

# THE *Orange County* HOUSING REPORT

## REPORTS ON HOUSING

### Orange County Housing Report: It is what it is

August 26, 2019

Good evening!

Many buyers and sellers are holding out for a major shift in the market favoring their point of view, but housing is not changing anytime soon.



**Status Quo: For the rest of the year, the housing market is not going to change much at all.**

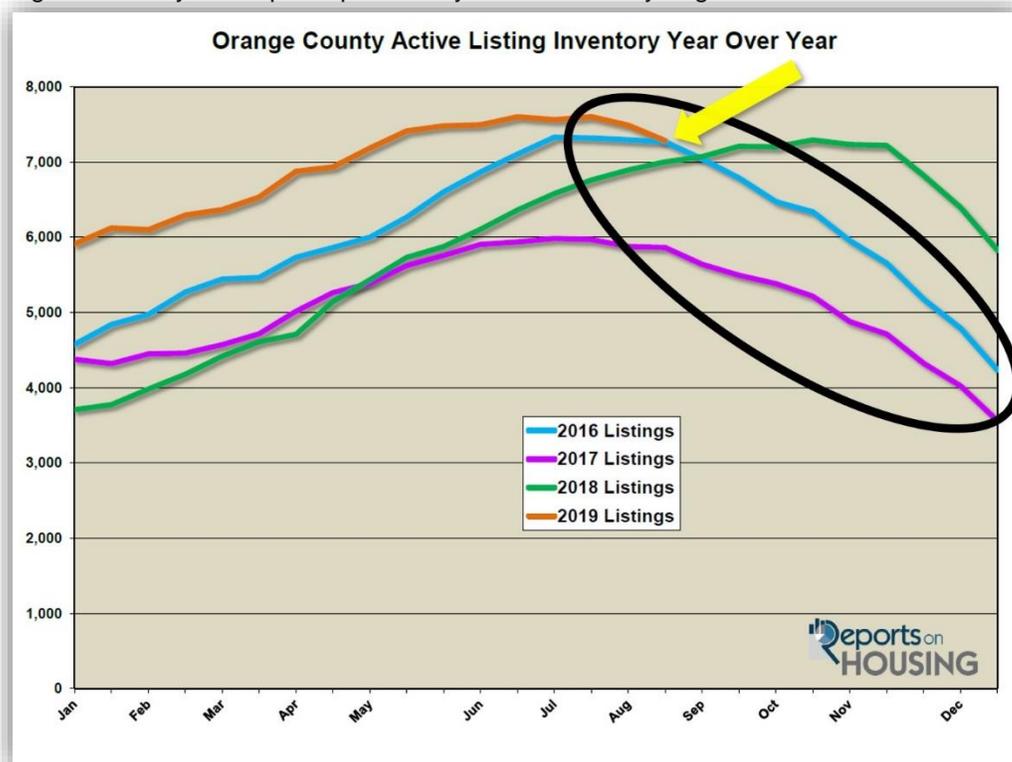
There is an old saying, "If it looks like a duck, swims like a duck, and quacks like a duck, then it probably is a duck." No matter how hard you wish it was something else, it is still a duck at the end of the day.

Today's housing market is a *slight* Seller's Market. That is when homes are not appreciating much at all, but sellers get to call more of the shots during the negotiating process. For buyers and sellers, wishing that the market was different is a complete waste of time.

Many buyers and sellers are holding out and hoping for a change in the market. Buyers want to see housing slow to a crawl like it did in the last four months of 2018 where, for a moment, they were in the driver's seat. They would love to see prices come down, after all, aren't values too high?

Sellers expect the housing market to behave like it did from 2012 through 2017. Boy those were HOT years!! They should once again be able to stretch their housing price and get \$15 or \$20,000 more than the last sale with multiple offers within the first couple of weeks, right?

This kind of thinking is stinking thinking. Neither are correct. What you see in the market today is ultimately what you are going to see for the rest of the year. More simply, it is what it is; what you see is what you get. Values are not going to grow much. The overall pace of housing is not going to change. Housing is going to move along at the same clip. Buyers think that the end of the year is the BEST time of the year to buy. Nope! What you see is what you get. Sellers think that the market is going to suddenly heat up. Nope! What you see is what you get.



