m
O.C. \$2m-\$4m	571	96	178	193	191	155	229	\$2.9m
O.C. \$4m+	332	33	302	287	352	395	506	\$9.2m

Current Actives Vacant **21.6%**

All Homes

	Current Actives 4/5/2018	Dem and (Last 30 Days Pendings)	Market Time (In Days) 4/5/2018	2-Weeks Ago 3/22/2018	4-Weeks Ago 3/8/2018	1-Year Ago 4/6/2017	2-Years Ago 4/7/2016	Average Active List Price 4/5/2018
All of O.C.	4,708	2,602	54	54	55	51	57	\$1.8m
O.C. \$0-\$500k	650	581	34	34	34	29	37	\$374k
O.C. \$500k-\$750k	928	895	31	32	33	33	37	\$642k
O.C. \$750k-\$1m	832	577	43	44	43	48	57	\$875k
O.C. \$1m-\$1.25m	444	196	68	71	82	81	100	\$1.1m
O.C. \$1.25m-\$1.5m	389	123	95	88	78	81	100	\$1.4m
O.C. \$1.5m-\$2m	497	96	155	142	149	110	157	\$1.7m
O.C. \$2m-\$4m	629	101	187	202	193	162	224	\$2.9m
O.C. \$4m+	344	33	313	296	338	390	517	\$9.2m

