

THE *Orange County* HOUSING REPORT

REPORTS ON HOUSING

Orange County Housing Report: Cracks Appearing

May 6, 2018

Good Afternoon!

Even though the housing market is hot, trends have emerged that confirm that it is starting to cool.

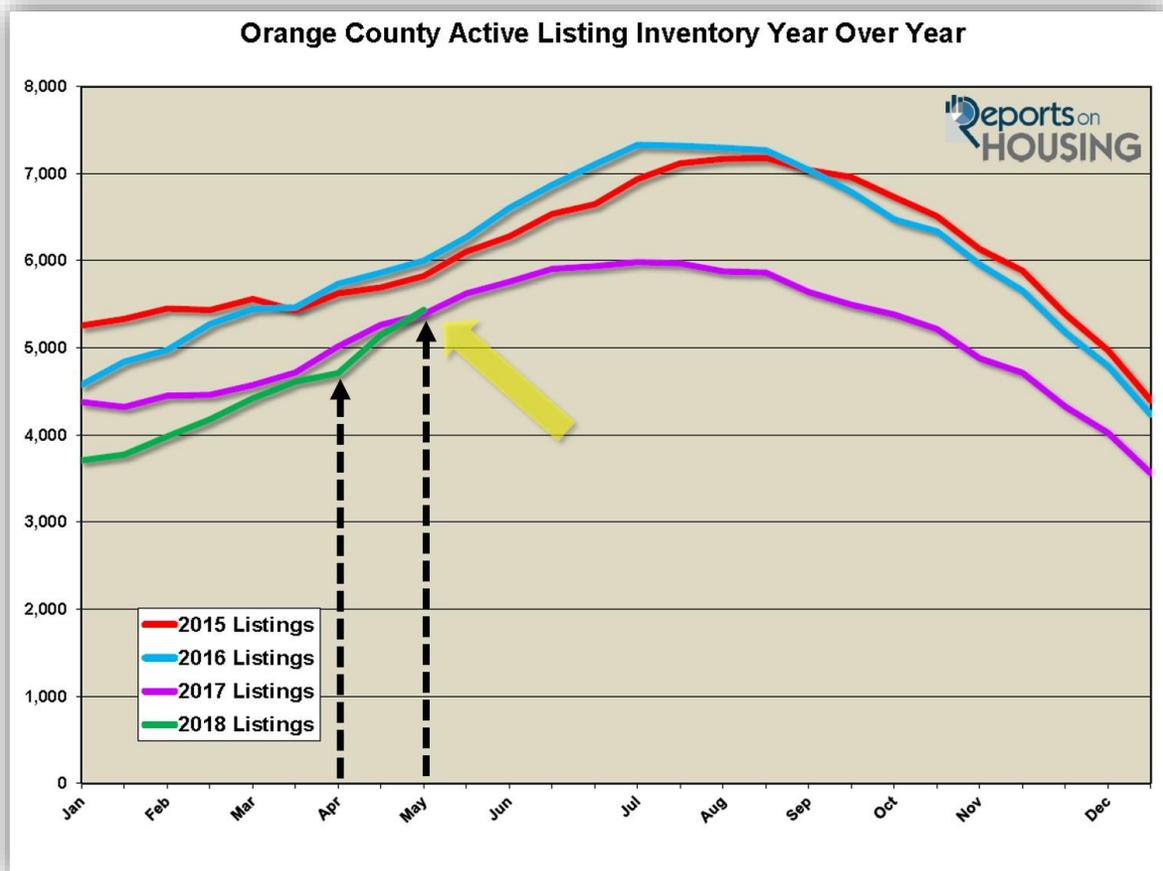


Cracks Appearing: Trends are developing which demonstrate that the six-year housing run is beginning to cool.

Headlines are the same across the country: there are not enough homes on the market and buyers are having an extremely difficult time finding a home. It has been a supply and demand issue for more than six years now, dating back to 2012. The story has not changed much for quite some time; that is, until now.

Now that a third of the year is in the rearview mirror, noticeable cracks have appeared that illustrate a cooling market. It is not as if housing has suddenly tilted in favor of buyers. No, there are still multiple offers and plenty of homes flying off the market and into escrow just moments after the FOR SALE sign is pounded into the front yard. Buyers are still frustrated by the lack of available homes on the market below \$1 million. Sellers are still in the driver's seat. Nonetheless, trends have surfaced that highlight a cooling marketplace.