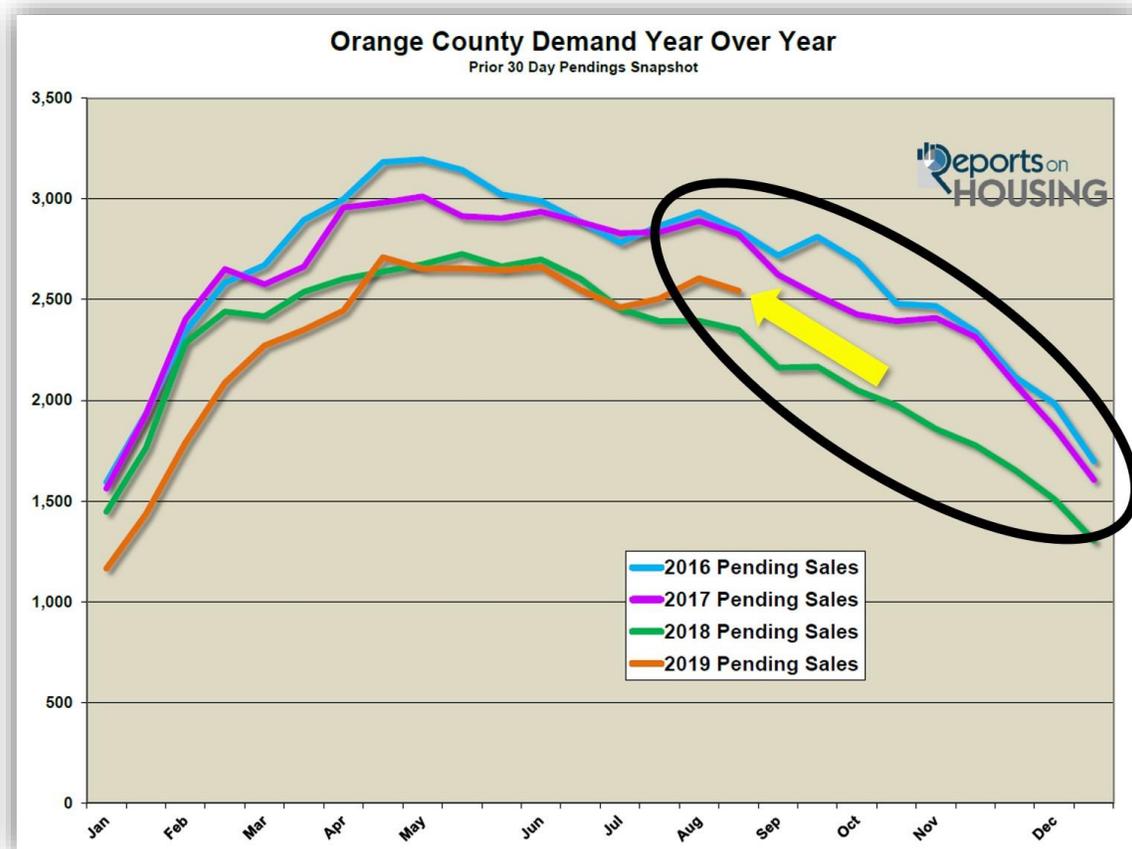
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Here is how the rest of the year is going to play out. With the kids back in school, it is officially the Autumn Market. The Spring and Summer Markets are now in the past. The busiest time of the year for real estate is in the rearview mirror. From right now, today, the active inventory will drop for the rest of the year. In Orange County, the current active inventory peaked at the end of July with 7,601 homes on the market. It had grown by 29% since then beginning of the year. Yet, in the last month, the inventory has already dropped by 294 homes, or 4%, and now sits at 7,307.

Now that it is the Autumn Market, there will be fewer new homes that enter the fray. Combine that with many unsuccessful sellers throwing in the towel and pulling their homes off the market and you have the recipe for an active inventory that will continuously drop. As the year progresses, there will be fewer and fewer choices for buyers. That is normal. Last year, the inventory grew on the backs of rising rates, which is **not** normal. Current rates are at a three-year low. The inventory is going to do what it normally does at the end of the year, consistently drop. On average, it drops 37% after reaching a peak during the Summer Market.

At the same time, buyer demand will drop slowly but surely for the remainder of the year. It just is not the most advantageous time for families to move with the kids back in school, so demand continuously drops. It picks up steam in November and December with all the distractions of the holidays. On average, in the last decade, it has dropped by 35% from August through the end of the year.



