

# THE *Orange County* HOUSING REPORT

## REPORTS ON HOUSING

### Orange County Housing Report: Last Call!!

June 17, 2019

Good morning!

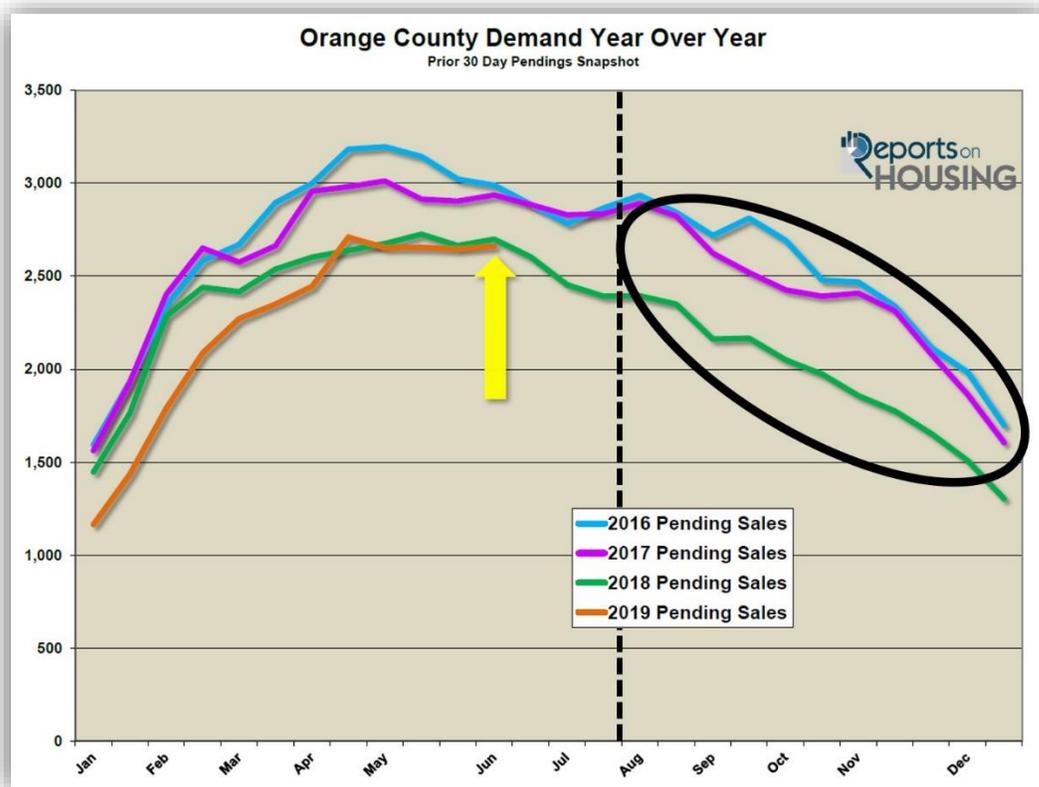
There is not a lot of steam left in the best time of the year to sell a home and get it under contract.



**Last Call: In order for sellers to cash in on the most lucrative time to sell a home during the year, they better open up escrow soon.**

It is that time of the year for the family vacation. That includes airports, long lines at the TSA checkpoint, connections, and a bit of stress and anxiety. Inevitably, countless travelers with kids in tow will find themselves running to their connecting flight. The sense of urgency is intense. As if to mock the situation, the flight crew announces, "LAST CALL for flight 93!" Frantically many will barely make it, gasping for air while boarding the plane. Still others will arrive at the gate only to find that the "cabin door has been closed."

This is also the time of year when many sellers come on the market thinking they have an ample amount of time to market their home to take advantage of the Summer Market, but that simply is not the case. Yes, summer has just begun, but the Summer Market for housing already started in May. The housing market shifts from away from the Spring Market with the distractions of the end of the school year, especially graduations. From there, the distractions of summer and the family activities take hold: family vacations, trips to the beach, trips to the pool, family reunions, summer camps, and picnics. Life gets in the way for many that are looking to purchase a home. As a result, housing downshifts from the best time of the year to sell, the spring, to the second-best time of the year, summer.



