

THE *Orange County* HOUSING REPORT

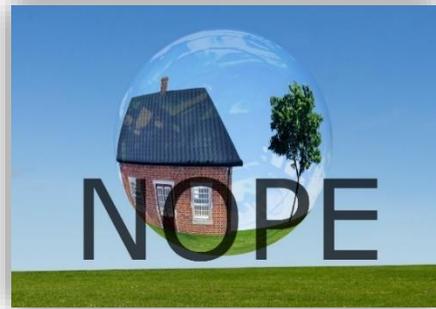
REPORTS ON HOUSING

Orange County Housing Report: Nope No Bubble

October 21, 2019

Good evening!

Many buyers are sitting on the sidelines in anticipation of a major housing downturn even though the facts illustrate it simply is not going to happen.



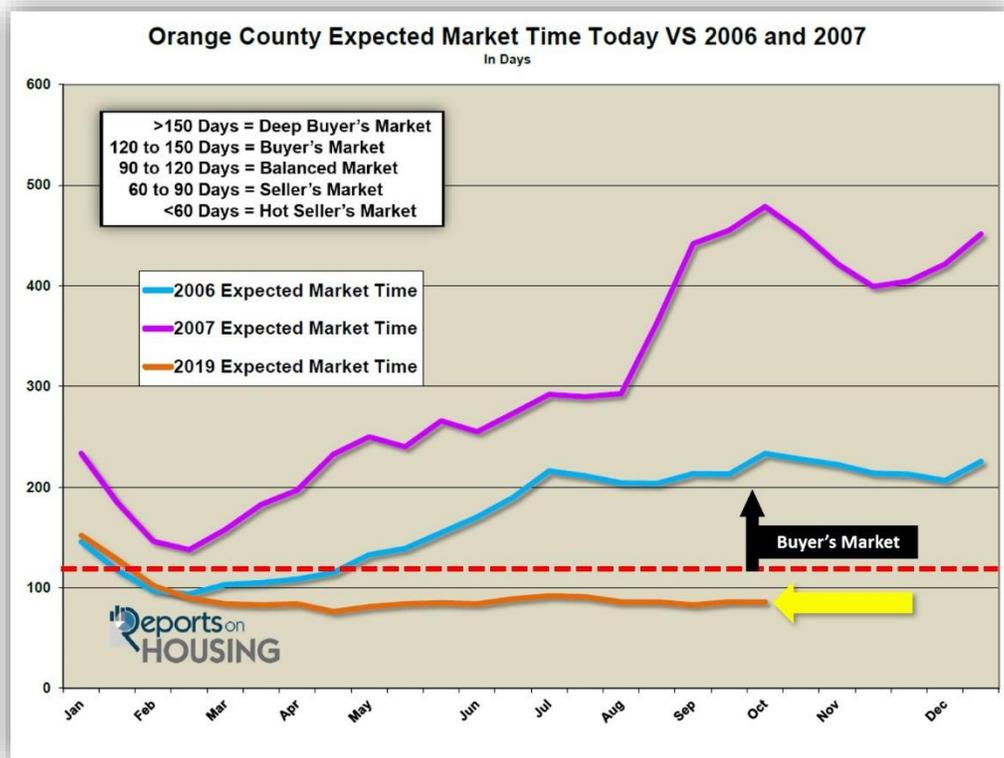
No Bubble: Housing data illustrates that there is not a housing bubble on the horizon.

It has happened to just about everybody. Driving down the road, unaware of your current speed, a look in the rearview mirror reveals there's a police car with sirens blazing pulling you over. After receiving the ticket and driving away, for quite some time your driving habits change. You are more cautious, more aware of your surroundings, anticipating at any moment that, inevitably, you will be pulled over again.

Similarly, so many buyers and homeowners are mentally preparing for the next housing bubble to pop. Everybody knows somebody that was affected by the Great Recession when values dropped substantially, and countless homeowners lost their homes to foreclosures or short sales. With values surpassing record levels, isn't housing a bubble again? Even though so many are anticipating another bubble, the answer is simple: NOPE.

