

# THE *Orange County* HOUSING REPORT

## REPORTS ON HOUSING

### Orange County Housing Report: The Sky is NOT Falling

August 12, 2019

Good evening!

Buyer demand may not be as hot as prior years, but the Housing market is not collapsing either.



**No Housing Collapse:** The underlying housing fundamentals have stabilized significantly compared to last year's slide.

Little kids often have a tough time climbing under the covers and swiftly dozing off to sleep. Instead, they look under their bed to make sure there is nothing there. They look in their closet and then close the door tight. They make certain that the nightlight is brightly shining. There are even times when they will ask dad or mom to be absolutely certain that there are no monsters in their room. Finally, they anxiously fall asleep.

For buyers or sellers wondering if there are any monsters lurking around the corner, they can be rest assured that the sky is not falling, there are no surprises on the housing front anytime soon. Reports from the housing trenches are that many buyers expect the market to drop like a rock and that is when they will finally be able to purchase. That simply is not on the horizon. Sitting back and waiting on the sidelines will prove to be a waste of time.

Last year, major cracks in the housing market emerged. The HOT market continued from 2012 through the start of 2018, until the underlying fundamentals quickly eroded. From May through August of last year, the active inventory climbed by 17%, demand dropped by 10%, and the Expected Market Time (the amount of time it would take from hammering in the FOR SALE sign to opening escrow) rocketed upward. The Expected Market Time continued to soar by climbing an additional 56% from August through the end of the year, compared to a 7% average from 2012 through 2017.

### Change in Market From May to Start of August

	2019	2018	2017
Active Listing Inventory	0%	+17%	+2%
Demand (30-Days Pendings)	-2%	-10%	0%
Expected Market Time	+1%	+30%	+3%

This year, from May to the start of August, the active inventory has remained unchanged, demand has only dropped by 2%, and the Expected Market Time increased by only 1%. Housing is not grinding to a halt. The sky is not falling. Typically for this time of the year, the Summer Market, the active inventory rises, demand drops slightly, and the Expected Market time slowly increases. This year, there has not been much change at all.

Orange County housing has improved dramatically since all the cracks of last year. But that does NOT mean that the market is back on track and will rapidly appreciate like it did before. Take a closer look at demand. It is up 9% compared to last year. But, do NOT get too excited in comparing the market this year to last year. The numbers are going to look great for the rest of the year compared to 2018. However, housing grinded to a halt from July to the end of 2018. A better comparison is to look at the market when it was hot, improving, and appreciating.

Contrasting this year to 2017 paints a much better picture as to where local real estate is heading. Demand in Orange County is off by 10% compared to 2017. It is still muted, just not sliding off a cliff like it was last year. The inventory is up by 27% compared to two years ago. The Expected Market Time is at 86 days compared to 61 days in 2017.

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	Active Inventory 8/8/2019	Active Inventory 8/10/2017	Two Year Diff	Demand (30 Days Pendings) 8/8/2019	Demand (30 Days Pendings) 8/10/2017	Two Year Diff
Los Angeles County	13,933	12,117	15%	5,429	6,405	-15%
Orange County	7,488	5,877	27%	2,606	2,890	-10%
Riverside County	8,354	7,691	9%	2,852	3,005	-5%
San Bernardino County	6,473	5,244	23%	2,368	2,371	0%
San Diego County	7,315	6,129	19%	3,139	3,538	-11%
<b>SOCAL TOTALS</b>	<b>45,401</b>	<b>37,058</b>	<b>23%</b>	<b>16,394</b>	<b>18,209</b>	<b>-10%</b>