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Right around the corner is the Autumn Market. For housing, that begins as soon as the kids go back to school, which is the end of August. As soon as school starts, it is no longer the most advantageous time of the year to move a family. As a result, many buyers put searching for a home on hold until the following year. Once school starts, it is just too disruptive for a family move. Changing schools is out of the question for too many families; it is just too disruptive. So, buyers want to close escrow by the end of August. Most escrow are between 30 to 45 days, meaning they need to open escrow by the end of July.

For sellers to take advantage of the second-best time of the year to sell, they need to open escrow by July 31<sup>st</sup>, six weeks from now. Pricing a home correctly is absolutely fundamental to cash in on the housing market and find success. This year, similar to 2018, the market is a bit different compared to what everybody has heard. The ultra-hot Southern California housing market with rapid appreciation, zillions of offers, and only days on the market before opening escrow are in the rearview mirror. That was the housing markets of 2012 through 2017.

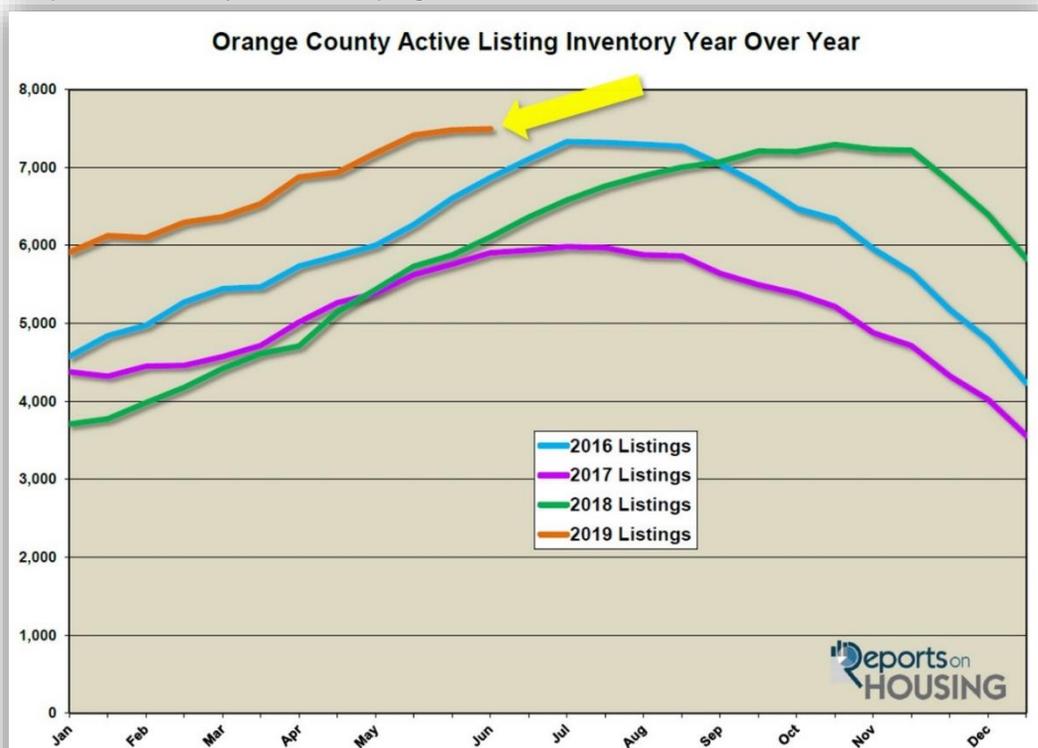
Orange County housing today is characterized by a bit more inventory, 23% more than last year, and muted demand, 20% less than 2012 through 2017. The local housing market feels a lot more sluggish. Sellers need to keep in mind that they are still fetching record prices, but they cannot get away with stretching their asking price like prior years. For the sellers that overprice, even slightly, expect to sit on the market with less activity and no offers.

Many sellers enter the housing fray in July, thinking they have plenty of time to cash in on the Summer Market. What they do not understand is that they need to close escrow by August 31<sup>st</sup>. They have an extremely limited amount of time to isolate a buyer, negotiate the sell, and then open escrow. They are down to a few short weeks. For those sellers that are late to the housing party, they certainly better be priced right on the money. Starting off overpriced means that they will have to reduce their asking price to be successful. That reduction may come too late, mid-August. That's when demand is already dropping and so are their chances of achieving their goal in selling.