The Great Recession was prompted by the housing market where anyone could purchase a home regardless of their true qualifications. Zero down payment loans, fudged loan documents, negative ARM's, cash out refinancing, and subprime lending contributed to the run-up in values that filled the housing bubble that ultimately burst in 2007. As a result, the housing market collapsed, and home values plummeted.

The writing was on the wall prior to the collapse. Housing data illustrated market conditions that were lining up in favor of buyers. The inventory ballooned while demand crumbled. As a result, the Expected Market Time (the time between hammering in the FOR SALE sign to opening escrow) rose to ridiculous heights. The numbers were off a year prior to the subprime meltdown, which occurred in March 2007. In 2006, the Expected Market Time surpassed 150 days, a Deep Buyer's Market, in June. It grew to 225 days by year's end for ALL of Orange County. In 2007, it surpassed 150 days in March and by July, surpassed 290 days. By year's end, it reached an Expected Market Time of 451 days.



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Flash forward to 2019, and the Expected Market Time has remained between 60 and 90 days, a **slight** Seller's Market, one where there is not much appreciation and sellers get to call more of the shots during negotiations. Today, smack dab in the middle of the Autumn Market, it is at 86 days. And, for the rest of the year, do not expect it to change much.

The big difference is supply and demand. Currently, the active listing inventory is at 6,616 homes. Back in October 2006, there were over 15,000 homes. In 2007, there were over 17,000 homes, nearly three times today's supply. Current demand (the last 30 days of pending sales) is at 2,311. In 2006 and 2007 there were less than 2,000. With a supply of homes through the roof and weak demand, the Expected Market Time reached very high levels prior to the Great Recession and strongly indicated that housing values would slide massively.

It is also important to note that it is much more difficult to obtain financing today. Buyers must qualify for a loan and furnish paperwork that establishes their ability to make their monthly payments. There is no more "easy money."

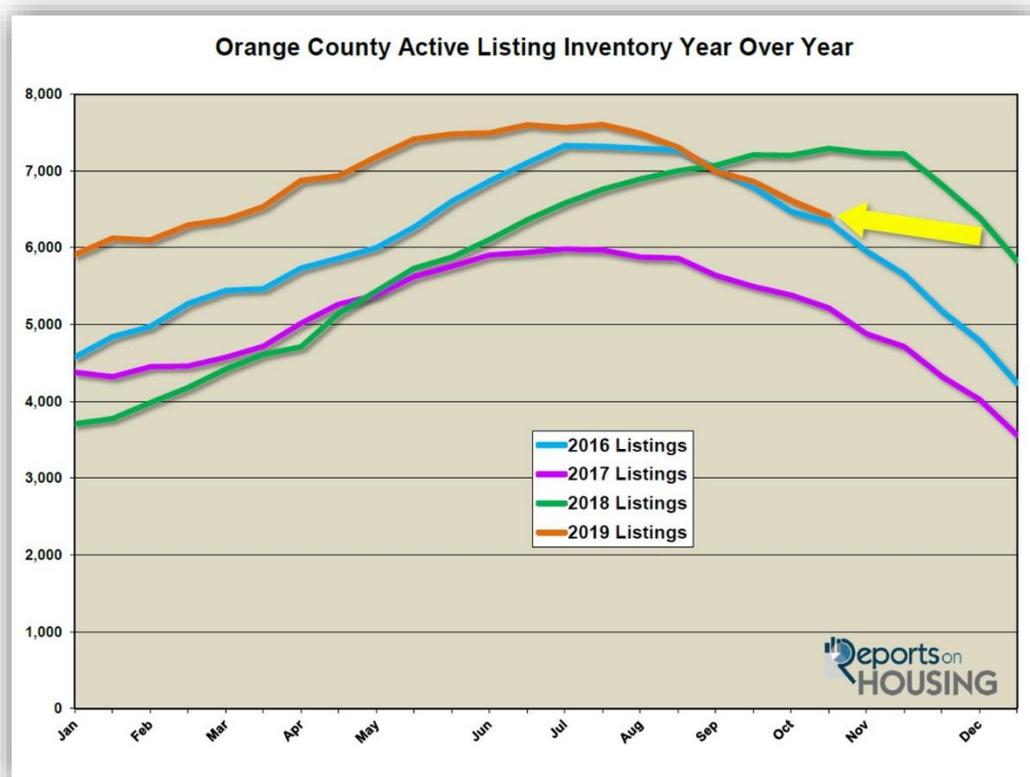
The housing market is not as hot today as it was from 2012 through 2017, but that does not mean that the housing is in a bubble. Demand is only slightly sluggish today and the active listing inventory is dropping fast. The storyline since 2012 is that there is a supply problem, not enough homes on the market. That story is true today and will continue in 2020. And, the low interest rate environment with mortgage rates below 4% has substantially helped home affordability and will fuel the housing market for quite some time.