CRACK – The current active inventory has increased by 15% in the past month. After a rather dismal, anemic start to the year, the active inventory in Orange County has been surging, adding 726 homes in just four weeks. That is the largest one-month gain since July 2013. There are currently 5,434 homes on the market, well below the 8,000 home long-term average; yet, the current trend is for a rapidly increasing active inventory.

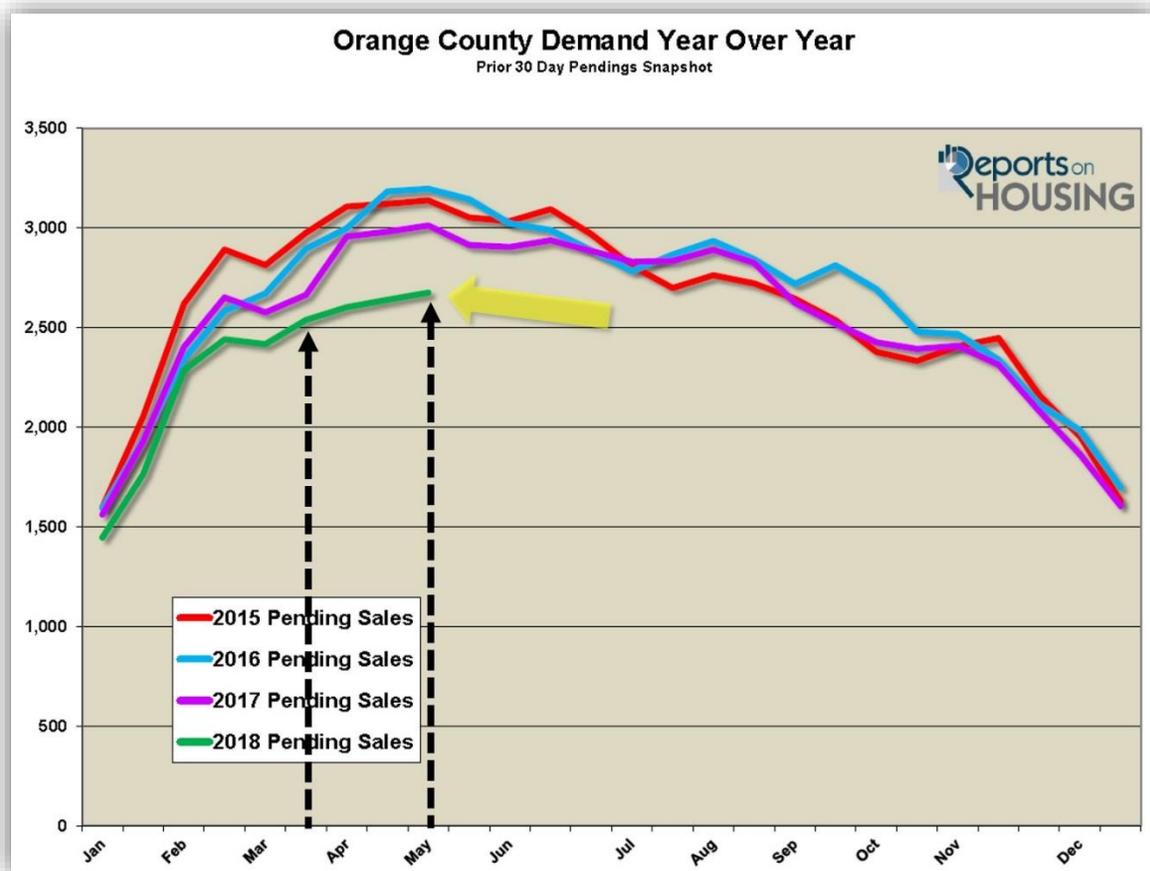


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CRACK – This is the first time there are more homes on the market compared to the prior year since August 2016. For 20 consecutive months, the year over year active inventory comparison had been less. That just changed. There are 47 more homes today compared to one year ago. On New Year's Day, there were 674 fewer homes on the market compared to January 1, 2017. As the year has rolled along, the difference diminished over time.

CRACK – Demand is at its lowest level for this time of the year since 2008. Demand, the number of pending sales over the prior 30-days, has been muted since the start of the year. There are simply far fewer pending sales compared to



the past several years. The difference has been substantial over the past six weeks. Year over year, demand is down 11%, that is 2,675 pending sales compared to 3,012. Typically, during the Spring Market, pending sales activity is firing on all cylinders, the busiest time of the year. Yet, demand has not been this low for a start to May since 2008 when it measured only 2,540 pending sales.