**LAST CALL to take advantage of the second-best time of the year to sell a home!!**

**Active Inventory:** *The current active inventory is unchanged in the past two weeks.*

In the past two weeks, the active listing inventory increased by only 14 homes, nearly unchanged, and now totals 7,493. Typically, this is the time of the year when the active listing inventory is rising until peaking sometime between July and August; however, within the past four-weeks, 7% fewer homes have come on the market compared to last year. Only time will tell if that is just an anomaly or a developing trend.



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Last year at this time there were 6,105 homes on the market. That means that there are **23% more homes available today**. This is the highest level of homes on the market for this time of the year since 2011.

**Demand:** *In the past four weeks, demand grew by 1%.*

Demand, the number of new pending sales over the prior month, increased by 15 pending sales in the past four weeks, up 1%, and now totals 2,661. Muted demand was the theme last year and it continues to be the theme in 2019. Demand will slowly drop from here, which will pick up steam in September during the Autumn Market.

Last year at this time, there were 38 more pending sales, 1% more than today. Two years ago, it was 10% stronger than today.

The current Expected Market Time decreased from 85 days to 84 days in the past two weeks, a slight Seller's Market. It is still the highest reading for this time of the year since 2011. Last year, the Expected Market Time was at 68 days, better than today.

**Luxury End:** *The luxury market improved slightly in the past couple of weeks.*

In the past two-weeks, demand for homes above \$1.25 million increased by 17 pending sales, a 4% increase, and now totals 406, the second highest level for 2019 compared to mid-April's 424. The luxury home inventory grew by 14 homes and now totals 2,522, a 1% increase and the highest level of the year. The overall expected market time for homes priced above \$1.25 million decreased from 193 days to 186 over the past two-weeks, a slight drop, but still quite sluggish.

Year over year, luxury demand is up by 17 pending sales, or 4%, and the active luxury listing inventory is up by an additional 357 homes, or 16%. Extra seller competition and muted demand in the luxury ranges in 2019 is a trend that has endured. The expected market time last year was at 167 days, a bit better than today.

For homes priced between \$1.25 million and \$1.5 million, in the past two-weeks, the Expected Market Time increased from 107 to 118 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 167 to 149 days. For homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 302 to 254 days. For homes priced above \$4 million, the Expected Market Time increased from 419 to 441 days. At 441 days, a seller would be looking at placing their home into escrow around **the end of August 2020**.

	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	61 Days	39%	54%	43 Days
O.C. \$750k-\$1m	70 Days	18%	22%	60 Days
O.C. \$1m-\$1.25m	92 Days	9%	8%	88 Days
O.C. \$1.25m-\$1.5m	118 Days	8%	6%	111 Days
O.C. \$1.5m-\$2m	149 Days	8%	5%	162 Days
O.C. \$2m-\$4m	254 Days	12%	4%	183 Days
O.C. \$4m+	441 Days	6%	1%	368 Days

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### Orange County Housing Market Summary:

- The active listing inventory increased by 14 homes in the past two weeks, nearly unchanged, and now totals 7,493, the highest level since September 2014. Last year, there were 6,105 homes on the market, 1,388 fewer than today. There are 23% more homes than last year.

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- Demand, the number of pending sales over the prior month, increased by 15 pending sales in the past two-weeks, up 1%, and now totals 2,661. Last year, there were 2,699 pending sales, 1% more than today.
- The Expected Market Time for all of Orange County decreased from 85 days two weeks ago to 84 days today, a **slight** Seller's Market (between 60 to 90 days) and the highest level for this time of the year since 2011. It was at 68 days last year.
- For homes priced below \$750,000, the market is a slight Seller's Market (between 60 and 90 days) with an expected market time of 61 days. This range represents 39% of the active inventory and 54% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 70 days, a slight Seller's Market. 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 92 days, a Balanced Market.
- For luxury homes priced between \$1.25 million and \$1.5 million, in the past two weeks, the Expected Market Time increased from 107 to 118 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 167 to 149 days. For luxury homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 302 to 254 days. For luxury homes priced above \$4 million, the Expected Market Time increased from 419 to 441 days.
- The luxury end, all homes above \$1.25 million, accounts for 34% of the inventory and only 16% of demand.
- Distressed homes, both short sales and foreclosures combined, made up only 0.7% of all listings and 1.4% of demand. There are only 21 foreclosures and 32 short sales available to purchase today in all of Orange County, 53 total distressed homes on the active market, down 12 in the last two-weeks. Last year there were 50 total distressed homes on the market, nearly identical to today.
- There were 2,929 closed residential resales in May, 2% more than May 2018's 2,870 closed sales. April marked a 15% increase from April 2019. The sales to list price ratio was 97.6% for all of Orange County. Foreclosures accounted for just 0.8% of all closed sales, and short sales accounted for 0.6%. That means that 98.6% of all sales were good ol' fashioned sellers with equity.