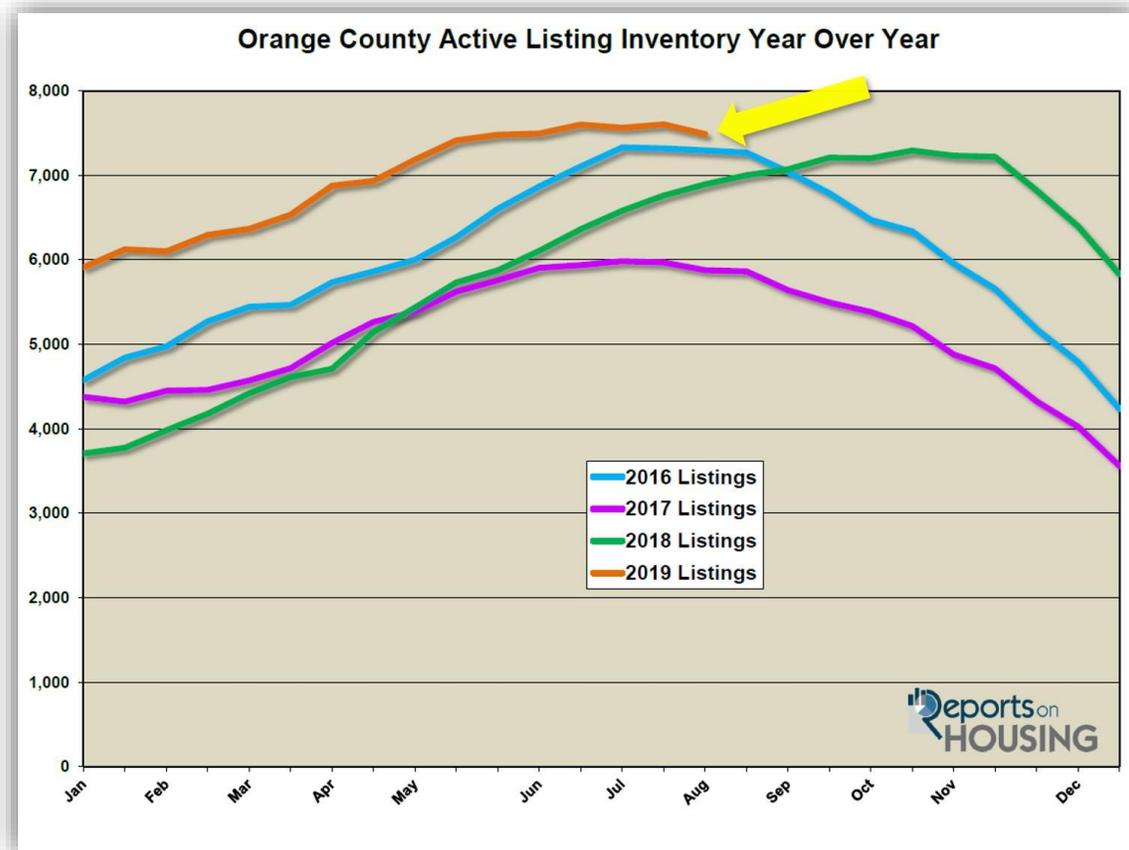
It is time for everybody's expectations to be adjusted. The market is not as hot as before. Housing is not sliding into the abyss. Property values are not skyrocketing right now, but they are not falling either. Local real estate is not changing that much; what you see is what you get. Low mortgage rates have saved the day and they are not going anywhere. Instead, they are on the decline, reaching three-year lows. These low rates will cushion the market from stalling.

The Expected Market Time today is 86 days, identical to last year. Unlike last year, when it climbed to 134 days by year's end, it will only rise slightly from here. At 86 days it is a *slight* Seller's Market. That is a market that is characterized by not a lot of appreciation, but sellers get to call more of the shots during negotiations. It will most likely move to a Balanced Market from here, one that does not favor sellers or buyers. The market is hottest in the lower ranges where there are more multiple offers and sales prices are closer to their list prices. As the price climbs above \$1 million, the market slows considerably, Expected Market Times climb, multiple offers are NOT the norm, sales prices are not as close to their asking prices, and there are a lot fewer success stories.

**The bottom line: while housing is not as robust today as prior years, it is not spiraling out of control and will not result in a housing downturn anytime soon.** The sky is not falling.

**Active Inventory: The current active inventory shed 113 homes in the past two-weeks.**

In the past two-weeks, the active listing inventory dropped by only 113 homes, down 1%, and now totals 7,488. It looks as if the housing peak occurred two weeks ago and will drop from here. In comparing this year to last year, the difference at the beginning of the year was staggering. There were 2,204 more homes than 2018 at the start of January, 59% more. Today, there are 595 more homes compared to last year in August, 9% more. The difference is dissipating and within the next month, there will be fewer homes compared to the prior year.



