

RATES PAVE PATH FOR HOUSING

WRITTEN BY
STEVEN THOMAS

IT IS ALL ABOUT RATES IN THE HOUSING MARKET, FROM THE
NUMBER OF HOMEOWNERS WILLING TO SELL TO THE VOLUME OF
BUYERS ABLE TO AFFORD TO PURCHASE.



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MORTGAGE RATES

NOT ONLY DO RATES AFFECT BUYERS, BUT THEY ALSO IMPACT THE NUMBER OF SELLERS.

Just about everyone loves the beach. Basking in the sun, walking along the coast, listening to the soothing sounds of waves crashing on the shore, and taking a refreshing plunge in the cool, salty water, are some of the many reasons so many head to the beach, especially on the weekend. Yet, what happens when it is overcast and cool during the winter? Not as many Southern Californians make the pilgrimage to the beach. There are still plenty of beachgoers when it is cool, from die-hard surfers in their winter wetsuits to locals taking a walk or jogging on the sand. Still, there is a definitive difference between the hot summer days and the crispy winter weather with the wind blowing and temps in the 50s. There are times when beaches seem almost deserted.

Similarly, when mortgage rates are low, the market heats up with a rise in affordability and buyer demand, along with a surge of homeowners desirous of taking advantage of a great time to make a move. Yet, when mortgage rates substantially rise as they did over the past year, demand diminishes due to affordability constraints, and many sellers opt to “hunker down” as they enjoy their underlying, locked-in, low fixed-rate mortgages.

The pandemic was an enormous disruptor, and housing benefited profoundly due to the involvement of the Federal Reserve and the Federal Government. The Fed brought the Federal Funds Rate to zero and bought trillions of dollars of both mortgage-backed securities and treasuries. Mortgage rates dropped to record low levels, instigating tremendous housing demand. The Federal Government passed stimulus packages that sent checks directly to United States citizens. Bank accounts swelled and enabled many buyers to achieve their dream of homeownership. Mortgage rates remained at unbelievably low levels, and housing benefited with a nearly instantaneous, insanely hot market that lasted for two years, from June 2020 to May 2022. That is when the Federal Reserve stepped in and started hiking rates and reducing the number of mortgage-backed securities on their books. Mortgage rates soared, and the Fed slammed on the housing market’s brakes.

In 2022, mortgage rates started the year at about 3.25%, according to Mortgage News Daily, and surpassed 7% in both October and November. It was a constant erosion of purchasing power for buyers looking to purchase. Last year’s giant jump in rates had a significant impact on affordability. For example, buyers desirous of a \$4,000 per month principal and interest payment with 10% down started the year looking at a \$1,021,111 home. By October, with rates above 7%, the same buyer was looking at a \$665,000 home.

Interest Rates Impact on Affordability

	3.25%	4.0%	4.5%	5.0%	5.5%	6.0%	6.5%	7.0%	7.5%
\$4,000 Desired Monthly Payment	↓ Price of Home Able to Afford ↓								
	\$1,021,111	\$931,111	\$876,667	\$827,778	\$782,222	\$741,111	\$703,333	\$667,778	\$635,556

*Mortgage Payment is Principal & Interest Only & 10% Down Payment

Understandably, rising rates sideline many buyers. Yet, since November, mortgage rates have remained below 7% with duration, inviting many buyers to begin their search for a home again. They averaged 6.3% in December, 6.2% in January, and 6.5% thus far in February. Recently, a series of positive economic reports, which is not helpful in the Fed's inflation fight, has resulted in rising rates, reaching 6.87% today.

Nonetheless, as the economy eventually slows, mortgage rates are anticipated to fall. As they fall, affordability will improve, and demand will rise. In looking at that same desired \$4,000 monthly payment, a drop from 7% to 6% allows a buyer to increase their search from a \$667,778 home to one at \$741,111. Rates could reach 5.5% in the summer if inflation falls and the economy cools, which would allow that buyer to broaden their search to \$782,222. As rates drop, affordability improves, allowing more purchasers to enter the housing arena.

Higher rates sideline many sellers as well. Some homeowners would like to move but choose to "hunker down" and stay put instead. Their current underlying low, fixed-rate mortgage is preventing them from selling. Since 89% of all California homeowners with a mortgage have a rate at or below 5%, and 71% have a rate at or below 4%, the higher rate environment limits the number of sellers coming on the market. In Los Angeles County in 2022, there were 16% fewer sellers, nearly 15,000 missing FOR-SALE signs due to the hunkering down trend. In January, there were 34% fewer sellers, or 2,517 missing signs. That is a big chunk of the housing market. As rates drop, the gap between a homeowner's underlying rate decreases. When rates eventually drop below 5.5%, that gap will narrow enough to entice many homeowners to sell, and fewer homeowners will continue to hunk down.

The missing sellers have resulted in a falling inventory despite lower demand levels. Demand, the last month of pending sales activity, is at 3,763, readings last seen during the May 2020 lockdowns of the pandemic. Yet, there are only 7,600 homes available today, an anemic reading well off the 3-year pre-pandemic average for mid-February (2017 to 2019) of 10,806 homes, 42% higher than today. As a result, the market feels exceptionally hot even with higher rates with an Expected Market Time, the time between listing and successfully negotiating a contract to sell, of only 61 days. The 3-year pre-COVID average was 65 days. Today's hot market is a function of the low supply and fewer homeowners coming to market, not record-breaking demand.

Mortgage rates pave the path for housing. Substantially higher rates have been limiting supply and demand, constraining the number of closed sales. As rates drop, demand rises, more homeowners opt to sell, and more closed sales will occur.