Have a great week.

Sincerely,  
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## REPORTS ON HOUSING

	Current Actives 6/13/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 6/13/2019	Market Time 2-Weeks Ago 5/16/2019	Market Time 4-Weeks Ago 5/2/2019	Market Time 1-Year Ago 6/14/2018	Market Time 2-Years Ago 6/15/2017	Average Active List Price 6/13/2019
Aliso Viejo	104	60	52	54	55	48	29	\$685k
Anaheim	218	111	59	52	42	42	56	\$602k
Anaheim Hills	137	73	56	74	62	66	46	\$1.0m
Brea	96	36	80	66	62	57	74	\$942k
Buena Park	85	57	45	48	50	44	38	\$663k
Corona Del Mar	147	15	294	373	540	170	142	\$4.8m
Costa Mesa	209	87	72	69	82	62	53	\$1.0m
Coto De Caza	110	21	157	143	165	105	132	\$2.1m
Cypress	116	80	44	55	54	30	29	\$714k
Dana Point	232	48	145	123	130	119	138	\$3.1m
Dove Canyon	30	3	300	300	150	270	68	\$1.1m
Foothill Ranch	22	15	44	32	78	28	18	\$738k
Fountain Valley	43	37	35	43	35	35	21	\$790k
Fullerton	218	127	51	58	62	56	51	\$893k
Garden Grove	146	71	62	55	43	39	42	\$651k
Huntington Beach	405	164	74	82	79	54	53	\$1.2m
Irvine	856	213	121	109	97	81	72	\$1.4m
La Habra	92	45	61	56	75	53	28	\$636k
La Palma	10	7	43	33	24	39	85	\$761k
Ladera Ranch	126	50	76	78	74	51	55	\$1.3m
Laguna Beach	321	31	311	306	327	239	239	\$4.8m
Laguna Hills	117	35	100	81	59	59	79	\$1.4m
Laguna Niguel	293	97	91	96	107	83	65	\$1.4m
Laguna Woods	260	87	90	108	126	64	24	\$369k
Lake Forest	141	68	62	65	56	49	38	\$694k
Los Alamitos	21	3	210	120	65	27	23	\$948k
Mission Viejo	289	127	68	91	78	62	47	\$776k
Newport Beach	436	71	184	175	164	135	126	\$3.3m
Newport Coast	105	19	166	196	196	204	221	\$6.6m
North Tustin	85	26	98	58	80	108	60	\$2.0m
Orange	218	128	51	61	57	64	41	\$918k
Placentia	74	40	56	39	37	36	39	\$699k
Portola Hills	20	13	46	44	70	24	28	\$1.1m
Rancho Mission Viejo	51	10	153	96	81	64	99	\$828k
Rancho Santa Marg.	109	52	63	52	62	52	38	\$593k
Rossmoor	37	11	101	83	110	57	103	\$1.4m
San Clemente	298	93	96	90	82	86	94	\$1.9m
San Juan	148	37	120	104	126	89	85	\$2.2m
Santa Ana	273	95	86	80	72	63	55	\$660k
Seal Beach	191	47	122	118	136	57	63	\$415k
Stanton	26	20	39	56	70	20	23	\$617k
Talega	58	28	62	59	53	68	58	\$1.2m
Tustin	121	77	47	47	68	33	45	\$903k
Villa Park	22	5	132	110	81	79	72	\$1.8m
Westminster	46	33	42	36	49	43	29	\$749k
Yorba Linda	240	91	79	88	97	100	72	\$1.3m
All of O.C.	7,493	2,661	84	85	84	68	60	\$1.6m