The bottom line: today's housing data illustrates a housing market that is on very strong footing. There is no bubble. The inventory is low, buyer demand is not weak, the Expected Market Time is low, and mortgage rates are at historically low levels.

Active Inventory: The current active inventory dropped by 3% in the past two-weeks.

In the past two-weeks, the active listing inventory dropped by 204 homes, down 3%, and now totals 6,412. That is typical for this time of the year, the inventory is dropping and will pick up speed in the coming weeks as housing pushes deeper into the Autumn Market. Sellers are extremely aware that both the Spring and Summer Markets are in the past. The number of showings is down, the number of deals is dropping, and the holidays are inching closer. As a result, fewer homeowners are opting to sell and many sellers are throwing in the towel.

Last year at this time, there were 7,292 homes on the market, 880 more than today, or a 14% difference. The inventory is MUCH different than last year when it continued to rise through Thanksgiving.



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Demand: In the past two-weeks, demand dropped by 3%.

Demand, the number of new pending sales over the prior month, dropped by 60 pending sales in the past two-weeks, a 3% drop, and now sits at 2,251. Similar to the active inventory, demand will continue to drop for the remainder of the year and will pick up steam as housing inches its way to the holidays.

Last year, there were 277 fewer pending sales than today, 12% less.

In the past two-weeks the Expected Market Time dropped from 86 days to 85, 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 111 days and climbing, much slower than today.

Luxury End: The luxury market continued to slow.

In the past two-weeks, demand for homes above \$1.25 million decreased by 15 pending sales, a 5% drop, and now totals 289. The luxury home inventory decreased by 39 homes and now totals 2,218, down 2%. The overall Expected Market Time for homes priced above \$1.25 million increased from 223 days to 230 over the past two-weeks, quite a bit sluggish compared to the lower ranges.

Year over year, luxury demand is up by 31 pending sales, or 12%, and the active luxury listing inventory is up by an additional 55 homes, or 3%. There may be more seller competition, but at demand is much stronger. The Expected Market Time last year was at 252 days, slower than today.

For homes priced between \$1.25 million and \$1.5 million, in the past two-weeks, the Expected Market Time decreased from 121 to 118 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time increased from 171 to 200 days. For homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 332 to 316 days. For homes priced above \$4 million, the Expected Market Time increased from 557 to 619 days. At 619 days, a seller would be looking at placing their home into escrow around **July 2021**.

	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	56 Days	38%	57%	82 Days
O.C. \$750k-\$1m	70 Days	19%	23%	99 Days
O.C. \$1m-\$1.25m	109 Days	9%	7%	124 Days
O.C. \$1.25m-\$1.5m	118 Days	7%	5%	152 Days
O.C. \$1.5m-\$2m	200 Days	8%	3%	207 Days
O.C. \$2m-\$4m	316 Days	12%	3%	368 Days
O.C. \$4m+	619 Days	7%	1%	463 Days

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Orange County Housing Market Summary:

- The active listing inventory decreased by 204 homes in the past two-weeks, down 3%, and now totals 6,412. Last year, there were 7,292 homes on the market, 880 more than today.
- Demand, the number of pending sales over the prior month, decreased by 60 pending sales in the past two-weeks, down 3%, and now totals 2,251. Last year, there were 1,974 pending sales, 12% fewer than today.
- The Expected Market Time for all of Orange County dropped from 86 days to 85, a slight Seller's Market (between 60 to 90 days). It was at 111 days last year and climbing, a much slower market.