With both supply and demand dropping at nearly the same rate, the velocity of the market will not change much as well. What you see is what you get. The Expected Market Time, the amount of time it would take from listing a home to placing it in escrow down the road, has increased, on average, by only 2% from August through December during years where housing peaks during the summer. The current Expected Market Time is at 86 days. A 2% change would be an increase to 88 days, nearly unnoticeable for anyone in the real estate trenches.

Buyers and sellers need to be careful with their wild expectations. They need to be based upon the realities of today's housing market, not what they wish for... **what you see is what you get.**

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### **Active Inventory: The current active inventory shed 181 homes in the past two-weeks.**

In the past two-weeks, the active listing inventory dropped by 181 homes, down 2%, and now totals 7,307, the largest drop of the year. The significant drop illustrates the direction that the active listing inventory will be heading for the remainder of the year: **DOWN**. There are fewer homeowners opting to list their homes during this time of the year and many unsuccessful sellers are throwing in the towel with the best time of the year officially in the rearview mirror.

Last year at this time, there were 7,001 homes on the market, 306 fewer, or 4% less. Two years ago, there were 20% fewer homes on the market compared to today.

### **Demand: In the past two-weeks, demand decreased by 2%.**

Demand, the number of new pending sales over the prior month, decreased by 58 pending sales in the past two-weeks, down 2%, and now totals 2,548. With the kids back in school, demand slowly and methodically drops for the rest of the year. It is just not the most advantageous time for families to move. Most families prefer to move when it is easiest on the kids, during the summer months, from June through mid-August while their kids are enjoying their summer break.

Last year at this time, there were 198 fewer pending sales than today. Current demand is still muted, just not as severe as this time last year when interest rates were climbing. Two years ago, it was 11% stronger than today.

In the past two-weeks, the Expected Market Time remained unchanged at 86 days, a *slight* Seller's Market (60 to 90 days), where home values do not change much, and sellers get to call more of the shots during the negotiating process. Last year, the Expected Market Time was at 89 days, a little slower than today.

### **Luxury End: The luxury market continued to improve in the past couple of weeks.**

In the past two-weeks, demand for homes above \$1.25 million increased by 18 pending sales, a 5% increase, and now totals 349, the highest level since June. The luxury home inventory decreased by 46 homes and now totals 2,461, a 2% drop. It too reached a peak four weeks ago and is descending like the rest of the active inventory. The overall Expected Market Time for homes priced above \$1.25 million decreased from 227 days to 212 over the past two-weeks, better, but still sluggish.

Year over year, luxury demand is up by 4 pending sales, or 1%, and the active luxury listing inventory is up by an additional 328 homes, or 15%. The expected market time last year was at 185 days, 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 130 to 149 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 240 to 162 days. For homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 280 to 249 days. For homes priced above \$4 million, the Expected Market Time increased from 404 to 509 days. At 509 days, a seller would be looking at placing their home into escrow around **January 2021**.

	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	57 Days	38%	57%	65 Days
O.C. \$750k-\$1m	74 Days	19%	22%	82 Days
O.C. \$1m-\$1.25m	117 Days	9%	7%	101 Days
O.C. \$1.25m-\$1.5m	149 Days	8%	4%	110 Days
O.C. \$1.5m-\$2m	162 Days	8%	4%	135 Days
O.C. \$2m-\$4m	249 Days	12%	4%	274 Days
O.C. \$4m+	509 Days	6%	1%	470 Days

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### Orange County Housing Market Summary:

- The active listing inventory decreased by 181 homes in the past two-weeks, down 2%, and now totals 7,307. The inventory reached a peak for the year of 7,601 four-weeks ago. Last year, there were 7,001 homes on the market, 306 fewer than today, 4% less. Two years ago, there were 20% fewer homes on the market.
- Demand, the number of pending sales over the prior month, decreased by 81 pending sales in the past two-weeks, down 2%, and now totals 2,548. Last year, there were 2,350 pending sales, 8% fewer than today. Two years ago, demand was 11% stronger than today.
- The Expected Market Time for all of Orange County remained unchanged at 86 days, a slight Seller's Market (between 60 to 90 days). It was at 89 days last year.
- For homes priced below \$750,000, the market is a hot Seller's Market (less than 60 days) with an expected market time of 57 days. This range represents 38% of the active inventory and 57% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 74 days, a slight Seller's Market. This range represents 19% of the active inventory and 22% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 117 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 130 to 149 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 244 to 162 days. For luxury homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 280 to 249 days. For luxury homes priced above \$4 million, the Expected Market Time increased from 404 to 509 days.
- The luxury end, all homes above \$1.25 million, accounts for 34% of the inventory and only 13% 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 20 foreclosures and 32 short sales available to purchase today in all of Orange County, 52 total distressed homes on the active market, down five in the past two-weeks. Last year there were 58 total distressed homes on the market, slightly more than today.
- There were 2,871 closed residential resales in July, 5% more than July 2018's 2,734 closed sales. July marked a 6% increase compared to June 2019. The sales to list price ratio was 98.3% for all of Orange County. Foreclosures accounted for just 0.5% of all closed sales, and short sales accounted for 0.24%. That means that 99.3% of all sales were good ol' fashioned sellers with equity.

Have a great week.

Sincerely,  
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	Current Actives 8/22/2019	Demand (Last 30 Days Pendings )	Market Time (In Days) 8/22/2019	Market Time 2-Weeks Ago 8/8/2019	Market Time 4-Weeks Ago 7/25/2019	Market Time 1-Year Ago 8/23/2018	Market Time 2-Years Ago 8/24/2017	Average Active List Price 8/22/2019
Aliso Viejo	114	65	53	49	65	63	46	\$685k
Anaheim	256	121	63	59	49	63	56	\$626k
Anaheim Hills	130	67	58	53	69	68	62	\$1000k
Brea	86	43	60	45	52	99	52	\$977k
Buena Park	68	51	40	48	52	87	31	\$668k
Corona Del Mar	146	20	219	335	306	213	153	\$5.6m
Costa Mesa	178	74	72	78	96	71	56	\$1.1m
Coto De Caza	102	27	113	190	156	152	101	\$2.1m
Cypress	118	66	54	55	72	56	42	\$718k
Dana Point	247	39	190	184	199	106	129	\$3.2m
Dove Canyon	24	6	120	140	290	75	132	\$1.1m
Foothill Ranch	32	13	74	85	83	81	63	\$712k
Fountain Valley	37	36	31	46	52	67	26	\$782k
Fullerton	188	109	52	48	60	66	44	\$865k
Garden Grove	127	83	46	45	50	73	44	\$675k
Huntington Beach	391	178	66	69	69	66	55	\$1.3m
Irvine	894	205	131	119	113	110	72	\$1.4m
La Habra	77	48	48	55	48	64	48	\$652k
La Palma	8	14	17	24	48	45	36	\$782k
Ladera Ranch	132	38	104	78	107	96	91	\$1.3m
Laguna Beach	304	36	253	229	358	304	283	\$4.6m
Laguna Hills	111	29	115	92	103	98	53	\$1.3m
Laguna Niguel	290	88	99	107	116	91	71	\$1.4m
Laguna Woods	257	72	107	142	123	86	61	\$362k
Lake Forest	97	52	56	52	41	77	36	\$673k
Los Alamitos	20	8	75	35	35	56	35	\$928k
Mission Viejo	268	117	69	63	67	98	49	\$751k
Newport Beach	449	66	204	224	179	175	111	\$3.4m
Newport Coast	113	13	261	240	357	255	119	\$6.5m
North Tustin	76	26	88	82	91	88	90	\$2.2m
Orange	238	107	67	65	81	72	49	\$915k
Placentia	61	44	42	42	56	57	35	\$740k
Portola Hills	16	15	32	43	83	64	45	\$979k
Rancho Mission Viejo	45	22	61	96	180	127	390	\$824k
Rancho Santa Marg.	99	56	53	57	61	75	28	\$580k
Rossmoor	23	9	77	81	60	46	49	\$1.5m
San Clemente	297	72	124	127	149	135	79	\$1.7m
San Juan	155	32	145	178	157	118	103	\$2.1m
Santa Ana	258	125	62	67	66	57	61	\$630k
Seal Beach	178	52	103	118	125	105	30	\$454k
Stanton	27	23	35	42	39	58	26	\$540k
Talega	78	12	195	131	146	118	65	\$1.1m
Tustin	122	54	68	58	62	56	44	\$890k
Villa Park	24	3	240	83	63	188	87	\$1.8m
Westminster	54	25	65	53	73	48	41	\$767k
Yorba Linda	227	73	93	88	90	116	64	\$1.3m
All of O.C.	7,307	2,548	86	86	91	89	62	\$1.6m