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### Attached Homes

	Current Actives 6/13/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 6/13/2019	Market Time 2-Weeks Ago 5/16/2019	Market Time 4-Weeks Ago 5/2/2019	Market Time 1-Year Ago 6/14/2018	Market Time 2-Years Ago 6/15/2017	Average Active List Price 6/13/2019
All of O.C.	2,629	992	80	80	83	56	47	\$716k
O.C. \$0-\$250k	169	63	80	109	93	39	39	\$197k
O.C. \$250k-\$500k	984	435	68	65	69	41	35	\$395k
O.C. \$500k-\$750k	811	368	66	69	74	54	46	\$617k
O.C. \$750k-\$1m	295	81	109	114	106	85	92	\$859k
O.C. \$1m+	370	45	247	222	220	186	139	\$1.9m

Current Actives Vacant **35.1%**

### Detached Homes

	Current Actives 6/13/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 6/13/2019	Market Time 2-Weeks Ago 5/16/2019	Market Time 4-Weeks Ago 5/2/2019	Market Time 1-Year Ago 6/14/2018	Market Time 2-Years Ago 6/15/2017	Average Active List Price 6/13/2019
All of O.C.	4,864	1,669	87	88	84	75	68	\$2.1m
O.C. \$0-\$500k	56	21	80	61	31	42	29	\$425k
O.C. \$500k-\$750k	870	546	48	46	46	38	39	\$660k
O.C. \$750k-\$1m	1,092	515	64	60	57	56	49	\$876k
O.C. \$1m-\$1.25m	586	211	83	100	87	82	78	\$1.1m
O.C. \$1.25m-\$1.5m	502	134	112	106	119	106	93	\$1.4m
O.C. \$1.5m-\$2m	523	114	138	153	161	152	148	\$1.8m
O.C. \$2m-\$4m	801	97	248	291	258	182	207	\$2.9m
O.C. \$4m+	434	31	420	399	565	378	623	\$9.0m

Current Actives Vacant **20.7%**

### All Homes

	Current Actives 6/13/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 6/13/2019	Market Time 2-Weeks Ago 5/16/2019	Market Time 4-Weeks Ago 5/2/2019	Market Time 1-Year Ago 6/14/2018	Market Time 2-Years Ago 6/15/2017	Average Active List Price 6/13/2019
All of O.C.	7,493	2,661	84	85	84	68	60	\$1.6m
O.C. \$0-\$500k	1,209	519	70	68	68	41	35	\$369k
O.C. \$500k-\$750k	1,681	914	55	55	56	44	42	\$639k
O.C. \$750k-\$1m	1,387	596	70	67	63	60	53	\$872k
O.C. \$1m-\$1.25m	694	226	92	108	93	88	84	\$1.1m
O.C. \$1.25m-\$1.5m	588	150	118	107	125	111	96	\$1.4m
O.C. \$1.5m-\$2m	607	122	149	167	174	162	148	\$1.7m
O.C. \$2m-\$4m	871	103	254	302	262	183	193	\$2.9m
O.C. \$4m+	456	31	441	419	568	368	572	\$8.8m