ACTIVE LISTINGS

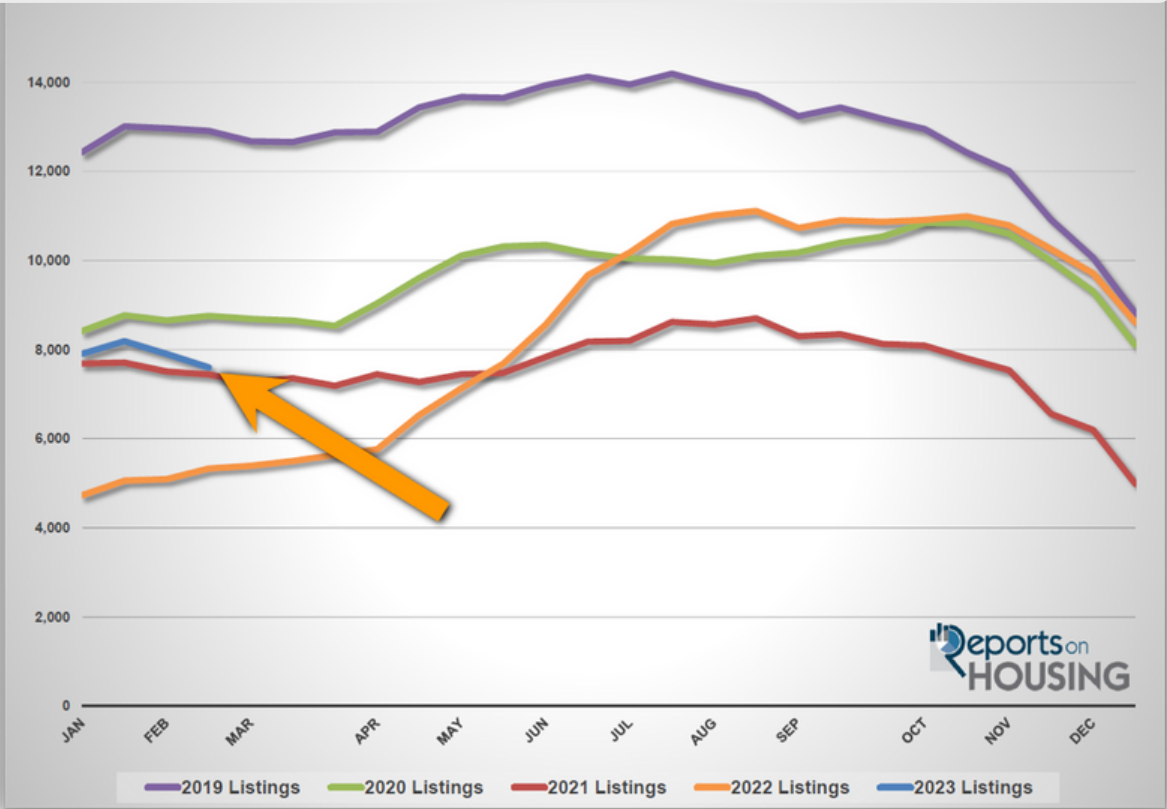
THE CURRENT ACTIVE INVENTORY DROPPED BY 4% IN THE PAST COUPLE OF WEEKS.



The active listing inventory decreased by 302 homes in the past couple of weeks, down 4%, and now sits at 7,600 homes, its lowest level since May of last year. The inventory typically climbs slowly in February. The 3-year pre-COVID average (2017 to 2019) was a 1% rise. The inventory is following the post-pandemic trend in 2021 of a declining inventory to start the year. Surging demand is only slightly to blame for the decreasing supply. Instead, the lack of homes coming on the market is the main culprit for the anemic supply. In January, 4,794 new sellers came on the market in Los Angeles County, 2,517 fewer than the 3-year average before COVID (2017 to 2019), 34% less. These missing sellers are preventing the inventory from meaningfully growing. In March, as housing transitions into the Spring Market, more sellers will come on the market, but it will be muted as homeowners continue to “hunker down,” unwilling to move due to their current underlying, low fixed-rate mortgage.

Last year, the inventory was 5,328, 30% lower, or 2,272 fewer. The 3-year average before COVID (2017 through 2019) is 10,806, an additional 3,206 homes, or 42% extra.

LOS ANGELES COUNTY ACTIVE LISTINGS YEAR OVER YEAR (2019 - 2023)