From now through the end of the year, the active listing inventory will slowly drop, and will pick up speed during the holidays when fewer homes come on the market and many unsuccessful sellers pull their homes off the market.

**Demand: In the past two-weeks, demand increased by 4%.**

Demand, the number of new pending sales over the prior month, increased by 101 pending sales in the past two-weeks, up 4%, and now totals 2,606. It is the largest gain for the beginning of August since 2013. In the coming weeks ahead, the market will be transitioning to the Autumn Market when fewer homes come on the market and demand begins to dip slowly, leaving behind the two best times of the year in terms of activity, the Spring and Summer Markets. It will slowly decline for the remainder of the year, picking up steam during the holidays.

Last year at this time, there were 212 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.

The current Expected Market Time decreased from 91 days to 86 days in the past two weeks, a *slight* Seller's Market (60 to 90 days), where sellers get to call more of the shots during a negotiation and property values are not increasing by much. Last year, the Expected Market Time was at 86 days, identical to today.

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

In the past two-weeks, demand for homes above \$1.25 million increased by 15 pending sales, a 5% increase, and now totals 331. The luxury home inventory decreased by 44 homes and now totals 2,507, a 2% drop after reaching a height for the year two-weeks ago. The overall Expected Market Time for homes priced above \$1.25 million decreased from 242 days to 227 over the past two-weeks, still sluggish.

Year over year, luxury demand is the same and the active luxury listing inventory is up by an additional 355 homes, or 16%. Extra seller competition and continued muted demand is a trend that will persist for the remainder of the year. The expected market time last year was at 195 days, better than today.

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For homes priced between \$1.25 million and \$1.5 million, in the past two-weeks, the Expected Market Time decreased from 147 to 130 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time increased from 240 to 244 days. For homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 288 to 280 days. For homes priced above \$4 million, the Expected Market Time decreased from 500 to 404 days. At 404 days, a seller would be looking at placing their home into escrow around **September 2020**.

	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	58 Days	38%	56%	59 Days
O.C. \$750k-\$1m	70 Days	19%	24%	84 Days
O.C. \$1m-\$1.25m	109 Days	9%	7%	94 Days
O.C. \$1.25m-\$1.5m	130 Days	8%	5%	93 Days
O.C. \$1.5m-\$2m	244 Days	8%	3%	183 Days
O.C. \$2m-\$4m	280 Days	12%	4%	294 Days
O.C. \$4m+	404 Days	6%	1%	523 Days

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### Orange County Housing Market Summary:

- The active listing inventory decreased by 113 homes in the past two-weeks, down 1%, and now totals 7,488. The inventory most likely reached a peak for the year of 7,601 two weeks ago. Last year, there were 6,893 homes on the market, 595 fewer than today. There are 9% more homes than last year.
- Demand, the number of pending sales over the prior month, increased by 101 pending sales in the past two-weeks, up 4%, and now totals 2,606. Last year, there were 2,394 pending sales, 9% fewer than today.
- The Expected Market Time for all of Orange County decreased from 91 days two weeks ago to 86 days today, a slight Seller's Market (between 60 to 90 days). It was at 86 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 58 days. This range represents 38% of the active inventory and 56% 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 19% of the active inventory and 24% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 109 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 decreased from 147 to 130 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time increased from 240 to 244 days. For luxury homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 288 to 280 days. For luxury homes priced above \$4 million, the Expected Market Time decreased from 500 to 404 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 0.8% of all listings and 1.4% of demand. There are only 20 foreclosures and 37 short sales available to purchase today in all of Orange County, 57 total distressed homes on the active market, up one in the past two-weeks. Last year there were 88 total distressed homes on the market, slightly more than today.