Current Actives Vacant **25.8%**

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	Sales to								Units Sold May 2018
	Units Sold May 2019	Average Sales Price	Average List Price	List Price Ratio	Low Price	High Price	Avg. Square Feet	Avg. \$ Per Square Feet	
Aliso Viejo	65	\$607,294	\$614,300	98.9%	\$319k	\$1.5m	1,501	\$405	60
Anaheim	125	\$596,314	\$553,271	107.8%	\$306k	\$6.9m	1,456	\$410	147
Anaheim Hills	64	\$762,439	\$775,526	98.3%	\$389k	\$2.7m	1,999	\$381	51
Brea	34	\$815,834	\$835,978	97.6%	\$398k	\$1.7m	2,343	\$348	42
Buena Park	44	\$601,126	\$604,192	99.5%	\$395k	\$1.3m	1,540	\$390	46
Corona Del Mar	28	\$6,687,413	\$3,631,231	184.2%	\$940k	\$94.0m	2,492	\$2,683	33
Costa Mesa	69	\$773,379	\$780,470	99.1%	\$89k	\$1.7m	1,566	\$494	80
Coto De Caza	22	\$1,483,818	\$1,480,881	100.2%	\$875k	\$3.5m	4,023	\$369	25
Cypress	32	\$684,997	\$688,200	99.5%	\$465k	\$1.1m	1,770	\$387	43
Dana Point	46	\$1,920,267	\$2,060,459	93.2%	\$325k	\$14.0m	2,417	\$794	48
Dove Canyon	7	\$1,028,429	\$1,053,257	97.6%	\$865k	\$1.2m	3,090	\$333	11
Foothill Ranch	15	\$690,159	\$695,979	99.2%	\$326k	\$1.2m	1,683	\$410	16
Fountain Valley	38	\$765,984	\$768,579	99.7%	\$340k	\$1.4m	1,812	\$423	34
Fullerton	91	\$681,662	\$693,463	98.3%	\$255k	\$1.5m	1,751	\$389	142
Garden Grove	84	\$579,021	\$583,097	99.3%	\$262k	\$1.4m	1,461	\$396	85
Huntington Beach	172	\$938,939	\$954,355	98.4%	\$150k	\$3.2m	1,821	\$516	196
Irvine	253	960,862	\$987,763	97.3%	\$312k	\$4.2m	1,971	\$487	286
La Habra	40	\$609,130	\$613,937	99.2%	\$280k	\$1.3m	1,692	\$360	51
La Palma	11	\$661,273	\$673,855	98.1%	\$417k	\$815k	1,806	\$366	11
Ladera Ranch	33	\$973,951	\$992,797	98.1%	\$405k	\$2.1m	2,585	\$377	60
Laguna Beach	38	\$2,745,117	\$2,870,103	95.6%	\$700k	\$24.3m	2,088	\$1,315	29
Laguna Hills	45	\$779,792	\$798,686	97.6%	\$272k	\$3.1m	2,013	\$387	42
Laguna Niguel	87	\$897,372	\$916,108	98.0%	\$320k	\$2.7m	1,981	\$453	90
Laguna Woods	72	\$322,119	\$329,382	97.8%	\$7k	\$1.3m	1,129	\$285	68
Lake Forest	54	\$687,884	\$690,684	99.6%	\$275k	\$1.3m	1,823	\$377	69
Los Alamitos	4	\$893,500	\$893,725	100.0%	\$529k	\$1.1m	1,803	\$496	9
Mission Viejo	125	\$715,010	\$728,128	98.2%	\$54k	\$1.4m	1,855	\$385	122
Newport Beach	80	\$2,404,794	\$2,504,141	96.0%	\$560k	\$7.8m	2,476	\$971	85
Newport Coast	19	\$3,656,684	\$4,014,211	91.1%	\$970k	\$12.3m	3,617	\$1,011	15
North Tustin	21	\$1,299,700	\$1,310,638	99.2%	\$840k	\$2.8m	3,007	\$432	24
Orange	93	\$735,707	\$742,442	99.1%	\$320k	\$2.9m	1,861	\$395	128
Placentia	55	\$619,909	\$622,583	99.6%	\$295k	\$1.0m	1,609	\$385	42
Portola Hills	14	\$712,814	\$726,227	98.2%	\$310k	\$1.4m	1,928	\$370	15
Rancho Mission Viejo	9	\$775,944	\$795,644	97.5%	\$570k	\$1.2m	1,866	\$416	17
Rancho Santa Marg.	50	\$601,238	\$606,746	99.1%	\$296k	\$880k	1,516	\$397	62
Rosmoor	10	\$1,394,200	\$1,467,580	95.0%	\$857k	\$2.7m	2,836	\$492	5
San Clemente	97	\$1,183,820	\$1,216,683	97.3%	\$415k	\$4.6m	2,469	\$479	101
San Juan	47	\$1,263,539	\$1,338,691	94.4%	\$297k	\$5.0m	2,825	\$447	45
Santa Ana	122	\$523,365	\$530,109	98.7%	\$200k	\$1.2m	1,379	\$380	110
Seal Beach	53	\$539,692	\$554,236	97.4%	\$130k	\$2.0m	1,356	\$398	50
Stanton	14	\$497,207	\$511,530	97.2%	\$369k	\$727k	1,341	\$371	18
Talega	33	\$1,004,111	\$1,025,693	97.9%	\$489k	\$2.1m	2,790	\$360	29
Tustin	71	\$761,011	\$770,732	98.7%	\$93k	\$3.5m	1,831	\$416	71
Villa Park	5	\$1,317,004	\$1,311,850	100.4%	\$1.2m	\$1.4m	4,088	\$322	4
Westminster	37	\$707,765	\$708,224	99.9%	\$250k	\$1.1m	1,798	\$394	44
Yorba Linda	71	\$867,541	\$882,176	98.3%	\$375k	\$3.8m	2,332	\$372	96
All of O.C.	2,929	\$927,365	\$950,374	97.6%	\$7k	\$24.3m	1,916	\$484	2,870
O.C. \$0-\$500k	647	\$380,702	\$385,526	98.7%	\$7k	\$500k	1,039	\$366	604
O.C. \$500k-\$750k	969	\$628,736	\$633,688	99.2%	\$501k	\$750k	1,518	\$414	953
O.C. \$750k-\$1m	647	\$860,511	\$869,824	98.9%	\$751k	\$1.0m	2,121	\$406	652
O.C. \$1m-\$1.25m	235	\$1,121,143	\$1,151,673	97.3%	\$1.0m	\$1.25m	2,590	\$433	232
O.C. \$1.25m-\$1.5m	150	\$1,359,871	\$1,385,284	98.2%	\$1.26m	\$1.5m	2,974	\$457	145
O.C. \$1.5m-\$2m	109	\$1,727,515	\$1,775,722	97.3%	\$1.5m	\$2.0m	3,232	\$535	137
O.C. \$2m-4m	135	\$2,722,837	\$2,868,005	94.9%	\$2.1m	\$4.0m	3,727	\$731	112
O.C. \$4m+	37	\$7,584,107	\$7,939,673	95.5%	\$4.0m	\$24.3m	5,024	\$1,510	35