DEMAND

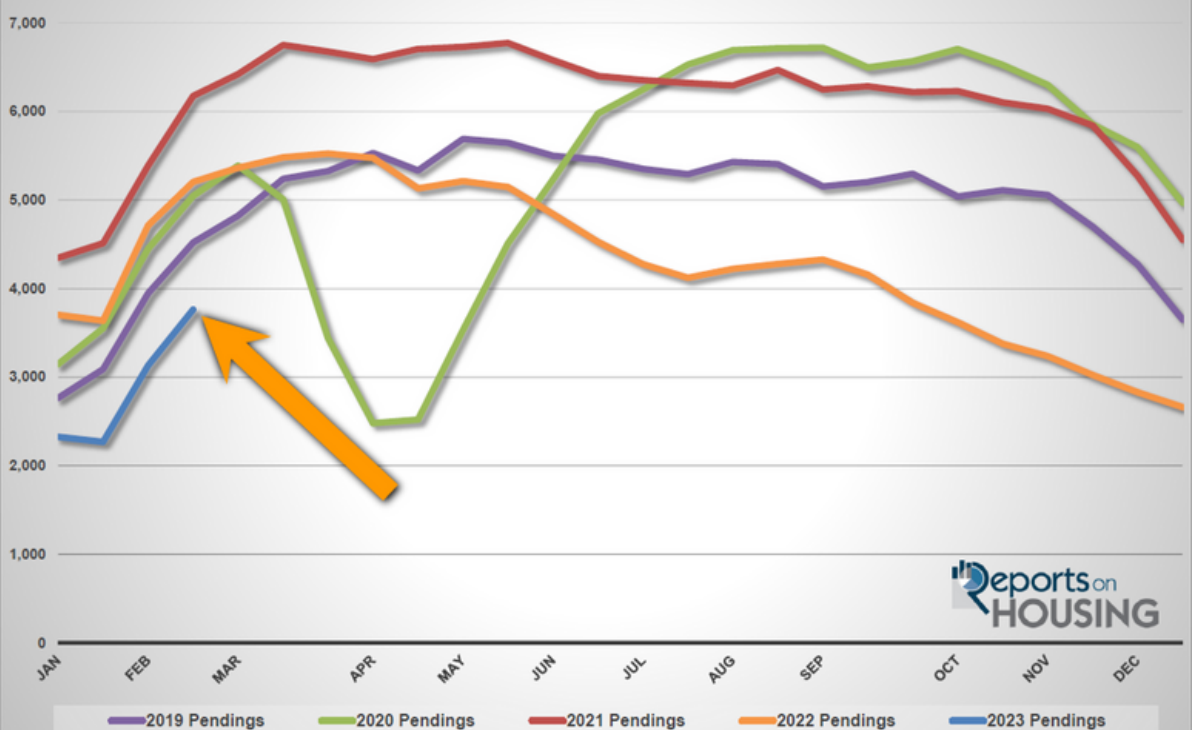
DEMAND ROCKETED HIGHER BY 20% IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new escrows over the prior month, increased from 3,131 to 3,763 in the past couple of weeks, adding 862 pending sales, up 20%. It is at its highest level since September of last year. The higher mortgage rate environment has taken a bite out of demand. According to Mortgage News Daily, rates were at 5.99% at the start of February and have risen to 6.87% today. This will further erode demand until rates ease again. Demand is also being limited by the need for more available homes to purchase. Fewer sellers listing their homes limit the number of buyers able to secure a home. Buyers cannot purchase what is not available. This is the lowest mid-February reading since tracking began a decade ago. Expect demand to grow a bit more from here until it peaks sometime between March and mid-May.

Last year, demand was at 5,204, 38% more than today, or an extra 1,441. The 3-year average before COVID (2017 to 2019) was 5,089 pending sales, 35% more than today.

With demand surging higher and the supply falling, the Expected Market Time (the number of days to sell all Los Angeles County listings at the current buying pace) plunged from 76 to 61 days in the past couple of weeks, its lowest level since June of last year. Last year the Expected Market Time was 31 days, substantially faster than today, and home values were screaming higher. The 3-year average before COVID was 65 days, similar to today.

LOS ANGELES COUNTY DEMAND YEAR OVER YEAR (LAST 30 DAYS PENDING)



LUXURY END









THE LUXURY MARKET CONTINUED TO IMPROVE OVER THE PAST COUPLE OF WEEKS.

In the past couple of weeks, the luxury inventory of homes priced above \$2 million increased from 1,864 to 1,963 homes, up 99 homes, or 5%. Luxury demand surged higher by 93 pending sales, up 34%, and now sits at 369, its highest level since September. With supply only increasing slightly compared to surging demand, the Expected Market Time for luxury homes priced above \$2 million decreased from 203 to 160 days, its strongest level since the start of September. The luxury market is not as slow as before COVID but is not as fast as in the past couple of years. Expect the luxury market to continue improving over the next month.

Year over year, luxury demand is down by 131 pending sales, 26% less, and the active luxury listing inventory is up by 633 homes or 48%. Last year's Expected Market Time was 80 days, which is extremely hot for luxury.

For homes priced between \$2 million and \$3 million, the Expected Market Time in the past couple of weeks decreased from 117 to 90 days. For homes priced between \$3 million and \$4 million, the Expected Market Time decreased from 156 to 154 days. For homes priced between \$4 million and \$8 million, the Expected Market Time decreased from 367 to 246 days. For homes priced above \$8 million, the Expected Market Time decreased from 1,033 to 633 days. At 633 days, a seller would be looking at placing their home into escrow around November 2024.

LOS ANGELES COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0-\$750k 	43 Days	33%	46%	22 Days
\$750k-\$1m 	53 Days	19%	22%	25 Days
\$1m-\$1.5m 	56 Days	14%	15%	29 Days
\$1.5m-\$2m 	74 Days	8%	7%	40 Days
\$2m-\$3m 	90 Days	9%	6%	53 Days
\$3m-\$4m 	154 Days	5%	2%	59 Days
\$4m-\$8m 	246 Days	7%	2%	97 Days
\$8m+ 	633 Days	6%	1%	367 Days