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### Attached Homes

	Current Actives 8/22/2019	Demand (Last 30 Days) Pendings	Market Time (In Days) 8/22/2019	Market Time 2-Weeks Ago 8/8/2019	Market Time 4-Weeks Ago 7/25/2019	Market Time 1-Year Ago 8/23/2018	Market Time 2-Years Ago 8/24/2017	Average Active List Price 8/22/2019
All of O.C.	2,335	862	81	79	87	78	49	\$703k
O.C. \$0-\$250k	164	52	95	83	102	66	39	\$197k
O.C. \$250k-\$500k	914	381	72	63	65	64	34	\$397k
O.C. \$500k-\$750k	700	305	69	71	83	77	55	\$617k
O.C. \$750k-\$1m	246	75	98	112	118	103	88	\$863k
O.C. \$1m+	311	49	190	266	266	159	132	\$1.9m

Current Actives Vacant **37.6%**

### Detached Homes

	Current Actives 8/22/2019	Demand (Last 30 Days) Pendings	Market Time (In Days) 8/22/2019	Market Time 2-Weeks Ago 8/8/2019	Market Time 4-Weeks Ago 7/25/2019	Market Time 1-Year Ago 8/23/2018	Market Time 2-Years Ago 8/24/2017	Average Active List Price 8/22/2019
All of O.C.	4,793	1,558	92	90	93	96	71	\$2.1m
O.C. \$0-\$500k	45	43	31	38	39	45	32	\$390k
O.C. \$500k-\$750k	866	548	47	46	45	59	43	\$661k
O.C. \$750k-\$1m	1,082	490	66	63	66	78	53	\$876k
O.C. \$1m-\$1.25m	578	158	110	98	107	98	73	\$1.1m
O.C. \$1.25m-\$1.5m	486	97	150	127	141	105	99	\$1.4m
O.C. \$1.5m-\$2m	504	93	163	242	234	135	137	\$1.7m
O.C. \$2m-\$4m	777	101	231	270	279	277	177	\$2.8m
O.C. \$4m+	455	28	488	399	498	453	460	\$9.0m

Current Actives Vacant **23.6%**

### All Homes

	Current Actives 8/22/2019	Demand (Last 30 Days) Pendings	Market Time (In Days) 8/22/2019	Market Time 2-Weeks Ago 8/8/2019	Market Time 4-Weeks Ago 7/25/2019	Market Time 1-Year Ago 8/23/2018	Market Time 2-Years Ago 8/24/2017	Average Active List Price 8/22/2019
All of O.C.	7,307	2,548	86	86	91	89	62	\$1.6m
O.C. \$0-\$500k	1,047	551	57	63	66	63	34	\$358k
O.C. \$500k-\$750k	1,716	907	57	56	59	66	47	\$641k
O.C. \$750k-\$1m	1,394	564	74	70	73	82	57	\$872k
O.C. \$1m-\$1.25m	689	177	117	109	116	101	78	\$1.1m
O.C. \$1.25m-\$1.5m	552	111	149	130	147	110	98	\$1.4m
O.C. \$1.5m-\$2m	578	107	162	244	240	135	134	\$1.7m
O.C. \$2m-\$4m	856	103	249	280	288	274	185	\$2.8m
O.C. \$4m+	475	28	509	404	500	470	462	\$8.9m