\*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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	Number of			Attached	Number of		
	Current Actives 6/13/2019	Foreclosures & Short Sale Actives 6/13/2019	% of Active Inventory 6/13/2019		Current Actives 6/13/2019	Foreclosures & Short Sale Actives 6/13/2019	% of Active Inventory 6/13/2019
Aliso Viejo	104	1	1.0%	All of O.C.	2,629	8	0.3%
Anaheim	218	2	0.9%	O.C. \$0-\$250k	169	1	0.6%
Anaheim Hills	137	0	0.0%	O.C. \$250k-\$500k	984	2	0.2%
Brea	96	1	1.0%	O.C. \$500k-\$750k	811	2	0.2%
Buena Park	85	0	0.0%	O.C. \$750k-\$1m	295	1	0.3%
Corona Del Mar	147	1	0.7%	O.C. \$1m+	370	2	0.5%
Costa Mesa	209	0	0.0%	<b>Detached</b>			
Coto De Caza	110	3	2.7%	All of O.C.	4,864	45	0.9%
Cypress	116	0	0.0%	O.C. \$0k-\$500k	56	3	5.4%
Dana Point	232	1	0.4%	O.C. \$500k-\$750k	870	16	1.8%
Dove Canyon	30	0	0.0%	O.C. \$750k-\$1m	1,092	5	0.5%
Foothill Ranch	22	0	0.0%	O.C. \$1m-\$1.5m	586	4	0.7%
Fountain Valley	43	0	0.0%	O.C. \$1.25m-\$1.5m	502	1	0.2%
Fullerton	218	1	0.5%	O.C. \$1.5m-\$2m	523	7	1.3%
Garden Grove	146	3	2.1%	O.C. \$2m-\$4m	801	7	0.9%
Huntington Beach	405	2	0.5%	O.C. \$4m+	434	2	0.5%
Irvine	856	4	0.5%	<b>All Homes</b>			
La Habra	92	1	1.1%	All of O.C.	7,493	53	0.7%
La Palma	10	0	0.0%	O.C. \$0k-\$500k	1,209	6	0.5%
Ladera Ranch	126	3	2.4%	O.C. \$500k-\$750k	1,681	18	1.1%
Laguna Beach	321	2	0.6%	O.C. \$750k-\$1m	1,387	6	0.4%
Laguna Hills	117	2	1.7%	O.C. \$1m-\$1.25m	694	5	0.7%
Laguna Niguel	293	1	0.3%	O.C. \$1.25m-\$1.5m	588	1	0.2%
Laguna Woods	260	1	0.4%	O.C. \$1.5m-\$2m	607	7	1.2%
Lake Forest	141	0	0.0%	O.C. \$2m-\$4m	871	8	0.9%
Los Alamitos	21	0	0.0%	O.C. \$4m+	456	2	0.4%
Mission Viejo	289	5	1.7%	<b>County High Shares - Account for 53%</b>			
Newport Beach	436	5	1.1%	Coto De Caza	110	3	2.7%
Newport Coast	105	0	0.0%	Placentia	74	2	2.7%
North Tustin	85	1	1.2%	Ladera Ranch	126	3	2.4%
Orange	218	3	1.4%	Garden Grove	146	3	2.1%
Placentia	74	2	2.7%	Mission Viejo	289	5	1.7%
Portola Hills	20	0	0.0%	Laguna Hills	117	2	1.7%
Rancho Mission Viejo	51	0	0.0%	Orange	218	3	1.4%
Rancho Santa Marg.	109	0	0.0%	North Tustin	85	1	1.2%
Rossmoor	37	0	0.0%	Newport Beach	436	5	1.1%
San Clemente	298	1	0.3%	La Habra	92	1	1.1%
San Juan	148	1	0.7%	<b>County Low Shares - No Distressed</b>			
Santa Ana	273	1	0.4%	Anaheim Hills	Newport Coast		
Seal Beach	191	0	0.0%	Buena Park	Portola Hills		
Stanton	26	0	0.0%	Costa Mesa	Rancho Mission Viejo		
Talega	58	0	0.0%	Cypress	Rancho Santa Marg.		
Tustin	121	1	0.8%	Dove Canyon	Rossmoor		
Villa Park	22	0	0.0%	Foothill Ranch	Seal Beach		
Westminster	46	0	0.0%	Fountain Valley	Stanton		
Yorba Linda	240	2	0.8%	La Palma	Talega		
All of O.C.	7,493	53	0.7%	Lake Forest	Villa Park		
				Los Alamitos	Westminster		