LOS ANGELES COUNTY HOUSING SUMMARY

- The active listing inventory in the past couple of weeks decreased by 302 homes, down 4%, and now sits at 7,600 homes, its lowest reading since May of last year. In January, 34% fewer homes came on the market compared to the 3-year average before COVID (2017 to 2019), 2,517 less. Last year, there were 5,328 homes on the market, 2,272 fewer homes, or 30% less. The 3-year average before COVID (2017 to 2019) was 10,806, or 42% more.
- Demand, the number of pending sales over the prior month, soared higher by 632 pending sales in the past two weeks, up 20%, and now totals 3,763. Last year, there were 5,204 pending sales, 38% more than today. The 3-year average before COVID (2017 to 2019) was 5,089, or 35% more.
- With demand soaring and the supply falling, the Expected Market Time, the number of days to sell all Los Angeles County listings at the current buying pace, plunged from 76 to 61 days in the past couple of weeks. It was 31 days last year, much stronger than today.
- For homes priced below \$750,000, the Expected Market Time decreased from 55 to 43 days in the past couple of weeks. This range represents 33% of the active inventory and 46% of demand.
- For homes priced between \$750,000 and \$1 million, the Expected Market Time decreased from 66 to 53 days. This range represents 19% of the active inventory and 22% of demand.
- For homes priced between \$1 million to \$1.5 million, the Expected Market Time decreased from 71 to 56 days. This range represents 14% of the active inventory and 15% of demand.
- For homes priced between \$1.5 million to \$2 million, the Expected Market Time decreased from 97 to 74 days. This range represents 8% of the active inventory and 7% of demand.
- For homes priced between \$2 million and \$3 million, the Expected Market Time in the past couple of weeks decreased from 117 to 90 days. For homes priced between \$3 million and \$4 million, the Expected Market Time decreased from 156 to 154 days. For homes priced between \$4 million and \$8 million, the Expected Market Time decreased from 367 to 246 days. For homes priced above \$8 million, the Expected Market Time decreased from 1,033 to 633 days.
- The luxury end, all homes above \$2 million, account for 27% of the inventory and 11% of demand.
- Distressed homes, both short sales and foreclosures combined, made up only 0.7% of all listings and 0.9% of demand. Only 35 foreclosures and 17 short sales are available to purchase today in all of Los Angeles County, 52 total distressed homes on the active market, down nine in the past two weeks. Last year there were 21 total distressed homes on the market, slightly fewer than today.
- There were 2,619 closed residential resales in January, 45% less than January 2022's 4,787 closed sales. January marked a 21% drop compared to December 2022. The sales-to-list price ratio was 98.9% for all of Los Angeles County. Foreclosures accounted for just 0.6% of all closed sales, and short sales accounted for 0.1. That means that 99.3% of all sales were good ol' fashioned sellers with equity.

LOS ANGELES COUNTY MARKET TIME REPORT

LOS ANGELES COUNTY CITIES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDINGS)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
2/16/2023								
Acton	29	12	73	102	Infinite	110	16	\$799k
Agoura Hills	20	22	27	51	56	30	29	\$2.1m
Agua Dulce	15	2	225	255	160	90	83	\$999k
Alhambra	26	18	43	46	110	30	26	\$793k
Altadena	31	19	49	68	90	38	36	\$1.2m
Arcadia	105	35	90	130	154	56	83	\$1.8m
Artesia	6	5	36	45	70	24	30	\$580k
Azusa	31	22	42	64	88	23	12	\$700k
Baldwin Park	35	14	75	52	120	17	25	\$660k
Bel Air	96	12	240	279	283	90	130	\$10.0m
Bellflower	25	16	47	56	48	30	13	\$775k
Beverly Center - Miracle Mile	67	18	112	227	221	44	66	\$2.2m
Beverly Hills	207	18	345	673	513	115	203	\$9.3m
Beverlywood	40	12	100	165	163	60	90	\$1.8m
Brentwood	105	24	131	89	166	49	116	\$4.8m
Burbank	50	47	32	42	65	29	25	\$1.1m
Calabasas	40	13	92	81	161	22	40	\$3.0m
Canoga Park	24	22	33	35	73	25	36	\$590k
Canyon Country	57	63	27	50	47	11	14	\$815k
Carson	44	34	39	56	80	24	15	\$774k
Castaic	24	18	40	51	162	25	15	\$822k
Cerritos	16	18	27	39	90	32	15	\$995k
Chatsworth	42	24	53	55	107	32	22	\$888k
Claremont	29	18	48	56	79	22	27	\$999k
Compton	92	33	84	90	103	24	23	\$595k
Covina	56	29	58	67	115	23	19	\$799k
Culver City	35	21	50	59	76	23	31	\$1.4m
Diamond Bar	73	29	76	76	167	21	35	\$1.3m
Downey	39	22	53	54	59	34	30	\$835k
Downtown L.A.	212	29	219	272	273	94	-	\$738k
Duarte	17	11	46	57	90	50	7	\$730k
Eagle Rock	12	10	36	60	108	22	37	\$1.2m
East Los Angeles	8	5	48	90	110	270	33	\$724k
El Monte	14	12	35	73	75	20	27	\$685k
El Segundo	9	10	27	36	Infinite	14	12	\$1.9m
Encino	132	30	132	153	163	25	43	\$2.7m
Gardena	46	39	35	78	85	20	15	\$730k
Glassell Park	15	6	75	69	78	55	36	\$999k
Glendale	77	51	45	51	92	27	24	\$1.2m
Glendora	54	29	56	76	97	35	22	\$979k
Granada Hills	44	29	46	50	44	21	16	\$969k
Hacienda Heights	47	24	59	57	107	33	29	\$1.1m
Hancock Park	65	22	89	217	510	43	53	\$1.9m
Harbor City	10	8	38	42	96	30	14	\$798k
Hawthorne	36	26	42	79	95	14	26	\$838k
Hermosa Beach	26	12	65	72	495	36	57	\$4.2m
Hidden Hills	18	0	#DIV/0!	450	195	Infinite	109	\$6.6m
Highland Park	23	12	58	111	99	28	25	\$1.2m
Hollywood	54	6	270	125	128	73	96	\$1.1m
Hollywood Hills East	37	12	93	113	120	32	-	\$1.9m
Hollywood Hills West	199	39	153	194	302	63	-	\$4.5m