Current Actives Vacant **27.5%**

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	Units Sold July 2019	Average Sales Price	Average List Price	Sales to List			Avg. Square Feet	Avg. \$ Per Square Feet	Units Sold July 2018
				Price Ratio	Low Price	High Price			
Aliso Viejo	53	\$633,915	\$646,925	98.0%	\$360k	\$1.4m	1,542	\$411	70
Anaheim	139	\$572,418	\$578,660	98.9%	\$292k	\$925k	1,509	\$379	127
Anaheim Hills	73	\$750,593	\$757,518	99.1%	\$445k	\$1.9m	1,945	\$386	67
Brea	43	\$864,175	\$713,943	121.0%	\$440k	\$7.3m	1,913	\$452	44
Buena Park	53	\$598,414	\$601,675	99.5%	\$400k	\$893k	1,581	\$378	51
Corona Del Mar	24	\$2,995,333	\$3,116,167	96.1%	\$879k	\$7.2m	2,405	\$1,246	25
Costa Mesa	92	\$897,671	\$910,662	98.6%	\$325k	\$2.0m	1,797	\$499	92
Coto De Caza	22	\$1,346,060	\$1,375,541	97.9%	\$835k	\$3.4m	3,518	\$383	31
Cypress	40	\$667,342	\$672,383	99.3%	\$430k	\$1.3m	1,660	\$402	39
Dana Point	46	\$1,387,601	\$1,446,624	95.9%	\$340k	\$5.1m	2,267	\$612	56
Dove Canyon	6	\$924,967	\$943,200	98.1%	\$810k	\$1.1m	2,659	\$348	6
Foothill Ranch	18	\$757,217	\$757,487	100.0%	\$360k	\$1.1m	1,826	\$415	13
Fountain Valley	39	\$810,630	\$803,224	100.9%	\$340k	\$1.2m	1,929	\$420	47
Fullerton	126	\$741,589	\$749,005	99.0%	\$160k	\$1.6m	1,890	\$392	113
Garden Grove	85	\$599,239	\$602,951	99.4%	\$278k	\$1.5m	1,514	\$396	88
Huntington Beach	175	\$925,520	\$935,860	98.9%	\$152k	\$3.0m	1,808	\$512	149
Irvine	259	1,022,874	\$1,049,218	97.5%	\$278k	\$8.0m	2,083	\$491	262
La Habra	46	\$599,305	\$603,553	99.3%	\$320k	\$875k	1,610	\$372	62
La Palma	7	\$790,143	\$795,671	99.3%	\$677k	\$899k	2,098	\$377	17
Ladera Ranch	61	\$934,450	\$932,968	100.2%	\$414k	\$2.7m	2,543	\$368	55
Laguna Beach	34	\$3,245,320	\$3,509,397	92.5%	\$655k	\$13.0m	2,375	\$1,366	34
Laguna Hills	41	\$822,144	\$847,509	97.0%	\$298k	\$3.2m	2,137	\$385	41
Laguna Niguel	96	\$1,037,248	\$1,048,767	98.9%	\$308k	\$5.8m	2,291	\$453	75
Laguna Woods	80	\$326,876	\$338,219	96.6%	\$7k	\$980k	1,111	\$294	59
Lake Forest	88	\$643,852	\$650,037	99.0%	\$258k	\$1.3m	1,717	\$375	42
Los Alamitos	6	\$762,133	\$773,783	98.5%	\$465k	\$1.1m	1,596	\$478	8
Mission Viejo	141	\$723,365	\$734,901	98.4%	\$281k	\$1.3m	1,919	\$377	132
Newport Beach	95	\$2,681,945	\$2,777,964	96.5%	\$349k	\$14.0m	2,855	\$939	87
Newport Coast	15	\$2,247,333	\$2,354,507	95.4%	\$849k	\$5.0m	2,931	\$767	15
North Tustin	20	\$1,217,463	\$1,247,545	97.6%	\$800k	\$1.9m	2,967	\$410	29
Orange	139	\$714,435	\$727,239	98.2%	\$288k	\$1.9m	1,811	\$394	112
Placentia	36	\$671,621	\$676,188	99.3%	\$290k	\$993k	1,937	\$347	43
Portola Hills	12	\$1,001,071	\$1,010,649	99.1%	\$460k	\$1.7m	2,887	\$347	10
Rancho Mission Viejo	10	\$757,600	\$778,580	97.3%	\$555k	\$1.2m	2,001	\$379	14
Rancho Santa Marg.	48	\$617,725	\$618,652	99.9%	\$315k	\$920k	1,542	\$401	39
Rosmoor	8	\$1,251,688	\$1,298,600	96.4%	\$910k	\$1.6m	2,297	\$545	10
San Clemente	98	\$1,246,416	\$1,264,593	98.6%	\$290k	\$3.5m	2,578	\$483	111
San Juan	38	\$984,350	\$999,676	98.5%	\$281k	\$3.4m	2,343	\$420	41
Santa Ana	96	\$509,362	\$522,050	97.6%	\$25k	\$1.1m	1,366	\$373	122
Seal Beach	48	\$483,001	\$495,195	97.5%	\$115k	\$2.0m	1,279	\$378	52
Stanton	25	\$449,272	\$448,596	100.2%	\$297k	\$765k	1,197	\$375	12
Talega	28	\$1,088,286	\$1,107,875	98.2%	\$505k	\$1.6m	3,043	\$358	33
Tustin	72	\$731,226	\$748,483	97.7%	\$305k	\$3.1m	1,707	\$428	76
Villa Park	7	\$1,403,286	\$1,409,827	99.5%	\$978k	\$2.0m	3,341	\$420	10
Westminster	34	\$683,721	\$701,375	97.5%	\$345k	\$970k	1,631	\$419	30
Yorba Linda	99	\$866,445	\$883,700	98.0%	\$66k	\$2.4m	2,270	\$382	70
All of O.C.	2,871	\$915,916	\$934,620	98.0%	\$7k	\$14.0m	1,934	\$473	2,734
O.C. \$0-\$500k	557	\$375,269	\$383,144	97.9%	\$7k	\$500k	1,035	\$363	524
O.C. \$500k-\$750k	1,012	\$634,036	\$638,154	99.4%	\$503k	\$750k	1,523	\$416	965
O.C. \$750k-\$1m	640	\$859,690	\$870,888	98.7%	\$752k	\$1.0m	2,145	\$401	639
O.C. \$1m-\$1.25m	256	\$1,126,070	\$1,152,499	97.7%	\$1.0m	\$1.25m	2,666	\$422	239
O.C. \$1.25m-\$1.5m	145	\$1,359,354	\$1,390,201	97.8%	\$1.26m	\$1.5m	2,867	\$474	114
O.C. \$1.5m-\$2m	110	\$1,732,376	\$1,781,626	97.2%	\$1.5m	\$2.0m	3,331	\$520	116
O.C. \$2m-4m	115	\$2,798,556	\$2,920,191	95.8%	\$2.0m	\$3.9m	3,809	\$735	111
O.C. \$4m+	36	\$6,415,221	\$6,816,706	94.1%	\$4.2m	\$14.0m	4,482	\$1,431	26