CRACK – A staggering 11% of all active listings reduced their asking price within the last week. The Multiple Listing Service (MLS) has a helpful red arrow pointing downward adjacent to the asking price if the asking price was reduced. In bringing up a list of homes across Orange County, there are a lot more red arrows pointing down compared to the past several years. This phenomenon is indicative of a market inundated by overpricing. Many sellers are arbitrarily pricing and not relying on the expertise of real estate professionals, so, to be successful, they have to reduce the asking price, and often more than once.

CRACK – Like Orange County, all of Southern California, as a whole, is experiencing more homes on the market compared to last year, and a lot less demand. The active inventory is up for all of Southern California for the first time since May 2015. Most counties are experiencing a higher active inventory compared to the prior year. **All** counties are currently facing far less demand compared to last year. The bottom line: the trend of a cooler market is not just isolated to Orange County. It is affecting all of Southern California.

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	Current Actives 5/3/2018	Last Year Actives 5/4/2017	Year Over Year	Demand (Last 30 Days Pending)	Last Year Demand (30 Days Pending)	Year Over Year
Los Angeles County	10,902	10,957	-1%	5,691	6,268	-9%
Orange County	5,434	5,387	+1%	2,675	3,012	-11%
Riverside County	8,163	8,373	-3%	3,112	3,369	-8%
San Bernardino County	4,619	4,447	+4%	2,191	2,361	-7%
San Diego County	6,025	5,492	+10%	3,456	3,848	-10%
SOCAL TOTALS	35,143	34,656	1%	17,125	18,858	-9%



While there are definite cracks in the over six-year housing run, the market is still a seller's market. It is just not as hot as the Spring of 2017. These trends have only developed this year. They are cautionary flags in approaching the local housing market. If these trends continue, the market will only cool further, but it will take time. The housing market will not change overnight. This year still promises to be a very good year for sellers, only a bit more challenging, which necessitates a more cautious, deliberate strategy and approach to the housing market.

Active Inventory: The active inventory added 6% more homes in the past two weeks.

The active listing inventory continued its swift climb in the past two weeks, adding 290 homes, up 6%, and now totals 5,434, its highest level since September 2017. Expect the inventory to continue to climb as the market moves deeper into the Spring and Summer Markets, peaking sometime between July and August.

Demand: Demand increased by only 1% in the past two weeks.

In the past two weeks, demand, the number of pending sales over the prior 30 days, increased by a paltry 35 additional pending sales. It now totals 2,675, the lowest demand reading for this time of the year since 2008. This lower demand level will affect the number of future closed sales for Orange County in comparison to the last few years.

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, increased from 58 days to 61 in the past two weeks, transitioning from a hot, seller's market, to a slight seller's market (less appreciation, but sellers still get to call the shots). Last year at this time, the expected market time was at 54 days, a bit hotter than today.

Luxury End: The luxury inventory and luxury demand both increased in the last couple of weeks.

In the past two weeks, demand for homes above \$1.25 million increased by 41 pending sales, up 11%, and now totals 412. The luxury home inventory increased from 1,974 homes to 2,025, up 3%. Year over year, luxury demand is up by 14 pending sales, or 4%, and the active luxury listing inventory is up by an additional 138 homes, or 7%. With a surge in luxury demand, the overall expected market time for all homes priced above \$1.25 million decreased from 160 days to 147 days over the past two-weeks. Last year the expected market time was at 142 days.

For homes priced between \$1.25 million and \$1.5 million, the expected market time decreased from 104 to 92 days. For homes priced between \$1.5 million and \$2 million, the expected market time decreased from 129 to 121 days. For homes priced between \$2 million and \$4 million, the expected market time decreased from 208 days to 182. For homes priced above \$4 million, the expected market time increased from 386 to 456 days. At 456 days, a seller would be looking at placing their home into escrow around the start of August 2019.