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- For homes priced below \$750,000, the market is a hot Seller's Market (less than 60 days) with an expected market time of 56 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 70 days, a slight Seller's Market. This range represents 19% of the active inventory and 23% 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 121 to 118 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time increased from 171 to 200 days. For luxury homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 332 to 316 days. For luxury homes priced above \$4 million, the Expected Market Time increased from 557 to 619 days.
- The luxury end, all homes above \$1.25 million, accounts for 34% of the inventory and only 12% of demand.
- Distressed homes, both short sales and foreclosures combined, made up only 0.98% of all listings and 1.1% of demand. There are only 23 foreclosures and 32 short sales available to purchase today in all of Orange County, 55 total distressed homes on the active market, down one in the past two-weeks. Last year there were 70 total distressed homes on the market, a bit more than today.
- There were 2,564 closed residential resales in September, 22% more than September 2018's 2,090 closed sales. September marked a 10% drop compared to August 2019. The sales to list price ratio was 97.2% for all of Orange County. Foreclosures accounted for just 0.2% of all closed sales, and short sales accounted for 0.3%. That means that 99.5% of all sales were good ol' fashioned sellers with equity.

Have a great week.

Sincerely,
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	Current Actives 10/17/2019	Demand (Last 30 Days Pendlings)	Market Time (In Days) 10/17/2019	Market Time 2-Weeks Ago 10/3/2019	Market Time 4-Weeks Ago 9/19/2019	Market Time 1-Year Ago 10/18/2018	Market Time 2-Years Ago 10/19/2017	Average Active List Price 10/17/2019
Aliso Viejo	81	51	48	49	57	118	36	\$695k
Anaheim	217	133	49	49	45	73	48	\$623k
Anaheim Hills	107	40	80	77	76	96	47	\$1.2m
Brea	82	34	72	75	64	100	91	\$920k
Buena Park	63	41	46	30	41	84	49	\$665k
Corona Del Mar	151	14	324	265	348	202	228	\$5.3m
Costa Mesa	168	59	85	87	87	79	67	\$1.0m
Coto De Caza	94	17	166	105	141	195	171	\$2.0m
Cypress	120	80	45	51	54	78	50	\$731k
Dana Point	217	46	142	159	132	139	98	\$3.4m
Dove Canyon	16	2	240	68	71	135	83	\$1.2m
Foothill Ranch	29	8	109	50	35	84	32	\$647k
Fountain Valley	35	36	29	34	49	51	38	\$864k
Fullerton	159	74	64	59	45	103	57	\$875k
Garden Grove	96	79	36	37	39	69	33	\$629k
Huntington Beach	338	134	76	68	62	96	52	\$1.3m
Irvine	832	197	127	135	149	127	64	\$1.4m
La Habra	74	53	42	55	82	85	45	\$614k
La Palma	9	6	45	39	43	75	60	\$656k
Ladera Ranch	104	38	82	138	120	117	80	\$1.2m
Laguna Beach	262	25	314	252	195	373	199	\$5.1m
Laguna Hills	88	40	66	79	63	109	53	\$1.4m
Laguna Niguel	230	79	87	85	106	127	89	\$1.5m
Laguna Woods	278	69	121	124	112	134	58	\$357k
Lake Forest	73	54	41	60	65	79	38	\$672k
Los Alamitos	20	8	75	67	120	190	30	\$1.0m
Mission Viejo	212	103	62	63	58	98	48	\$762k
Newport Beach	385	65	178	159	169	256	155	\$3.3m
Newport Coast	116	5	696	595	263	208	118	\$6.0m
North Tustin	66	26	76	95	135	182	73	\$2.3m
Orange	190	105	54	57	63	77	61	\$967k
Placentia	61	34	54	48	42	104	58	\$739k
Portola Hills	15	3	150	113	64	73	5	\$973k
Rancho Mission Viejo	38	14	81	150	57	180	99	\$796k
Rancho Santa Marg.	62	58	32	39	50	90	34	\$584k
Rossmoor	15	9	50	80	143	188	90	\$1.6m
San Clemente	253	50	152	110	103	131	97	\$1.9m
San Juan	146	24	183	150	120	95	88	\$2.2m
Santa Ana	198	98	61	68	70	84	71	\$621k
Seal Beach	159	61	78	94	100	130	30	\$478k
Stanton	21	12	53	72	74	69	26	\$580k
Talega	64	12	160	86	89	115	72	\$1.2m
Tustin	110	63	52	57	68	124	51	\$964k
Villa Park	24	8	90	188	110	83	200	\$1.8m
Westminster	49	23	64	54	55	107	35	\$746k
Yorba Linda	213	67	95	92	107	106	85	\$1.3m
All of O.C.	6,412	2,251	85	86	83	111	65	\$1.7m