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- 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 8/8/2019	Demand (Last 30 Days Pendings )	Market Time (In Days) 8/8/2019	Market Time 2-Weeks Ago 7/25/2019	Market Time 4-Weeks Ago 7/11/2019	Market Time 1-Year Ago 8/9/2018	Market Time 2-Years Ago 8/10/2017	Average Active List Price 8/8/2019
Aliso Viejo	120	73	49	65	70	68	36	\$691k
Anaheim	254	130	59	49	56	59	46	\$621k
Anaheim Hills	129	73	53	69	99	67	61	\$1.0m
Brea	81	54	45	52	69	87	68	\$1.0m
Buena Park	87	54	48	52	45	66	48	\$662k
Corona Del Mar	145	13	335	306	212	249	128	\$5.2m
Costa Mesa	196	75	78	96	109	86	60	\$1.1m
Coto De Caza	114	18	190	156	126	195	139	\$2.0m
Cypress	110	60	55	72	49	49	50	\$710k
Dana Point	251	41	184	199	206	121	118	\$3.1m
Dove Canyon	28	6	140	290	218	375	86	\$1.1m
Foothill Ranch	31	11	85	83	39	45	23	\$690k
Fountain Valley	46	30	46	52	38	84	26	\$775k
Fullerton	181	114	48	60	61	91	44	\$880k
Garden Grove	133	88	45	50	41	48	35	\$688k
Huntington Beach	419	181	69	69	81	73	48	\$1.3m
Irvine	907	228	119	113	112	93	66	\$1.4m
La Habra	83	45	55	48	65	59	35	\$632k
La Palma	11	14	24	48	73	47	35	\$765k
Ladera Ranch	127	49	78	107	74	85	86	\$1.3m
Laguna Beach	313	41	229	358	284	300	293	\$4.7m
Laguna Hills	114	37	92	103	109	103	81	\$1.4m
Laguna Niguel	293	82	107	116	108	96	65	\$1.4m
Laguna Woods	275	58	142	123	101	92	47	\$363k
Lake Forest	102	59	52	41	48	72	31	\$693k
Los Alamitos	15	13	35	35	52	23	20	\$989k
Mission Viejo	259	123	63	67	70	83	47	\$749k
Newport Beach	456	61	224	179	174	225	133	\$3.2m
Newport Coast	112	14	240	357	300	184	168	\$6.8m
North Tustin	79	29	82	91	174	129	95	\$2.2m
Orange	229	105	65	81	85	71	45	\$878k
Placentia	65	46	42	56	64	51	46	\$739k
Portola Hills	17	12	43	83	70	64	53	\$967k
Rancho Mission Viejo	51	16	96	180	199	81	102	\$828k
Rancho Santa Marg.	101	53	57	61	60	72	34	\$591k
Rossmoor	27	10	81	60	50	47	57	\$1.4m
San Clemente	300	71	127	149	143	107	97	\$1.7m
San Juan	154	26	178	157	125	124	125	\$2.2m
Santa Ana	268	120	67	66	89	63	49	\$626k
Seal Beach	185	47	118	125	99	72	39	\$461k
Stanton	25	18	42	39	38	47	24	\$526k
Talega	70	16	131	146	148	88	86	\$1.2m
Tustin	123	64	58	62	83	59	44	\$902k
Villa Park	25	9	83	63	144	360	101	\$1.8m
Westminster	53	30	53	73	49	55	55	\$770k
Yorba Linda	245	84	88	90	75	93	66	\$1.3m
All of O.C.	7,488	2,606	86	91	92	86	61	\$1.6m

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### Attached Homes

	Current Actives 8/8/2019	Demand (Last 30 Days) Pendings	Market Time (In Days) 8/8/2019	Market Time 2-Weeks Ago 7/25/2019	Market Time 4-Weeks Ago 7/11/2019	Market Time 1-Year Ago 8/9/2018	Market Time 2-Years Ago 8/10/2017	Average Active List Price 8/8/2019
All of O.C.	2,603	983	79	87	86	74	46	\$733k
O.C. \$0-\$250k	154	56	83	102	80	65	36	\$188k
O.C. \$250k-\$500k	897	429	63	65	66	60	32	\$388k
O.C. \$500k-\$750k	880	373	71	83	87	69	46	\$621k
O.C. \$750k-\$1m	318	85	112	118	132	111	92	\$863k
O.C. \$1m+	354	40	266	266	193	182	138	\$2.0m