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	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	39 Days	35%	55%	33 Days
O.C. \$750k-\$1m	49 Days	18%	23%	51 Days
O.C. \$1m-\$1.25m	81 Days	10%	7%	67 Days
O.C. \$1.25m-\$1.5m	92 Days	8%	6%	89 Days
O.C. \$1.5m-\$2m	121 Days	9%	4%	134 Days
O.C. \$2m-\$4m	182 Days	13%	4%	166 Days
O.C. \$4m+	456 Days	7%	1%	313 Days

Reports on HOUSING

Orange County Housing Market Summary:

- The active listing inventory increased by an incredible 290 homes in the past two weeks, up 6%, and now totals 5,434. Expect the inventory to increase from now through mid-Summer. Last year, there were 5,387 homes on the market, 47 fewer than today.
- This year, 20% fewer homes have come on the market below \$500,000 today compared to last year, and there have been 27% fewer closed sales so far this year. Fewer and fewer homes and condominiums are now priced below \$500,000. This price range is slowly vanishing.
- Demand, the number of pending sales over the prior month, increased in the past two-weeks by 35 pending sales, up 1%, and now totals 2,675. Last year, there were 3,012 pending sales, 13% more than today.
- The average list price for all of Orange County remained at \$1.7 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 39 days. This range represents 35% of the active inventory and 55% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 49 days, a hot seller's market (fewer than 60 days). This range represents 18% of the active inventory and 23% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 81 days, a slight seller's market (between 60 and 90 days).
- For luxury homes priced between \$1.25 million and \$1.5 million, the expected market time decreased from 104 days to 92. For homes priced between \$1.5 million and \$2 million, the expected market time decreased from 129 days to 121. For luxury homes priced between \$2 million and \$4 million, the expected market time decreased from 208 days to 182. For luxury homes priced above \$4 million, the expected market time increased from 386 to 456 days.
- The luxury end, all homes above \$1.25 million, accounts for 37% of the inventory and only 15% of demand.

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- The expected market time for all homes in Orange County increased from 58 days to 61 in the past two weeks, a slight seller's market (from 60 to 90 days).
- Distressed homes, both short sales and foreclosures combined, make up only 0.8% of all listings and 1.2% of demand. There are only 20 foreclosures and 24 short sales available to purchase today in all of Orange County, that's 44 total distressed homes on the active market, up one in the past two weeks. Last year there were 81 total distressed sales, 84% more than today.
- There were 2,614 closed residential resales in April, down by 2% from April 2017's 2,677 closed sales. April was nearly identical to March 2018's closings. The sales to list price ratio was 98.7% 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 5/3/2018	Dem and (Last 30 Days Pendlings)	Market Time (In Days) 5/3/2018	2-Weeks Ago 4/19/2018	4-Weeks Ago 4/5/2018	1-Year Ago 5/4/2017	2-Years Ago 5/5/2016	Average Active List Price 5/3/2018
Aliso Viejo	67	67	30	44	25	23	28	\$718k
Anaheim	159	136	35	33	32	35	40	\$597k
Anaheim Hills	104	54	58	53	47	63	51	\$1.2m
Brea	67	45	45	50	50	37	52	\$988k
Buena Park	71	40	53	41	34	34	38	\$693k
Corona Del Mar	112	30	112	149	161	113	146	\$4.5m
Costa Mesa	151	69	66	57	52	49	54	\$1.0m
Coto De Caza	112	19	177	127	132	81	96	\$2.2m
Cypress	40	40	30	30	33	49	23	\$670k
Dana Point	184	42	131	125	115	171	80	\$3.7m
Dove Canyon	21	10	63	86	94	73	57	\$1.2m
Foothill Ranch	16	19	25	30	25	51	13	\$667k
Fountain Valley	45	35	39	34	30	38	20	\$779k
Fullerton	160	122	39	40	35	37	48	\$907k
Garden Grove	95	86	33	32	25	41	41	\$697k
Huntington Beach	275	188	44	47	47	40	54	\$1.3m
Irvine	458	249	55	51	55	54	68	\$1.7m
La Habra	79	51	46	45	48	32	38	\$611k
La Palma	12	12	30	70	30	30	30	\$734k
Ladera Ranch	95	55	52	57	46	62	61	\$1.4m
Laguna Beach	258	28	276	220	223	165	174	\$5.1m
Laguna Hills	78	38	62	76	49	55	59	\$1.5m
Laguna Niguel	190	81	70	55	52	57	61	\$1.4m
Laguna Woods	183	79	69	77	59	46	69	\$368k
Lake Forest	78	60	39	30	28	29	37	\$683k
Los Alamitos	9	8	34	24	35	35	49	\$723k
Mission Viejo	215	109	59	42	38	40	40	\$793k
Newport Beach	357	70	153	146	131	124	120	\$3.3m
Newport Coast	92	15	184	237	200	154	136	\$7.2m
North Tustin	78	24	98	70	77	68	102	\$1.6m
Orange	170	127	40	48	43	42	38	\$949k
Placentia	55	38	43	29	31	34	39	\$648k
Portola Hills	9	4	68	15	30	75	24	\$794k
Rancho Mission Viejo	42	12	105	99	130	69	630	\$822k
Rancho Santa Marg.	62	60	31	29	18	26	30	\$699k
Rossmoor	16	3	160	64	28	78	*	\$1.4m
San Clemente	233	97	72	71	94	75	85	\$1.8m
San Juan	120	40	90	107	74	79	107	\$1.9m
Santa Ana	172	102	51	46	45	83	48	\$665k
Seal Beach	121	47	77	112	69	44	58	\$516k
Stanton	23	17	41	38	30	23	28	\$633k
Talega	51	28	55	54	82	62	67	\$1.2m
Tustin	104	59	53	36	30	55	42	\$907k
Villa Park	24	7	103	188	120	87	168	\$1.8m
Westminster	54	30	54	40	35	31	23	\$749k
Yorba Linda	209	94	67	63	64	77	57	\$1.5m
All of O.C.	5,434	2,675	61	58	54	54	56	\$1.7m