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Attached Homes

	Current Actives 10/17/2019	Demand (Last 30 Days) Pendings	Market Time (In Days) 10/17/2019	Market Time 2-Weeks 10/3/2019	Market Time 4-Weeks 9/19/2019	Market Time 1-Year Ago 10/18/2018	Market Time 2-Years Ago 10/19/2017	Average Active List Price 10/17/2019
All of O.C.	2,193	879	75	80	78	104	50	\$723k
O.C. \$0-\$250k	155	61	76	83	76	99	30	\$190k
O.C. \$250k-\$500k	769	397	58	65	60	88	38	\$390k
O.C. \$500k-\$750k	711	300	71	69	73	100	54	\$622k
O.C. \$750k-\$1m	274	78	105	139	143	131	86	\$855k
O.C. \$1m+	284	43	198	205	173	243	161	\$2.0m

Current Actives Vacant **27.6%**

Detached Homes

	Current Actives 10/17/2019	Demand (Last 30 Days) Pendings	Market Time (In Days) 10/17/2019	Market Time 2-Weeks 10/3/2019	Market Time 4-Weeks 9/19/2019	Market Time 1-Year Ago 10/18/2018	Market Time 2-Years Ago 10/19/2017	Average Active List Price 10/17/2019
All of O.C.	4,219	1,372	92	89	90	114	75	\$2.2m
O.C. \$0-\$500k	68	21	97	61	55	56	32	\$412k
O.C. \$500k-\$750k	693	506	41	39	44	68	44	\$658k
O.C. \$750k-\$1m	923	434	64	66	62	93	51	\$880k
O.C. \$1m-\$1.25m	522	153	102	97	108	119	82	\$1.1m
O.C. \$1.25m-\$1.5m	387	104	112	113	131	149	110	\$1.4m
O.C. \$1.5m-\$2m	457	65	211	162	147	193	177	\$1.8m
O.C. \$2m-\$4m	731	68	323	345	285	362	214	\$2.8m
O.C. \$4m+	438	21	626	583	553	467	325	\$8.9m

Current Actives Vacant **36.8%**

All Homes

	Current Actives 10/17/2019	Demand (Last 30 Days) Pendings	Market Time (In Days) 10/17/2019	Market Time 2-Weeks 10/3/2019	Market Time 4-Weeks 9/19/2019	Market Time 1-Year Ago 10/18/2018	Market Time 2-Years Ago 10/19/2017	Average Active List Price 10/17/2019
All of O.C.	6,412	2,251	85	86	83	111	65	\$1.7m
O.C. \$0-\$500k	992	479	62	67	62	87	36	\$361k
O.C. \$500k-\$750k	1,404	806	52	51	55	79	47	\$640k
O.C. \$750k-\$1m	1,197	512	70	75	72	99	55	\$874k
O.C. \$1m-\$1.25m	601	165	109	101	108	124	88	\$1.1m
O.C. \$1.25m-\$1.5m	445	113	118	121	136	152	111	\$1.4m
O.C. \$1.5m-\$2m	519	78	200	171	155	207	173	\$1.8m
O.C. \$2m-\$4m	800	76	316	332	278	368	218	\$2.8m
O.C. \$4m+	454	22	619	557	555	463	326	\$8.9m