Current Actives Vacant **25.9%**

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	Sales to								Units Sold Mar 2017
	Units Sold Mar 2018	Average Sales Price	Average List Price	List Price Ratio	Low Price	High Price	Avg. Square Feet	Avg. \$ Per Square Feet	
Aliso Viejo	53	\$626,683	\$627,992	99.8%	\$312k	\$1.7m	1,501	\$418	74
Anaheim	106	\$553,720	\$547,612	101.1%	\$300k	\$1.2m	1,495	\$370	132
Anaheim Hills	58	\$795,586	\$805,229	98.8%	\$380k	\$2.8m	2,140	\$372	61
Brea	29	\$711,547	\$711,418	100.0%	\$465k	\$1.5m	2,028	\$351	46
Buena Park	50	\$599,703	\$604,437	99.2%	\$390k	\$1.2m	1,598	\$375	54
Corona Del Mar	24	\$2,531,734	\$2,574,488	98.3%	\$921k	\$7.9m	2,282	\$1,109	31
Costa Mesa	90	\$936,750	\$946,588	99.0%	\$360k	\$2.4m	1,846	\$507	84
Coto De Caza	30	\$1,274,717	\$1,319,747	96.6%	\$515k	\$4.6m	3,441	\$370	21
Cypress	38	\$656,413	\$660,400	99.4%	\$380k	\$895k	1,757	\$374	35
Dana Point	49	\$1,482,457	\$1,564,215	94.8%	\$360k	\$8.2m	2,326	\$637	30
Dove Canyon	9	\$1,153,667	\$1,183,756	97.5%	\$875k	\$1.7m	3,231	\$357	5
Foothill Ranch	13	\$594,885	\$589,719	100.9%	\$320k	\$868k	1,413	\$421	16
Fountain Valley	41	\$707,285	\$705,073	100.3%	\$313k	\$1.1m	1,721	\$411	33
Fullerton	105	\$688,716	\$695,966	99.0%	\$195k	\$1.6m	1,856	\$371	104
Garden Grove	75	\$578,795	\$578,699	100.0%	\$275k	\$770k	1,530	\$378	100
Huntington Beach	163	\$875,090	\$884,193	99.0%	\$320k	\$3.3m	1,785	\$490	175
Irvine	247	\$926,567	\$933,484	99.3%	\$265k	\$2.8m	1,954	\$474	234
La Habra	50	\$548,094	\$550,679	99.5%	\$250k	\$950k	1,538	\$356	60
La Palma	11	\$596,455	\$598,327	99.7%	\$377k	\$825k	2,372	\$251	9
Ladera Ranch	46	\$959,215	\$968,541	99.0%	\$475k	\$3.9m	2,623	\$366	53
Laguna Beach	33	\$2,103,152	\$2,249,929	93.5%	\$750k	\$5.0m	2,096	\$1,003	36
Laguna Hills	49	\$987,535	\$999,710	98.8%	\$292k	\$3.0m	2,538	\$389	38
Laguna Niguel	109	\$890,716	\$903,012	98.6%	\$320k	\$3.9m	2,038	\$437	104
Laguna Woods	84	\$332,831	\$340,798	97.7%	\$9k	\$1.5m	1,099	\$303	75
Lake Forest	47	\$648,669	\$644,091	100.7%	\$272k	\$1.3m	1,710	\$379	56
Los Alamitos	6	\$697,667	\$688,833	101.3%	\$485k	\$1.2m	1,384	\$504	6
Mission Viejo	131	\$697,638	\$701,671	99.4%	\$290k	\$1.2m	1,810	\$385	137
Newport Beach	64	\$2,429,063	\$2,533,751	95.9%	\$545k	\$12.3m	2,612	\$930	73
Newport Coast	22	\$3,864,682	\$4,116,667	93.9%	\$970k	\$21.0m	3,810	\$1,014	25
North Tustin	20	\$1,256,834	\$1,269,479	99.0%	\$730k	\$3.2m	3,088	\$407	17
Orange	96	\$668,239	\$666,496	100.3%	\$257k	\$1.8m	1,690	\$395	127
Placentia	46	\$641,973	\$640,136	100.3%	\$285k	\$880k	1,744	\$368	40
Portola Hills	11	\$639,909	\$645,235	99.2%	\$415k	\$1.2m	1,596	\$401	11
Rancho Mission Viejo	9	\$726,500	\$734,522	98.9%	\$560k	\$963k	1,845	\$394	9
Rancho Santa Marg.	61	\$589,069	\$590,874	99.7%	\$290k	\$1.1m	1,493	\$395	73
Rosmoor	5	\$1,083,000	\$1,098,400	98.6%	\$925k	\$1.3m	2,207	\$491	5
San Clemente	100	\$1,045,612	\$1,067,071	98.0%	\$355k	\$3.3m	2,293	\$456	89
San Juan	54	\$1,050,809	\$1,077,284	97.5%	\$200k	\$2.7m	2,678	\$392	43
Santa Ana	116	\$491,742	\$494,828	99.4%	\$220k	\$1.1m	1,361	\$361	129
Seal Beach	40	\$535,023	\$542,773	98.6%	\$147k	\$1.4m	1,181	\$453	63
Stanton	11	\$419,091	\$421,982	99.3%	\$200k	\$670k	1,156	\$363	23
Talega	17	\$1,161,118	\$1,175,982	98.7%	\$599k	\$3.0m	3,223	\$360	30
Tustin	51	\$753,538	\$755,568	99.7%	\$330k	\$1.9m	1,836	\$410	73
Villa Park	4	\$1,536,436	\$1,653,000	92.9%	\$826k	\$2.3m	5,093	\$302	5
Westminster	28	\$645,414	\$643,982	100.2%	\$446k	\$852k	1,585	\$407	40
Yorba Linda	77	\$996,841	\$1,018,591	97.9%	\$318k	\$2.7m	2,670	\$373	89
All of O.C.	2,613	\$881,443	\$892,605	98.7%	\$9k	\$21.0m	1,916	\$460	2,792
O.C. \$0-\$500k	571	\$381,381	\$383,181	99.5%	\$9k	\$500k	1,049	\$364	780
O.C. \$500k-\$750k	918	\$632,043	\$632,678	99.9%	\$501k	\$750k	1,545	\$409	1,043
O.C. \$750k-\$1m	562	\$854,505	\$861,341	99.2%	\$751k	\$1.0m	2,144	\$399	515
O.C. \$1m-\$1.25m	210	\$1,124,849	\$1,146,886	98.1%	\$1.0m	\$1.25m	2,658	\$423	190
O.C. \$1.25m-\$1.5m	125	\$1,360,550	\$1,386,989	98.1%	\$1.25m	\$1.5m	2,983	\$456	87
O.C. \$1.5m-\$2m	108	\$1,724,286	\$1,774,316	97.2%	\$1.5m	\$2.0m	3,276	\$526	86
O.C. \$2m-4m	96	\$2,729,146	\$2,835,368	96.3%	\$2.0m	\$4.0m	3,988	\$684	84
O.C. \$4m+	23	\$7,412,478	\$7,420,261	99.9%	\$4.1m	\$21.0m	5,013	\$1,479	26