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Attached Homes

	Current Actives 5/3/2018	Dem and (Last 30 Days Pendings)	Market Time (In Days) 5/3/2018	2-Weeks Ago 4/19/2018	4-Weeks Ago 4/5/2018	1-Year Ago 5/4/2017	2-Years Ago 5/5/2016	Average Active List Price 5/3/2018
All of O.C.	1,661	1,021	49	45	41	41	47	\$753k
O.C. \$0-\$250k	85	52	49	61	40	30	44	\$196k
O.C. \$250k-\$500k	612	484	38	36	33	29	35	\$387k
O.C. \$500k-\$750k	487	343	43	36	33	43	57	\$616k
O.C. \$750k-\$1m	206	85	73	66	57	83	66	\$861k
O.C. \$1m+	271	57	143	133	135	113	135	\$1.9m

Current Actives Vacant **34.2%**

Detached Homes

	Current Actives 5/3/2018	Dem and (Last 30 Days Pendings)	Market Time (In Days) 5/3/2018	2-Weeks Ago 4/19/2018	4-Weeks Ago 4/5/2018	1-Year Ago 5/4/2017	2-Years Ago 5/5/2016	Average Active List Price 5/3/2018
All of O.C.	3,763	1,651	68	67	63	61	62	\$2.2m
O.C. \$0-\$500k	50	45	33	38	37	23	29	\$445k
O.C. \$500k-\$750k	656	535	37	35	30	34	29	\$659k
O.C. \$750k-\$1m	774	519	45	42	40	47	56	\$876k
O.C. \$1m-\$1.25m	452	181	75	68	67	64	93	\$1.1m
O.C. \$1.25m-\$1.5m	407	127	96	107	89	91	93	\$1.4m
O.C. \$1.5m-\$2m	426	110	116	127	155	140	124	\$1.8m
O.C. \$2m-\$4m	646	110	176	195	178	163	198	\$2.9m
O.C. \$4m+	352	24	440	373	302	306	408	\$9.4m

Current Actives Vacant **20.4%**

All Homes

	Current Actives 5/3/2018	Dem and (Last 30 Days Pendings)	Market Time (In Days) 5/3/2018	2-Weeks Ago 4/19/2018	4-Weeks Ago 4/5/2018	1-Year Ago 5/4/2017	2-Years Ago 5/5/2016	Average Active List Price 5/3/2018
All of O.C.	5,434	2,675	61	58	54	54	56	\$1.7m
O.C. \$0-\$500k	749	582	39	38	34	29	36	\$369k
O.C. \$500k-\$750k	1,145	878	39	35	31	37	37	\$641k
O.C. \$750k-\$1m	982	605	49	45	43	51	58	\$873k
O.C. \$1m-\$1.25m	533	198	81	71	68	67	95	\$1.1m
O.C. \$1.25m-\$1.5m	456	149	92	104	95	89	95	\$1.4m
O.C. \$1.5m-\$2m	488	121	121	129	155	134	127	\$1.8m
O.C. \$2m-\$4m	716	118	182	208	187	166	192	\$2.9m
O.C. \$4m+	365	24	456	386	313	313	419	\$9.4m

Current Actives Vacant **24.6%**

*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.