Current Actives Vacant **22.8%**

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	Sales to								Units Sold Sep 2018
	Units Sold Sep 2019	Average Sales Price	Average List Price	List Price Ratio	Low Price	High Price	Avg. Square Feet	Avg. \$ Per Square Feet	
Aliso Viejo	61	\$619,487	\$630,422	98.3%	\$308k	\$1.5m	1,562	\$396	53
Anaheim	130	\$549,861	\$551,412	99.7%	\$185k	\$910k	1,469	\$374	114
Anaheim Hills	60	\$848,805	\$868,464	97.7%	\$448k	\$3.9m	2,358	\$360	44
Brea	54	\$787,557	\$791,646	99.5%	\$390k	\$1.8m	2,074	\$380	22
Buena Park	46	\$587,619	\$593,090	99.1%	\$410k	\$830k	1,442	\$407	34
Corona Del Mar	21	\$2,655,103	\$2,761,905	96.1%	\$1.0m	\$7.6m	2,101	\$1,264	14
Costa Mesa	74	\$946,403	\$961,568	98.4%	\$435k	\$2.2m	1,873	\$505	84
Coto De Caza	20	\$1,668,275	\$1,734,550	96.2%	\$858k	\$3.7m	4,090	\$408	19
Cypress	30	\$674,811	\$680,199	99.2%	\$417k	\$1.2m	1,628	\$415	19
Dana Point	42	\$1,076,371	\$1,108,692	97.1%	\$449k	\$2.5m	1,902	\$566	43
Dove Canyon	4	\$905,000	\$922,197	98.1%	\$875k	\$975k	2,868	\$319	3
Foothill Ranch	10	\$646,440	\$658,630	98.1%	\$379k	\$1.1m	1,603	\$419	10
Fountain Valley	33	\$776,076	\$778,451	99.7%	\$410k	\$1.3m	1,738	\$447	39
Fullerton	114	\$716,666	\$728,750	98.3%	\$195k	\$2.6m	1,805	\$397	93
Garden Grove	78	\$609,801	\$612,034	99.6%	\$307k	\$923k	1,480	\$412	58
Huntington Beach	191	\$968,986	\$987,092	98.2%	\$150k	\$4.4m	1,827	\$530	156
Irvine	203	1,009,746	\$1,038,925	97.2%	\$340k	\$5.1m	2,056	\$491	183
La Habra	47	\$565,584	\$570,680	99.1%	\$279k	\$1.2m	1,541	\$367	40
La Palma	11	\$732,000	\$741,632	98.7%	\$553k	\$838k	1,953	\$375	10
Ladera Ranch	40	\$999,995	\$1,027,517	97.3%	\$410k	\$3.0m	2,650	\$377	42
Laguna Beach	42	\$2,211,433	\$2,323,086	95.2%	\$605k	\$7.4m	2,094	\$1,056	30
Laguna Hills	39	\$699,739	\$716,210	97.7%	\$290k	\$2.3m	1,820	\$385	31
Laguna Niguel	90	\$839,099	\$856,451	98.0%	\$296k	\$2.9m	1,938	\$433	72
Laguna Woods	61	\$325,729	\$335,472	97.1%	\$75k	\$1.1m	1,113	\$293	42
Lake Forest	52	\$595,350	\$600,281	99.2%	\$260k	\$950k	1,572	\$389	41
Los Alamitos	12	\$1,025,250	\$1,047,883	97.8%	\$726k	\$1.4m	2,315	\$443	11
Mission Viejo	122	\$688,033	\$696,040	98.8%	\$263k	\$1.6m	1,749	\$393	85
Newport Beach	74	\$2,430,773	\$2,538,704	95.7%	\$500k	\$8.8m	2,736	\$888	60
Newport Coast	14	\$3,609,714	\$3,956,636	91.2%	\$775k	\$13.0m	3,532	\$1,022	9
North Tustin	29	\$1,525,715	\$1,577,400	96.7%	\$790k	\$3.0m	3,527	\$433	20
Orange	107	\$736,330	\$745,236	98.8%	\$290k	\$2.6m	1,918	\$384	83
Placentia	42	\$635,962	\$637,567	99.7%	\$225k	\$883k	1,698	\$375	28
Portola Hills	11	\$739,727	\$747,234	99.0%	\$405k	\$1.1m	2,084	\$355	9
Rancho Mission Viejo	19	\$759,227	\$766,463	99.1%	\$510k	\$1.2m	1,964	\$387	8
Rancho Santa Marg.	58	\$602,135	\$607,745	99.1%	\$239k	\$949k	1,582	\$394	50
Rosmoor	10	\$1,290,646	\$1,357,400	95.1%	\$825k	\$2.7m	2,472	\$522	8
San Clemente	78	\$1,077,409	\$1,107,416	97.3%	\$445k	\$4.3m	2,324	\$464	62
San Juan	33	\$914,903	\$937,739	97.6%	\$285k	\$3.4m	2,311	\$396	35
Santa Ana	116	\$544,456	\$545,181	99.9%	\$215k	\$2.5m	1,406	\$387	88
Seal Beach	47	\$331,209	\$345,215	95.9%	\$120k	\$1.2m	1,018	\$325	30
Stanton	18	\$498,686	\$501,317	99.5%	\$368k	\$730k	1,322	\$377	11
Talega	15	\$1,047,800	\$1,075,026	97.5%	\$539k	\$2.6m	2,870	\$372	0
Tustin	50	\$741,156	\$755,991	98.0%	\$302k	\$1.7m	1,870	\$396	58
Villa Park	6	\$1,578,167	\$1,676,150	94.2%	\$1.1m	\$2.1m	4,456	\$354	3
Westminster	32	\$733,275	\$735,271	99.7%	\$405k	\$898k	1,863	\$394	34
Yorba Linda	69	\$973,791	\$1,012,311	96.2%	\$385k	\$5.5m	2,433	\$400	61
All of O.C.	2,564	\$886,093	\$908,089	97.6%	\$75k	\$13.0m	1,901	\$466	2,092
O.C. \$0-\$500k	531	\$381,550	\$386,409	98.7%	\$75k	\$500k	1,030	\$371	400
O.C. \$500k-\$750k	896	\$631,429	\$636,972	99.1%	\$504k	\$750k	1,525	\$414	732
O.C. \$750k-\$1m	601	\$854,985	\$866,577	98.7%	\$751k	\$1.0m	2,093	\$409	463
O.C. \$1m-\$1.25m	188	\$1,119,705	\$1,149,243	97.4%	\$1.0m	\$1.25m	2,624	\$427	193
O.C. \$1.25m-\$1.5m	108	\$1,361,398	\$1,398,917	97.3%	\$1.25m	\$1.5m	2,915	\$467	100
O.C. \$1.5m-\$2m	100	\$1,722,179	\$1,782,269	96.6%	\$1.5m	\$2.0m	3,173	\$543	89
O.C. \$2m-4m	114	\$2,699,659	\$2,835,189	95.2%	\$2.0m	\$4.0m	3,962	\$681	86
O.C. \$4m+	26	\$5,854,577	\$6,270,724	93.4%	\$4.1m	\$13.0m	4,850	\$1,207	29