Current Actives Vacant **34.7%**

### Detached Homes

	Current Actives 8/8/2019	Demand (Last 30 Days) Pendings	Market Time (In Days) 8/8/2019	Market Time 2-Weeks Ago 7/25/2019	Market Time 4-Weeks Ago 7/11/2019	Market Time 1-Year Ago 8/9/2018	Market Time 2-Years Ago 8/10/2017	Average Active List Price 8/8/2019
All of O.C.	4,885	1,623	90	93	96	94	71	\$2.1m
O.C. \$0-\$500k	50	40	38	39	41	52	32	\$408k
O.C. \$500k-\$750k	875	571	46	45	50	52	41	\$661k
O.C. \$750k-\$1m	1,106	528	63	66	71	79	51	\$878k
O.C. \$1m-\$1.25m	590	181	98	107	94	91	77	\$1.1m
O.C. \$1.25m-\$1.5m	488	115	127	141	138	90	106	\$1.4m
O.C. \$1.5m-\$2m	533	66	242	234	185	183	133	\$1.7m
O.C. \$2m-\$4m	791	88	270	279	257	277	226	\$2.8m
O.C. \$4m+	452	34	399	498	515	505	473	\$9.0m

Current Actives Vacant **22.4%**

### All Homes

	Current Actives 8/8/2019	Demand (Last 30 Days) Pendings	Market Time (In Days) 8/8/2019	Market Time 2-Weeks Ago 7/25/2019	Market Time 4-Weeks Ago 7/11/2019	Market Time 1-Year Ago 8/9/2018	Market Time 2-Years Ago 8/10/2017	Average Active List Price 8/8/2019
All of O.C.	7,488	2,606	86	91	92	86	61	\$1.6m
O.C. \$0-\$500k	1,101	525	63	66	65	60	33	\$361k
O.C. \$500k-\$750k	1,755	944	56	59	64	59	43	\$641k
O.C. \$750k-\$1m	1,424	613	70	73	79	84	56	\$875k
O.C. \$1m-\$1.25m	701	193	109	116	98	94	81	\$1.1m
O.C. \$1.25m-\$1.5m	552	127	130	147	143	93	110	\$1.4m
O.C. \$1.5m-\$2m	617	76	244	240	189	183	130	\$1.7m
O.C. \$2m-\$4m	867	93	280	288	262	294	224	\$2.8m
O.C. \$4m+	471	35	404	500	518	523	480	\$8.9m

Current Actives Vacant **26.7%**

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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