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	Sales to								Units Sold Apr 2017
	Units Sold Apr 2018	Average Sales Price	Average List Price	List Price Ratio	Low Price	High Price	Avg. Square Feet	Avg. \$ Per Square Feet	
Aliso Viejo	63	\$628,373	\$629,066	99.9%	\$290k	\$1.5m	1,519	\$414	70
Anaheim	127	\$540,911	\$540,178	100.1%	\$285k	\$765k	1,454	\$372	131
Anaheim Hills	61	\$757,823	\$764,923	99.1%	\$373k	\$1.5m	2,071	\$366	63
Brea	40	\$746,045	\$754,073	98.9%	\$355k	\$2.0m	1,956	\$381	44
Buena Park	46	\$613,680	\$617,886	99.3%	\$402k	\$990k	1,579	\$389	43
Corona Del Mar	21	\$4,765,215	\$5,131,800	92.9%	\$1.2m	\$18.0m	3,343	\$1,425	18
Costa Mesa	57	\$783,466	\$783,671	100.0%	\$384k	\$1.3m	1,697	\$462	78
Coto De Caza	23	\$1,132,922	\$1,174,648	96.4%	\$517k	\$1.9m	3,171	\$357	18
Cypress	26	\$628,332	\$631,728	99.5%	\$365k	\$906k	1,636	\$384	29
Dana Point	44	\$1,726,574	\$1,813,331	95.2%	\$148k	\$9.1m	2,250	\$767	45
Dove Canyon	4	\$1,079,500	\$1,100,250	98.1%	\$1000k	\$1.2m	3,223	\$335	4
Foothill Ranch	17	\$625,371	\$624,264	100.2%	\$345k	\$1.1m	1,539	\$406	23
Fountain Valley	38	\$726,055	\$721,729	100.6%	\$325k	\$1.2m	1,795	\$404	46
Fullerton	121	\$683,692	\$692,104	98.8%	\$136k	\$2.1m	1,799	\$380	113
Garden Grove	86	\$578,779	\$584,689	99.0%	\$45k	\$1.4m	1,470	\$394	100
Huntington Beach	152	\$933,922	\$945,741	98.8%	\$326k	\$4.6m	1,807	\$517	154
Irvine	229	\$1,028,198	\$1,038,218	99.0%	\$368k	\$4.5m	2,080	\$494	239
La Habra	47	\$555,256	\$556,028	99.9%	\$230k	\$839k	1,465	\$379	44
La Palma	6	\$702,317	\$706,483	99.4%	\$590k	\$760k	1,924	\$365	11
Ladera Ranch	59	\$847,207	\$854,866	99.1%	\$400k	\$3.0m	2,307	\$367	57
Laguna Beach	43	\$3,179,804	\$3,195,507	99.5%	\$690k	\$15.5m	2,282	\$1,393	26
Laguna Hills	30	\$838,667	\$849,086	98.8%	\$340k	\$2.9m	2,138	\$392	26
Laguna Niguel	86	\$867,255	\$881,744	98.4%	\$305k	\$2.3m	1,696	\$511	88
Laguna Woods	73	\$350,500	\$358,172	97.9%	\$10k	\$1.3m	1,132	\$310	88
Lake Forest	60	\$626,483	\$630,893	99.3%	\$259k	\$1.0m	1,687	\$371	69
Los Alamitos	12	\$827,042	\$841,167	98.3%	\$502k	\$1.3m	1,801	\$459	9
Mission Viejo	129	\$724,233	\$729,114	99.3%	\$290k	\$1.6m	1,899	\$381	118
Newport Beach	86	\$2,317,701	\$2,415,880	95.9%	\$340k	\$8.3m	2,352	\$985	78
Newport Coast	18	\$4,529,989	\$4,900,489	92.4%	\$715k	\$18.0m	4,107	\$1,103	21
North Tustin	19	\$1,310,416	\$1,348,205	97.2%	\$743k	\$3.0m	3,076	\$426	15
Orange	101	\$646,360	\$651,560	99.2%	\$240k	\$1.6m	1,633	\$396	120
Placentia	51	\$689,125	\$688,005	100.2%	\$300k	\$980k	1,913	\$360	37
Portola Hills	10	\$795,139	\$800,049	99.4%	\$430k	\$1.1m	2,264	\$351	10
Rancho Mission Viejo	7	\$710,143	\$718,128	98.9%	\$525k	\$893k	1,797	\$395	9
Rancho Santa Marg.	69	\$563,019	\$563,343	99.9%	\$307k	\$915k	1,430	\$394	60
Rosmoor	15	\$1,218,167	\$1,232,133	98.9%	\$900k	\$1.8m	2,375	\$513	12
San Clemente	93	\$1,003,828	\$1,024,983	97.9%	\$355k	\$2.6m	2,345	\$428	74
San Juan	32	\$1,058,881	\$1,079,626	98.1%	\$285k	\$2.7m	2,680	\$395	47
Santa Ana	113	\$538,574	\$536,458	100.4%	\$162k	\$2.9m	1,434	\$376	111
Seal Beach	44	\$512,607	\$515,116	99.5%	\$147k	\$1.4m	1,281	\$400	59
Stanton	12	\$476,983	\$477,392	99.9%	\$255k	\$630k	1,267	\$376	20
Talega	24	\$1,043,466	\$1,062,781	98.2%	\$620k	\$2.0m	2,911	\$358	15
Tustin	71	\$777,290	\$779,064	99.8%	\$319k	\$3.2m	1,881	\$413	58
Villa Park	6	\$1,539,500	\$1,590,316	96.8%	\$1.3m	\$1.7m	3,759	\$410	5
Westminster	35	\$649,280	\$648,368	100.1%	\$430k	\$808k	1,723	\$377	25
Yorba Linda	82	\$920,054	\$936,940	98.2%	\$367k	\$3.7m	2,383	\$386	90
All of O.C.	2,614	\$929,491	\$941,605	98.7%	\$10k	\$18.0m	1,896	\$490	2,677
O.C. \$0-\$500k	564	\$386,766	\$389,961	99.2%	\$10k	\$500k	1,033	\$374	706
O.C. \$500k-\$750k	934	\$625,970	\$627,704	99.7%	\$502k	\$750k	1,531	\$409	976
O.C. \$750k-\$1m	568	\$856,868	\$861,406	99.5%	\$752k	\$1.0m	2,124	\$403	542
O.C. \$1m-\$1.25m	185	\$1,118,579	\$1,140,543	98.1%	\$1.0m	\$1.25m	2,645	\$423	158
O.C. \$1.25m-\$1.5m	121	\$1,371,849	\$1,399,593	98.0%	\$1.26m	\$1.5m	3,125	\$439	99
O.C. \$1.5m-\$2m	97	\$1,738,876	\$1,790,187	97.1%	\$1.5m	\$2.0m	3,236	\$537	83
O.C. \$2m-4m	108	\$2,783,642	\$2,901,704	95.9%	\$2.0m	\$4.0m	3,513	\$792	89
O.C. \$4m+	37	\$7,879,192	\$8,083,214	97.5%	\$4.2m	\$18.0m	4,763	\$1,654	24