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	Current Actives 10/17/2019	Number of Foreclosures & Short Sale Actives 10/17/2019	% of Active Inventory 10/17/2019	Attached	Current Actives 10/17/2019	Number of Foreclosures & Short Sale Actives 10/17/2019	% of Active Inventory 10/17/2019
Aliso Viejo	81	0	0.0%	All of O.C.	2,193	13	0.6%
Anaheim	217	5	2.3%	O.C. \$0-\$250k	155	2	1.3%
Anaheim Hills	107	0	0.0%	O.C. \$250k-\$500k	769	6	0.8%
Brea	82	1	1.2%	O.C. \$500k-\$750k	711	4	0.6%
Buena Park	63	0	0.0%	O.C. \$750k-\$1m	274	1	0.4%
Corona Del Mar	151	1	0.7%	O.C. \$1m+	284	0	0.0%
Costa Mesa	168	0	0.0%	Detached			
Coto De Caza	94	2	2.1%	All of O.C.	4,219	42	1.0%
Cypress	120	0	0.0%	O.C. \$0k-\$500k	68	5	7.4%
Dana Point	217	0	0.0%	O.C. \$500k-\$750k	693	13	1.9%
Dove Canyon	16	0	0.0%	O.C. \$750k-\$1m	923	7	0.8%
Foothill Ranch	29	0	0.0%	O.C. \$1m-\$1.5m	522	6	1.1%
Fountain Valley	35	1	2.9%	O.C. \$1.25m-\$1.5m	387	1	0.3%
Fullerton	159	3	1.9%	O.C. \$1.5m-\$2m	457	3	0.7%
Garden Grove	96	1	1.0%	O.C. \$2m-\$4m	731	6	0.8%
Huntington Beach	338	0	0.0%	O.C. \$4m+	438	1	0.2%
Irvine	832	4	0.5%	All Homes			
La Habra	74	0	0.0%	All of O.C.	6,412	55	0.9%
La Palma	9	0	0.0%	O.C. \$0k-\$500k	992	13	1.3%
Ladera Ranch	104	5	4.8%	O.C. \$500k-\$750k	1,404	17	1.2%
Laguna Beach	262	1	0.4%	O.C. \$750k-\$1m	1,197	8	0.7%
Laguna Hills	88	2	2.3%	O.C. \$1m-\$1.25m	601	6	1.0%
Laguna Niguel	230	1	0.4%	O.C. \$1.25m-\$1.5m	445	1	0.2%
Laguna Woods	278	2	0.7%	O.C. \$1.5m-\$2m	519	3	0.6%
Lake Forest	73	2	2.7%	O.C. \$2m-\$4m	800	6	0.8%
Los Alamitos	20	0	0.0%	O.C. \$4m+	454	1	0.2%
Mission Viejo	212	3	1.4%	County High Shares - Account for 58%			
Newport Beach	385	2	0.5%	Ladera Ranch	104	5	4.8%
Newport Coast	116	0	0.0%	Santa Ana	198	7	3.5%
North Tustin	66	1	1.5%	Fountain Valley	35	1	2.9%
Orange	190	4	2.1%	Lake Forest	73	2	2.7%
Placentia	61	0	0.0%	Anaheim	217	5	2.3%
Portola Hills	15	0	0.0%	Laguna Hills	88	2	2.3%
Rancho Mission Viejo	38	0	0.0%	Coto De Caza	94	2	2.1%
Rancho Santa Marg.	62	1	1.6%	Orange	190	4	2.1%
Rossmoor	15	0	0.0%	Fullerton	159	3	1.9%
San Clemente	253	2	0.8%	Rancho Santa Mar	62	1	1.6%
San Juan	146	2	1.4%	County Low Shares - No Distressed			
Santa Ana	198	7	3.5%	Aliso Viejo	La Palma	Villa Park	
Seal Beach	159	0	0.0%	Anaheim Hills	Westminster		
Stanton	21	0	0.0%	Buena Park	Yorba Linda		
Talega	64	1	1.6%	Costa Mesa	Placentia	Newport Coast	
Tustin	110	0	0.0%	Cypress	Portola Hills		
Villa Park	24	0	0.0%	Dana Point	Rancho Mission Viejo		
Westminster	49	0	0.0%	Dove Canyon	Rossmoor	Los Alamitos	
Yorba Linda	213	0	0.0%	Foothill Ranch	Seal Beach		
All of O.C.	6,412	55	0.9%	Huntington Beach	Stanton		
				La Habra	Tustin		