LOS ANGELES COUNTY MARKET TIME REPORT

LOS ANGELES COUNTY CITIES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
2/16/2023								
Huntington Park	9	9	30	37	80	27	16	\$619k
Inglewood	66	21	94	96	93	35	30	\$727k
La Canada Flintridge	17	9	57	100	150	43	26	\$3.5m
La Crescenta	13	8	49	48	150	14	24	\$1.4m
La Habra Heights	11	5	66	100	80	18	63	\$1.9m
La Mirada	29	27	32	46	171	11	12	\$865k
La Puente	43	39	33	79	103	13	16	\$698k
La Verne	12	22	16	34	39	18	20	\$862k
Lake Balboa	19	7	81	114	51	20	21	\$899k
Lake Hughes	13	2	195	165	Infinite	38	66	\$450k
Lakewood	35	29	36	33	46	12	10	\$790k
Lancaster	270	129	63	74	128	25	18	\$463k
Lawndale	13	9	43	90	90	28	13	\$825k
Little Rock	28	11	76	103	330	48	18	\$465k
Lomita	3	12	8	27	34	25	17	\$742k
Long Beach	234	172	41	57	78	20	28	\$820k
Los Angeles	1,907	595	96	115	165	47	64	\$1.3m
Los Feliz	37	17	65	72	141	36	78	\$3.0m
Lynwood	11	6	55	38	47	17	14	\$650k
Malibu	113	12	283	463	353	102	149	\$6.5m
Manhattan Beach	50	18	83	103	675	44	80	\$4.9m
Marina del Rey	52	17	92	127	171	37	123	\$1.5m
Mid Wilshire	41	11	112	143	163	53	-	\$899k
Mission Hills (San Fernando)	3	8	11	60	165	5	8	\$750k
Monrovia	40	21	57	111	143	22	18	\$989k
Montebello	22	21	31	45	90	20	35	\$700k
Monterey Park	21	19	33	49	78	24	38	\$889k
Newhall	40	23	52	63	66	22	19	\$465k
North Hills	25	20	38	40	53	33	33	\$950k
North Hollywood	54	26	62	107	95	26	31	\$900k
Northridge	40	34	35	42	64	12	11	\$1.0m
Norwalk	25	38	20	32	63	27	12	\$645k
Pacific Palisades	92	26	106	254	1200	60	70	\$5.4m
Pacoima	32	15	64	85	90	26	30	\$653k
Palmdale	207	100	62	63	99	27	15	\$540k
Palms - Mar Vista	49	19	77	94	383	18	-	\$1.7m
Palos Verdes Estates	17	9	57	43	64	29	50	\$4.5m
Panorama City	33	16	62	68	163	25	12	\$698k
Paramount	10	5	60	33	53	50	16	\$692k
Park Hills Heights	94	38	74	98	116	34	-	\$999k
Pasadena	156	70	67	67	104	43	54	\$1.3m
Pico Rivera	23	27	26	35	53	15	23	\$695k
Playa del Rey	10	8	38	30	60	30	43	\$734k
Playa Vista	6	8	23	54	41	30	66	\$1.9m
Pomona	66	51	39	63	86	27	21	\$690k
Porter Ranch	36	17	64	51	62	38	31	\$1.7m
Rancho Palos Verdes	44	31	43	54	68	23	37	\$1.8m
Redondo Beach	65	42	46	56	93	19	19	\$1.6m
Reseda	33	29	34	69	88	12	18	\$799k
Rolling Hills	7	1	210	Infinite	Infinite	24	68	\$4.9m
Rolling Hills Estates	13	4	98	105	55	9	14	\$2.0m