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	Current Actives 5/3/2018	Total 5/3/2018	% of Active Inventory 5/3/2018	Attached	Current Actives 5/3/2018	Number of Foreclosures & Short Sale Actives 5/3/2018	% of Active Inventory 5/3/2018
Aliso Viejo	67	0	0.0%	All of O.C.	1,661	13	0.8%
Anaheim	159	3	1.9%	O.C. \$0-\$250k	85	3	3.5%
Anaheim Hills	104	0	0.0%	O.C. \$250k-\$500k	612	6	1.0%
Brea	67	0	0.0%	O.C. \$500k-\$750k	487	2	0.4%
Buena Park	71	1	1.4%	O.C. \$750k-\$1m	206	1	0.5%
Corona Del Mar	112	0	0.0%	O.C. \$1m+	271	1	0.4%
Costa Mesa	151	1	0.7%	Detached			
Coto De Caza	112	0	0.0%	All of O.C.	3,763	31	0.8%
Cypress	40	1	2.5%	O.C. \$0k-\$500k	50	3	6.0%
Dana Point	184	1	0.5%	O.C. \$500k-\$750k	656	8	1.2%
Dove Canyon	21	0	0.0%	O.C. \$750k-\$1m	774	9	1.2%
Foothill Ranch	16	0	0.0%	O.C. \$1m-\$1.5m	452	3	0.7%
Fountain Valley	45	1	2.2%	O.C. \$1.25m-\$1.5m	407	2	0.5%
Fullerton	160	1	0.6%	O.C. \$1.5m-\$2m	426	3	0.7%
Garden Grove	95	1	1.1%	O.C. \$2m-\$4m	646	1	0.2%
Huntington Beach	275	0	0.0%	O.C. \$4m+	352	2	0.6%
Irvine	458	1	0.2%	All Homes			
La Habra	79	1	1.3%	All of O.C.	5,434	44	0.8%
La Palma	12	0	0.0%	O.C. \$0k-\$500k	749	12	1.6%
Ladera Ranch	95	0	0.0%	O.C. \$500k-\$750k	1,145	10	0.9%
Laguna Beach	258	0	0.0%	O.C. \$750k-\$1m	982	10	1.0%
Laguna Hills	78	1	1.3%	O.C. \$1m-\$1.25m	533	3	0.6%
Laguna Niguel	190	3	1.6%	O.C. \$1.25m-\$1.5m	456	2	0.4%
Laguna Woods	183	1	0.5%	O.C. \$1.5m-\$2m	488	4	0.8%
Lake Forest	78	1	1.3%	O.C. \$2m-\$4m	716	1	0.1%
Los Alamitos	9	0	0.0%	O.C. \$4m+	365	2	0.5%
Mission Viejo	215	3	1.4%	County High Shares - Account for 59%			
Newport Beach	357	2	0.6%	Santa Ana	172	8	4.7%
Newport Coast	92	0	0.0%	Villa Park	24	1	4.2%
North Tustin	78	0	0.0%	Cypress	40	1	2.5%
Orange	170	2	1.2%	Yorba Linda	209	5	2.4%
Placentia	55	1	1.8%	Fountain Valley	45	1	2.2%
Portola Hills	9	0	0.0%	Tustin	104	2	1.9%
Rancho Mission Viejo	42	0	0.0%	Anaheim	159	3	1.9%
Rancho Santa Marg.	62	0	0.0%	Placentia	55	1	1.8%
Rossmoor	16	0	0.0%	Laguna Niguel	190	3	1.6%
San Clemente	233	1	0.4%	Buena Park	71	1	1.4%
San Juan	120	0	0.0%	County Low Shares - No Distressed			
Santa Ana	172	8	4.7%	Aliso Viejo	Laguna Beach	Talega	
Seal Beach	121	1	0.8%	Anaheim Hills	Los Alamitos	Westminster	
Stanton	23	0	0.0%	Brea	Newport Coast		
Talega	51	0	0.0%	Corona del Mar	North Tustin		
Tustin	104	2	1.9%	Coto de Caza	Portola Hills		
Villa Park	24	1	4.2%	Dove Canyon	Rancho Mission Viejo		
Westminster	54	0	0.0%	Foothill Ranch	Rancho Santa Margarita		
Yorba Linda	209	5	2.4%	Huntington Beach	Rossmoor		
All of O.C.	5,434	44	0.8%	La Palma	San Juan		
Orange County Distressed Breakdown				Ladera Ranch	Stanton		
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)				
Total Foreclosures	20	13	46				
Total Short Sale	24	20	36				