# THE Orange County HOUSING REPORT

# REPORTS ON HOUSING

	Current Actives 8/8/2019	Number of Foreclosures & Short Sale Actives 8/8/2019	% of Active Inventory 8/8/2019		Current Actives 8/8/2019	Number of Foreclosures & Short Sale Actives 8/8/2019	% of Active Inventory 8/8/2019
Aliso Viejo	120	0	0.0%	<b>Attached</b>	2,603	12	0.5%
Anaheim	254	4	1.6%	O.C. \$0-\$250k	154	0	0.0%
Anaheim Hills	129	0	0.0%	O.C. \$250k-\$500k	897	4	0.4%
Brea	81	0	0.0%	O.C. \$500k-\$750k	880	5	0.6%
Buena Park	87	2	2.3%	O.C. \$750k-\$1m	318	2	0.6%
Corona Del Mar	145	0	0.0%	O.C. \$1m+	354	1	0.3%
Costa Mesa	196	0	0.0%	<b>Detached</b>			
Coto De Caza	114	3	2.6%	All of O.C.	4,885	48	1.0%
Cypress	110	0	0.0%	O.C. \$0k-\$500k	50	2	4.0%
Dana Point	251	0	0.0%	O.C. \$500k-\$750k	875	12	1.4%
Dove Canyon	28	0	0.0%	O.C. \$750k-\$1m	1,106	12	1.1%
Foothill Ranch	31	0	0.0%	O.C. \$1m-\$1.5m	590	6	1.0%
Fountain Valley	46	2	4.3%	O.C. \$1.25m-\$1.5m	488	2	0.4%
Fullerton	181	2	1.1%	O.C. \$1.5m-\$2m	533	6	1.1%
Garden Grove	133	1	0.8%	O.C. \$2m-\$4m	791	7	0.9%
Huntington Beach	419	1	0.2%	O.C. \$4m+	452	1	0.2%
Irvine	907	6	0.7%	<b>All Homes</b>			
La Habra	83	0	0.0%	All of O.C.	7,488	60	0.8%
La Palma	11	0	0.0%	O.C. \$0k-\$500k	1,101	6	0.5%
Ladera Ranch	127	3	2.4%	O.C. \$500k-\$750k	1,755	17	1.0%
Laguna Beach	313	2	0.6%	O.C. \$750k-\$1m	1,424	14	1.0%
Laguna Hills	114	2	1.8%	O.C. \$1m-\$1.25m	701	6	0.9%
Laguna Niguel	293	3	1.0%	O.C. \$1.25m-\$1.5m	552	2	0.4%
Laguna Woods	275	1	0.4%	O.C. \$1.5m-\$2m	617	6	1.0%
Lake Forest	102	0	0.0%	O.C. \$2m-\$4m	867	7	0.8%
Los Alamitos	15	0	0.0%	O.C. \$4m+	471	2	0.4%
Mission Viejo	259	7	2.7%	<b>County High Shares - Account for 53%</b>			
Newport Beach	456	6	1.3%	Fountain Valley	46	2	4.3%
Newport Coast	112	0	0.0%	Villa Park	25	1	4.0%
North Tustin	79	0	0.0%	Mission Viejo	259	7	2.7%
Orange	229	4	1.7%	Coto De Caza	114	3	2.6%
Placentia	65	0	0.0%	Ladera Ranch	127	3	2.4%
Portola Hills	17	0	0.0%	Buena Park	87	2	2.3%
Rancho Mission Viejo	51	0	0.0%	Laguna Hills	114	2	1.8%
Rancho Santa Marg.	101	1	1.0%	Orange	229	4	1.7%
Rossmoor	27	0	0.0%	Anaheim	254	4	1.6%
San Clemente	300	2	0.7%	Santa Ana	268	4	1.5%
San Juan	154	1	0.6%	<b>County Low Shares - No Distressed</b>			
Santa Ana	268	4	1.5%	Aliso Viejo	La Palma		
Seal Beach	185	0	0.0%	Anaheim Hills	Lake Forest		
Stanton	25	0	0.0%	Brea	Los Alamitos		
Talega	70	1	1.4%	Corona Del Mar	Newport Coast		
Tustin	123	0	0.0%	Costa Mesa	North Tustin		
Villa Park	25	1	4.0%	Cypress	Placentia	Stanton	
Westminster	53	0	0.0%	Dana Point	Portola Hills	Tustin	
Yorba Linda	245	1	0.4%	Dove Canyon	Rancho Mission Viejo	Westminster	
All of O.C.	7,488	60	0.8%	Foothill Ranch	Rossmoor		
				La Habra	Seal Beach		

## Orange County Distressed Breakdown

	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)
Total Foreclosures	20	7	86
Total Short Sale	37	15	74

\*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 8/8/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 8/8/2019	Market Time 2-Weeks Ago 7/25/2019	Market Time 4-Weeks Ago 7/11/2019	Market Time 1-Year Ago 8/9/2018	Market Time 2-Years Ago 8/10/2017
Los Angeles County	13,933	5,429	77	80	78	77	57
Orange County	7,488	2,606	86	91	89	86	61
Riverside County	8,342	2,859	88	88	86	98	77
San Bernardino County	6,465	2,404	81	84	80	84	66
San Diego County	7,315	3,139	70	72	63	75	52
Ventura County	1,774	953	56	61	53	67	*
<b>SOCAL TOTALS</b>	<b>45,317</b>	<b>17,390</b>	<b>78</b>	<b>81</b>	<b>71</b>	<b>81</b>	<b>63</b>

#### Distressed Properties - Foreclosures and Short Sales

	Current Actives 8/8/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 8/8/2019	Market Time 2-Weeks Ago 7/25/2019	Market Time 4-Weeks Ago 7/11/2019	Market Time 1-Year Ago 8/9/2018	Market Time 2-Years Ago 8/10/2017
Los Angeles County	128	81	47	41	51	42	36
Orange County	57	36	48	47	46	48	39
Riverside County	166	68	68	74	50	55	48
San Bernardino County	117	53	53	58	44	54	43
San Diego County	40	41	41	57	83	57	46
Ventura County	11	17	17	35	21	44	*
<b>SOCAL TOTALS</b>	<b>519</b>	<b>296</b>	<b>53</b>	<b>54</b>	<b>51</b>	<b>50</b>	<b>42</b>