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	Number of			Attached	Number of		
	Current Actives 8/22/2019	Foreclosures & Short Sale Actives 8/22/2019	% of Active Inventory 8/22/2019		Current Actives 8/22/2019	Foreclosures & Short Sale Actives 8/22/2019	% of Active Inventory 8/22/2019
Aliso Viejo	114	0	0.0%	All of O.C.	2,335	14	0.6%
Anaheim	256	5	2.0%	O.C. \$0-\$250k	164	2	1.2%
Anaheim Hills	130	0	0.0%	O.C. \$250k-\$500k	914	9	1.0%
Brea	86	0	0.0%	O.C. \$500k-\$750k	700	1	0.1%
Buena Park	68	1	1.5%	O.C. \$750k-\$1m	246	1	0.4%
Corona Del Mar	146	0	0.0%	O.C. \$1m+	311	1	0.3%
Costa Mesa	178	0	0.0%	<b>Detached</b>			
Coto De Caza	102	3	2.9%	All of O.C.	4,793	41	0.9%
Cypress	118	2	1.7%	O.C. \$0k-\$500k	45	1	2.2%
Dana Point	247	0	0.0%	O.C. \$500k-\$750k	866	14	1.6%
Dove Canyon	24	0	0.0%	O.C. \$750k-\$1m	1,082	7	0.6%
Foothill Ranch	32	0	0.0%	O.C. \$1m-\$1.5m	578	7	1.2%
Fountain Valley	37	1	2.7%	O.C. \$1.25m-\$1.5m	486	1	0.2%
Fullerton	188	0	0.0%	O.C. \$1.5m-\$2m	504	4	0.8%
Garden Grove	127	0	0.0%	O.C. \$2m-\$4m	777	6	0.8%
Huntington Beach	391	1	0.3%	O.C. \$4m+	455	1	0.2%
Irvine	894	6	0.7%	<b>All Homes</b>			
La Habra	77	0	0.0%	All of O.C.	7,307	52	0.7%
La Palma	8	0	0.0%	O.C. \$0k-\$500k	1,047	5	0.5%
Ladera Ranch	132	4	3.0%	O.C. \$500k-\$750k	1,716	17	1.0%
Laguna Beach	304	1	0.3%	O.C. \$750k-\$1m	1,394	10	0.7%
Laguna Hills	111	2	1.8%	O.C. \$1m-\$1.25m	689	7	1.0%
Laguna Niguel	290	3	1.0%	O.C. \$1.25m-\$1.5m	552	1	0.2%
Laguna Woods	257	1	0.4%	O.C. \$1.5m-\$2m	578	4	0.7%
Lake Forest	97	0	0.0%	O.C. \$2m-\$4m	856	6	0.7%
Los Alamitos	20	0	0.0%	O.C. \$4m+	475	2	0.4%
Mission Viejo	268	5	1.9%	<b>County High Shares - Account for 50%</b>			
Newport Beach	449	5	1.1%	Ladera Ranch	132	4	3.0%
Newport Coast	113	0	0.0%	Coto De Caza	102	3	2.9%
North Tustin	76	0	0.0%	Fountain Valley	37	1	2.7%
Orange	238	2	0.8%	Rancho Santa Mar	99	2	2.0%
Placentia	61	0	0.0%	Anaheim	256	5	2.0%
Portola Hills	16	0	0.0%	Mission Viejo	268	5	1.9%
Rancho Mission Viejo	45	0	0.0%	Westminster	54	1	1.9%
Rancho Santa Marg.	99	2	2.0%	Laguna Hills	111	2	1.8%
Rossmoor	23	0	0.0%	Cypress	118	2	1.7%
San Clemente	297	3	1.0%	Buena Park	68	1	1.5%
San Juan	155	0	0.0%	<b>County Low Shares - No Distressed</b>			
Santa Ana	258	3	1.2%	Aliso Viejo	La Habra	San Juan	
Seal Beach	178	0	0.0%	Anaheim Hills	La Palma	Seal Beach	
Stanton	27	0	0.0%	Brea	Lake Forest	Stanton	
Talega	78	1	1.3%	Corona Del Mar	Los Alamitos	Villa Park	
Tustin	122	1	0.8%	Costa Mesa	Newport Coast		
Villa Park	24	0	0.0%	Dana Point	North Tustin		
Westminster	54	1	1.9%	Dove Canyon	Placentia		
Yorba Linda	227	1	0.4%	Foothill Ranch	Portola Hills		
All of O.C.	7,307	52	0.7%	Fullerton	Rancho Mission Viejo		
				Garden Grove	Rossmoor		