LOS ANGELES COUNTY MARKET TIME REPORT

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2/16/2023								
Rosemead	29	8	109	180	116	42	13	\$818k
Rowland Heights	28	22	38	64	64	18	26	\$925k
San Dimas	27	19	43	53	83	29	21	\$925k
San Fernando	5	10	15	20	60	23	20	\$749k
San Gabriel	37	17	65	143	72	19	44	\$998k
San Marino	24	3	240	375	660	74	197	\$2.9m
San Pedro	65	43	45	43	77	24	18	\$799k
Santa Fe Springs	7	6	35	40	48	0	2	\$739k
Santa Monica	128	48	80	119	244	61	90	\$2.4m
Saugus	51	46	33	36	89	15	7	\$815k
Sherman Oaks	108	52	62	70	104	25	28	\$1.8m
Sierra Madre	11	9	37	60	78	34	42	\$2.2m
Signal Hill	10	7	43	75	Infinite	16	30	\$773k
Silver Lake	59	20	89	90	153	29	37	\$1.6m
South Gate	14	13	32	28	57	25	28	\$667k
South Pasadena	13	6	65	51	72	34	32	\$1.6m
Stevenson Ranch	10	11	27	36	85	21	8	\$955k
Studio City	59	10	177	125	111	40	42	\$2.3m
Sun Valley	25	16	47	71	73	48	28	\$775k
Sunland	25	9	83	103	165	9	16	\$935k
Sunset Strip	199	39	153	194	302	63	126	\$4.5m
Sylmar	49	29	51	67	79	22	13	\$725k
Tarzana	47	26	54	64	100	30	23	\$2.1m
Temple City	25	10	75	60	111	37	44	\$1.2m
Toluca Lake	10	8	38	72	90	43	33	\$1.1m
Topanga	22	3	220	540	570	120	67	\$2.6m
Torrance	83	71	35	44	63	19	14	\$899k
Tujunga	26	12	65	60	53	19	32	\$838k
Valencia	68	67	30	39	64	14	13	\$867k
Valley Glen	14	9	47	70	480	11	30	\$1.2m
Valley Village	19	13	44	60	73	27	25	\$1.5m
Van Nuys	46	25	55	49	102	22	27	\$840k
Venice	80	11	218	210	253	48	109	\$3.2m
View Park	7	5	42	80	120	20	38	\$2.0m
Walnut	21	16	39	58	110	52	28	\$1.1m
West Covina	49	40	37	84	107	14	18	\$800k
West Hills	19	38	15	26	52	23	15	\$1.2m
West Hollywood	107	35	92	118	259	58	107	\$1.8m
West Los Angeles	16	19	25	42	160	19	46	\$1.4m
Westchester	32	41	23	39	82	17	17	\$2.0m
Westlake Village	8	8	30	30	50	41	16	\$2.0m
Westwood - Century City	172	48	108	143	295	60	114	\$1.9m
Whittier	106	89	36	54	74	13	15	\$775k
Wilmington	8	10	24	30	73	22	12	\$635k
Winnetka	15	25	18	51	43	16	23	\$805k
Woodland Hills	94	47	60	64	82	22	23	\$1.3m
All of L.A.	7,600	3,763	61	76	108	31	36	\$990k

LOS ANGELES COUNTY PRICE RANGES REPORT

ATTACHED HOMES 2/16/2023	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDINGS)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
All of L.A.	1,330	817	49	65	98	26	32	\$670k
\$0-\$500k	330	267	37	47	70	21	23	\$425k
\$500k-\$750k	494	348	43	62	96	20	28	\$629k
\$750k-\$1m	282	123	69	80	126	33	40	\$849k
\$1m-\$2m	181	69	79	106	126	50	72	\$1.3m
\$2m+	43	10	129	137	1380	183	247	\$3.0m

DETACHED HOMES 2/16/2023	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDINGS)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
All of L.A.	6,270	2,946	64	79	111	32	37	\$1.2m
\$0-\$500k	461	269	51	60	84	24	23	\$426k
\$500k-\$750k	1,190	863	41	53	76	24	19	\$650k
\$750k-\$1m	1,186	703	51	64	85	24	27	\$875k
\$1m-\$1.25m	524	309	51	68	90	26	33	\$1.2m
\$1.25m-\$1.5m	422	206	61	73	108	30	45	\$1.4m
\$1.5m-\$2m	567	237	72	92	177	38	47	\$1.8m
\$2m-\$3m	627	210	90	116	216	50	72	\$2.5m
\$3m-\$4m	336	64	158	163	279	55	127	\$3.5m
\$4m-\$6m	338	43	236	345	387	89	170	\$5.0m
\$6m+	619	42	442	698	676	229	362	\$11.0m

ALL HOMES 2/16/2023	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDINGS)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
All of L.A.	7,600	3,763	61	76	108	31	36	\$990k
\$0-\$500k	791	536	44	54	78	22	23	\$426k
\$500k-\$750k	1,684	1,211	42	56	81	22	21	\$649k
\$750k-\$1m	1,468	826	53	66	90	25	29	\$875k
\$1m-\$1.25m	604	345	53	69	93	27	35	\$1.2m
\$1.25m-\$1.5m	475	228	63	75	107	31	47	\$1.4m
\$1.5m-\$2m	615	248	74	97	178	40	50	\$1.8m
\$2m-\$3m	652	217	90	117	223	53	77	\$2.5m
\$3m-\$4m	344	67	154	156	289	59	128	\$3.5m
\$4m-\$6m	345	43	241	351	393	90	172	\$5.0m
\$6m+	622	42	444	703	681	233	368	\$10.9m

Data tabulated from CRMLS. This data may not reflect all real estate activity in the market.

Due to Range Price listings, "All Homes," "Attached" and "Detached" totals do not add up and are slightly different.