### Orange County Distressed Breakdown

	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)
Total Foreclosures	21	11	57
Total Short Sale	32	22	44

\*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 6/13/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 6/13/2019	Market Time 2-Weeks Ago 5/16/2019	Market Time 4-Weeks Ago 5/2/2019	Market Time 1-Year Ago 6/14/2018	Market Time 2-Years Ago 6/15/2017
Los Angeles County	13,933	5,500	76	73	72	62	55
Orange County	7,493	2,661	84	85	84	68	60
Riverside County	8,911	3,142	85	89	89	84	72
San Bernardino County	6,174	2,347	79	77	74	70	61
San Diego County	7,331	3,262	67	66	65	58	48
Ventura County	1,799	1,102	49	51	56	56	*
<b>SOCAL TOTALS</b>	<b>45,641</b>	<b>18,014</b>	<b>76</b>	<b>71</b>	<b>75</b>	<b>66</b>	<b>59</b>

#### Distressed Properties - Foreclosures and Short Sales

	Current Actives 6/13/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 6/13/2019	Market Time 2-Weeks Ago 5/16/2019	Market Time 4-Weeks Ago 5/2/2019	Market Time 1-Year Ago 6/14/2018	Market Time 2-Years Ago 6/15/2017
Los Angeles County	159	77	62	53	43	41	34
Orange County	53	36	44	54	53	45	34
Riverside County	170	88	58	56	59	63	47
San Bernardino County	117	73	48	51	38	32	49
San Diego County	58	19	92	72	62	40	37
Ventura County	22	35	19	24	83	56	*
<b>SOCAL TOTALS</b>	<b>579</b>	<b>328</b>	<b>53</b>	<b>51</b>	<b>56</b>	<b>46</b>	<b>40</b>