### Orange County Distressed Breakdown

	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)
Total Foreclosures	20	9	67
Total Short Sale	32	15	64

\*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 8/22/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 8/22/2019	Market Time 2-Weeks Ago 8/8/2019	Market Time 4-Weeks Ago 7/25/2019	Market Time 1-Year Ago 8/23/2018	Market Time 2-Years Ago 8/24/2017
Los Angeles County	13,712	5,405	76	77	80	80	58
Orange County	7,307	2,548	86	86	91	89	62
Riverside County	8,238	2,883	86	88	88	102	78
San Bernardino County	6,490	2,403	81	81	84	85	68
San Diego County	7,251	3,156	69	70	72	81	55
Ventura County	1,694	905	56	56	61	69	52
<b>SOCAL TOTALS</b>	<b>44,692</b>	<b>17,300</b>	<b>78</b>	<b>76</b>	<b>81</b>	<b>84</b>	<b>64</b>

#### Distressed Properties - Foreclosures and Short Sales

	Current Actives 8/22/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 8/22/2019	Market Time 2-Weeks Ago 8/8/2019	Market Time 4-Weeks Ago 7/25/2019	Market Time 1-Year Ago 8/23/2018	Market Time 2-Years Ago 8/24/2017
Los Angeles County	147	64	69	47	41	47	44
Orange County	52	36	43	48	47	47	32
Riverside County	174	76	69	68	74	68	53
San Bernardino County	119	66	54	53	58	53	50
San Diego County	40	22	55	41	57	57	47
Ventura County	19	14	41	17	35	37	36
<b>SOCAL TOTALS</b>	<b>551</b>	<b>278</b>	<b>59</b>	<b>53</b>	<b>54</b>	<b>52</b>	<b>45</b>