*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 4/5/2018	Total 4/5/2018	% of Active Inventory 4/5/2018	Attached	Current Actives 4/5/2018	Number of Foreclosures & Short Sale Actives 4/5/2018	% of Active Inventory 4/5/2018
Aliso Viejo	47	0	0.0%	All of O.C.	1,391	9	0.6%
Anaheim	143	2	1.4%	O.C. \$0-\$250k	69	4	5.8%
Anaheim Hills	81	0	0.0%	O.C. \$250k-\$500k	526	2	0.4%
Brea	60	0	0.0%	O.C. \$500k-\$750k	380	2	0.5%
Buena Park	55	2	3.6%	O.C. \$750k-\$1m	178	1	0.6%
Corona Del Mar	102	0	0.0%	O.C. \$1m+	238	0	0.0%
Costa Mesa	120	0	0.0%				
Coto De Caza	97	0	0.0%	Detached			
Cypress	33	1	3.0%	All of O.C.	3,309	29	0.9%
Dana Point	161	0	0.0%	O.C. \$0k-\$500k	55	2	3.6%
Dove Canyon	22	0	0.0%	O.C. \$500k-\$750k	544	10	1.8%
Foothill Ranch	11	0	0.0%	O.C. \$750k-\$1m	652	5	0.8%
Fountain Valley	35	0	0.0%	O.C. \$1m-\$1.5m	373	5	1.3%
Fullerton	143	0	0.0%	O.C. \$1.25m-\$1.5m	340	1	0.3%
Garden Grove	79	1	1.3%	O.C. \$1.5m-\$2m	443	3	0.7%
Huntington Beach	255	1	0.4%	O.C. \$2m-\$4m	571	1	0.2%
Irvine	395	1	0.3%	O.C. \$4m+	332	2	0.6%
La Habra	73	1	1.4%				
La Palma	11	0	0.0%	All Homes			
Ladera Ranch	82	0	0.0%	All of O.C.	4,708	39	0.8%
Laguna Beach	253	1	0.4%	O.C. \$0k-\$500k	650	8	1.2%
Laguna Hills	56	1	1.8%	O.C. \$500k-\$750k	928	12	1.3%
Laguna Niguel	174	2	1.1%	O.C. \$750k-\$1m	832	6	0.7%
Laguna Woods	168	2	1.2%	O.C. \$1m-\$1.25m	444	5	1.1%
Lake Forest	55	2	3.6%	O.C. \$1.25m-\$1.5m	389	1	0.3%
Los Alamitos	13	1	7.7%	O.C. \$1.5m-\$2m	497	3	0.6%
Mission Viejo	164	2	1.2%	O.C. \$2m-\$4m	629	1	0.2%
Newport Beach	310	0	0.0%	O.C. \$4m+	344	2	0.6%
Newport Coast	80	0	0.0%				
North Tustin	59	0	0.0%	County High Shares - Account for 54%			
Orange	158	1	0.6%	Los Alamitos	13	1	7.7%
Placentia	44	2	4.5%	Villa Park	16	1	6.3%
Portola Hills	5	0	0.0%	Placentia	44	2	4.5%
Rancho Mission Viejo	39	0	0.0%	Lake Forest	55	2	3.6%
Rancho Santa Marg.	43	0	0.0%	Buena Park	55	2	3.6%
Rossmoor	12	0	0.0%	Santa Ana	154	5	3.2%
San Clemente	241	0	0.0%	Cypress	33	1	3.0%
San Juan	106	1	0.9%	Westminster	35	1	2.9%
Santa Ana	154	5	3.2%	Tustin	71	2	2.8%
Seal Beach	106	1	0.9%	Yorba Linda	191	4	2.1%
Stanton	13	0	0.0%				
Talega	49	0	0.0%	County Low Shares - No Distressed			
Tustin	71	2	2.8%	Aliso Viejo	Fullerton	San Clemente	
Villa Park	16	1	6.3%	Anaheim Hills	La Palma	Stanton	
Westminster	35	1	2.9%	Brea	Ladera Ranch	Talega	
Yorba Linda	191	4	2.1%	Corona del Mar	Newport Beach		
All of O.C.	4,708	39	0.8%	Costa Mesa	Newport Coast		
				Coto de Caza	North Tustin		
				Dana Point	Portola Hills		
				Dove Canyon	Rancho Mission Viejo		
				Foothill Ranch	Rancho Santa Margarita		
				Fountain Valley	Rossmoor		

Orange County Distressed Breakdown

	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)
Total Foreclosures	18	13	42
Total Short Sale	21	26	24

*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 4/5/2018	Dem and (Last 30 Days Pendings)	Market Time (In Days) 4/5/2018	2-Weeks Ago 3/22/2018	4-Weeks Ago 3/8/2018	1-Year Ago 4/6/2017	2-Years Ago 4/7/2016
Los Angeles County	10,150	5,629	54	54	55	49	55
Orange County	4,708	2,602	54	54	55	51	57
Riverside County	8,109	3,053	80	77	81	75	98
San Bernardino County	4,395	2,215	60	59	60	52	68
San Diego County	5,778	3,202	54	49	51	40	46
Ventura County	1,323	841	47	45	46	*	45
SOCAL TOTALS	34,463	17,542	59	57	59	53	62

Distressed Properties - Foreclosures and Short Sales

	Current Actives 4/5/2018	Dem and (Last 30 Days Pendings)	Market Time (In Days) 4/5/2018	2-Weeks Ago 3/22/2018	4-Weeks Ago 3/8/2018	1-Year Ago 4/6/2017	2-Years Ago 4/7/2016
Los Angeles County	158	139	34	39	39	27	37
Orange County	39	39	30	35	39	30	41
Riverside County	204	129	47	51	51	40	45
San Bernardino County	104	88	35	42	34	33	47
San Diego County	57	47	36	30	37	21	22
Ventura County	20	20	30	40	31	*	27
SOCAL TOTALS	582	462	38	41	41	30	38