Los Angeles County Sold Report										
Los Angeles County Cities	Units Sold Jan 2023	Median Sales Price	Median List Price	Sales to List Price Ratio	Low Price	High Price	Median Sq Ft.	Median \$ per Sq Ft.	Median DOM	Units Sold Jan 2022
Acton	2	\$1,300,000	\$1,383,500	94%	\$800k	\$1.8m	2942	442	72	10
Agoura Hills	18	\$1,027,500	\$1,062,450	96%	\$293k	\$2.8m	1931	532	38	29
Agua Dulce	3	\$999,000	\$999,000	97%	\$880k	\$1.4m	2565	389	54	5
Alhambra	7	\$678,700	\$699,000	99%	\$430k	\$1.0m	1313	517	64	28
Altadena	10	\$1,327,500	\$1,298,500	102%	\$760k	\$2.6m	1881	706	17	25
Arcadia	28	\$1,145,000	\$1,155,000	95%	\$720k	\$4.1m	1904	601	23	34
Artesia	1	\$585,000	\$599,277	98%	\$585k	\$585k	1185	494	79	12
Azusa	17	\$655,000	\$679,900	100%	\$365k	\$1.3m	1362	481	38	5
Baldwin Park	10	\$637,500	\$619,444	100%	\$435k	\$770k	1222	522	16	35
Bel Air	10	\$2,172,500	\$2,171,500	98%	\$1.3m	\$7.9m	2777	782	46	26
Bellflower	17	\$675,000	\$675,000	99%	\$415k	\$980k	1411	478	14	11
Beverly Center - Miracle Mile	8	\$1,387,000	\$1,447,000	93%	\$740k	\$3.5m	1606	864	78	14
Beverly Hills	16	\$4,680,000	\$4,917,500	96%	\$1.1m	\$18.4m	2763	1,694	49	29
Beverly Wood	12	\$1,330,000	\$1,425,000	101%	\$500k	\$2.4m	1661	801	24	29
Brentwood	17	\$1,200,000	\$1,199,000	95%	\$598k	\$5.4m	1432	838	31	16
Burbank	36	\$1,175,000	\$1,137,000	99%	\$450k	\$3.1m	1664	706	33	2
Calabasas	21	\$1,380,000	\$1,389,000	96%	\$495k	\$6.0m	2146	643	36	25
Canoga Park	10	\$600,000	\$582,000	100%	\$375k	\$1.1m	1338	448	17	57
Canyon Country	28	\$658,163	\$677,450	99%	\$250k	\$1.8m	1624	405	26	27
Carson	28	\$696,958	\$698,500	100%	\$389k	\$941k	1440	484	24	12
Castaic	6	\$836,500	\$839,000	99%	\$430k	\$1.9m	2633	318	43	77
Cerritos	12	\$895,000	\$909,000	98%	\$480k	\$1.3m	1631	549	32	26
Chatsworth	14	\$637,000	\$649,000	99%	\$399k	\$1.9m	1504	424	30	26
Claremont	12	\$858,500	\$893,500	99%	\$475k	\$1.7m	1951	440	58	17
Compton	32	\$577,500	\$582,450	100%	\$305k	\$1.3m	1244	464	25	45
Covina	23	\$695,000	\$699,500	99%	\$517k	\$1.2m	1421	489	28	6
Culver City	18	\$899,000	\$925,500	97%	\$535k	\$2.7m	1174	766	33	26
Diamond Bar	18	\$955,000	\$962,000	94%	\$460k	\$3.0m	1848	517	51	52
Downey	21	\$775,000	\$799,000	100%	\$310k	\$1.5m	1590	487	14	41
Downtown L.A.	13	\$578,000	\$590,000	97%	\$318k	\$650k	860	672	41	33
Duarte	5	\$575,000	\$619,900	96%	\$410k	\$777k	895	642	15	46
Eagle Rock	7	\$1,325,000	\$1,395,000	100%	\$950k	\$2.0m	1818	729	11	40
East Los Angeles	5	\$586,000	\$588,000	121%	\$465k	\$2.3m	1189	493	34	7
El Monte	15	\$585,000	\$585,000	100%	\$316k	\$996k	1227	477	17	5
El Segundo	1	\$3,130,000	\$3,198,000	98%	\$3.1m	\$3.1m	4062	771	10	6
Encino	23	\$850,000	\$898,999	95%	\$275k	\$6.2m	1948	436	19	32
Gardena	14	\$652,000	\$676,995	99%	\$450k	\$933k	1223	533	34	12
Glassell Park	5	\$1,175,000	\$1,025,000	100%	\$627k	\$2.3m	1296	907	14	6
Glendale	33	\$1,160,000	\$1,200,000	99%	\$398k	\$2.8m	1743	666	26	55
Glendora	18	\$755,000	\$767,000	97%	\$610k	\$2.4m	1519	497	22	36
Granada Hills	21	\$932,000	\$899,900	99%	\$595k	\$2.0m	1746	534	45	5
Hacienda Heights	13	\$730,000	\$768,000	99%	\$569k	\$1.4m	1611	453	26	84
Hancock Park	9	\$2,000,000	\$2,000,000	98%	\$525k	\$9.9m	1674	1,195	38	32
Harbor City	8	\$691,250	\$714,500	98%	\$485k	\$1.1m	1419	487	32	39
Hawthorne	13	\$850,000	\$875,000	98%	\$650k	\$1.3m	1211	702	39	32
Hermosa Beach	5	\$730,000	\$759,000	97%	\$494k	\$2.1m	879	830	22	34
Hidden Hills	3	\$11,500,000	\$12,950,000	93%	\$5.5m	\$26.0m	11126	1,034	75	20
Highland Park	17	\$955,000	\$918,000	104%	\$380k	\$1.6m	1180	809	25	18
Hollywood	6	\$1,037,500	\$1,010,000	99%	\$773k	\$2.3m	1721	603	46	14
Hollywood Hills East	8	\$1,307,500	\$1,290,000	102%	\$660k	\$2.3m	1674	781	49	0
Hollywood Hills West	21	\$2,400,000	\$2,495,000	94%	\$475k	\$12.0m	2535	947	47	11
Huntington Park	8	\$612,500	\$590,500	101%	\$370k	\$725k	1243	493	50	20
Inglewood	27	\$780,000	\$799,000	98%	\$383k	\$1.5m	1495	522	37	6
La Canada Flintridge	12	\$2,012,500	\$2,097,500	100%	\$1.2m	\$4.2m	2322	867	28	25
La Crescenta	10	\$1,385,000	\$1,374,944	99%	\$860k	\$1.9m	1856	746	16	19
La Habra Heights	3	\$990,000	\$1,085,000	89%	\$850k	\$1.0m	2478	400	64	11