Orange County Distressed Breakdown

	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)
Total Foreclosures	23	13	53
Total Short Sale	32	12	80

*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 10/17/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 10/17/2019	Market Time 2-Weeks Ago 10/3/2019	Market Time 4-Weeks Ago 9/19/2019	Market Time 1-Year Ago 10/18/2018	Market Time 2-Years Ago 10/19/2017
Los Angeles County	12,952	5,039	77	77	77	100	63
Orange County	6,412	2,251	85	86	86	111	65
Riverside County	8,462	2,660	95	94	94	124	65
San Bernardino County	6,335	2,133	89	92	92	104	70
San Diego County	6,932	2,850	73	70	70	97	56
Ventura County	1,484	782	57	49	49	81	52
SOCAL TOTALS	42,577	15,715	81	80	80	103	64

Distressed Properties - Foreclosures and Short Sales

	Current Actives 10/17/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 10/17/2019	Market Time 2-Weeks Ago 10/3/2019	Market Time 4-Weeks Ago 9/19/2019	Market Time 1-Year Ago 10/18/2018	Market Time 2-Years Ago 10/19/2017
Los Angeles County	159	75	64	54	54	61	35
Orange County	55	25	66	35	35	72	34
Riverside County	182	78	70	62	62	57	51
San Bernardino County	132	69	57	69	69	91	40
San Diego County	42	16	79	57	57	63	54
Ventura County	16	24	20	120	120	55	33
SOCAL TOTALS	586	287	61	63	58	67	43