*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 5/3/2018	Dem and (Last 30 Days Pendings)	Market Time (In Days) 5/3/2018	2-Weeks Ago 4/19/2018	4-Weeks Ago 4/5/2018	1-Year Ago 5/4/2017	2-Years Ago 5/5/2016
Los Angeles County	10,902	5,691	57	56	54	52	55
Orange County	5,434	2,675	61	58	54	54	56
Riverside County	8,163	3,112	79	78	80	75	95
San Bernardino County	4,619	2,191	63	62	60	57	68
San Diego County	6,025	3,456	52	55	54	43	46
Ventura County	1,433	897	48	46	47	*	41
SOCAL TOTALS	36,576	18,022	61	60	59	55	60

Distressed Properties - Foreclosures and Short Sales

	Current Actives 5/3/2018	Dem and (Last 30 Days Pendings)	Market Time (In Days) 5/3/2018	2-Weeks Ago 4/19/2018	4-Weeks Ago 4/5/2018	1-Year Ago 5/4/2017	2-Years Ago 5/5/2016
Los Angeles County	147	139	32	29	34	36	35
Orange County	44	33	40	37	30	34	34
Riverside County	208	99	63	53	47	50	51
San Bernardino County	106	63	50	32	35	37	47
San Diego County	49	35	42	34	36	16	21
Ventura County	17	17	30	24	30	*	31
SOCAL TOTALS	571	386	44	36	38	36	38