LOS ANGELES COUNTY SOLD REPORT

Los Angeles County Cities	Units Sold Jan 2023	Median Sales Price	Median List Price	Sales to List Price Ratio	Low Price	High Price	Median Sq Ft.	Median \$ per Sq Ft.	Median DOM	Units Sold Jan 2022
La Mirada	11	\$700,000	\$749,990	97%	\$575k	\$1.1m	1287	544	20	7
La Puente	14	\$667,500	\$662,000	98%	\$355k	\$895k	1294	516	28	31
La Verne	11	\$799,900	\$799,900	98%	\$590k	\$1.1m	1729	463	33	34
Lake Balboa	11	\$850,000	\$850,000	97%	\$590k	\$1.1m	1482	574	49	17
Lake Hughes	2	\$650,000	\$682,000	95%	\$285k	\$1.0m	2720	239	42	20
Lakewood	24	\$805,500	\$799,500	100%	\$670k	\$1.3m	1254	642	30	2
Lancaster	101	\$431,000	\$430,000	99%	\$160k	\$1.3m	1637	263	40	2
Lawndale	6	\$695,000	\$694,500	98%	\$325k	\$875k	1161	599	39	62
Littlerock	5	\$419,000	\$419,000	99%	\$315k	\$500k	1300	322	29	97
Lomita	3	\$810,000	\$880,000	94%	\$799k	\$1.2m	1851	438	41	13
Long Beach	135	\$703,888	\$700,000	98%	\$225k	\$4.5m	1130	623	29	12
Los Angeles	413	\$980,000	\$990,000	98%	\$5k	\$12.0m	1506	651	33	12
Los Feliz	11	\$2,390,000	\$2,350,000	95%	\$719k	\$10.3m	2592	922	27	256
Lynwood	4	\$595,000	\$587,000	103%	\$510k	\$618k	1058	562	50	683
Malibu	10	\$2,350,000	\$2,225,000	87%	\$985k	\$40.0m	2176	1,080	18	10
Manhattan Beach	11	\$2,900,000	\$2,900,000	96%	\$1.7m	\$9.8m	2176	1,333	14	10
Marina del Rey	18	\$1,220,000	\$1,272,000	93%	\$700k	\$10.0m	1582	771	54	32
Mid Wilshire	8	\$540,000	\$554,450	97%	\$280k	\$1.3m	1047	516	67	18
Mission Hills (San Fernando)	6	\$705,000	\$699,500	97%	\$600k	\$825k	1457	484	46	26
Monrovia	9	\$910,000	\$995,000	102%	\$570k	\$2.1m	1395	652	13	12
Montebello	9	\$680,000	\$690,000	100%	\$485k	\$925k	1365	498	49	23
Monterey Park	15	\$760,000	\$789,999	98%	\$390k	\$2.1m	1339	568	46	16
Newhall	11	\$475,000	\$475,000	99%	\$310k	\$900k	1150	413	17	18
North Hills	10	\$772,500	\$784,000	98%	\$435k	\$1.0m	1655	467	40	0
North Hollywood	21	\$785,000	\$799,900	96%	\$280k	\$2.4m	1400	561	48	34
Northridge	26	\$875,000	\$897,500	97%	\$505k	\$1.7m	1750	500	51	22
Norwalk	22	\$670,000	\$669,450	100%	\$500k	\$880k	1198	559	20	39
Pacific Palisades	8	\$2,792,500	\$2,895,000	99%	\$2.5m	\$4.8m	2304	1,212	20	33
Pacoima	10	\$562,500	\$534,980	101%	\$314k	\$848k	1230	457	22	41
Palmdale	77	\$479,000	\$485,000	98%	\$230k	\$788k	1779	269	34	21
Palms - Mar Vista	17	\$1,655,000	\$1,700,000	99%	\$472k	\$3.8m	1673	989	41	13
Palos Verdes Estates	5	\$3,900,000	\$4,400,000	96%	\$2.4m	\$5.0m	3727	1,046	9	91
Panorama City	9	\$500,000	\$500,000	99%	\$275k	\$850k	1231	406	35	13
Paramount	7	\$635,000	\$625,999	101%	\$354k	\$740k	1212	524	38	25
Park Hills Heights	36	\$1,036,500	\$1,048,000	99%	\$310k	\$2.9m	1600	648	32	11
Pasadena	66	\$1,094,444	\$1,098,000	99%	\$450k	\$6.2m	1602	683	27	97
Pico Rivera	14	\$652,500	\$664,950	100%	\$510k	\$950k	1393	468	21	24
Playa del Rey	10	\$832,500	\$832,500	100%	\$650k	\$1.8m	1217	684	25	10
Playa Vista	5	\$1,050,000	\$1,180,000	96%	\$585k	\$2.0m	1670	629	7	15
Pomona	39	\$610,000	\$609,000	98%	\$270k	\$1.2m	1515	403	33	65
Porter Ranch	14	\$1,110,000	\$1,170,000	96%	\$550k	\$3.0m	2317	479	24	27
Rancho Palos Verdes	20	\$1,595,000	\$1,622,000	97%	\$1.1m	\$4.6m	2120	752	54	34
Redondo Beach	21	\$1,277,000	\$1,299,000	96%	\$780k	\$3.5m	1685	758	44	62
Reseda	18	\$743,000	\$751,500	99%	\$350k	\$1.1m	1400	531	46	36
Rolling Hills	0	-	-	-	-	-	-	-	-	5
Rolling Hills Estates	3	\$1,120,000	\$1,150,000	99%	\$1.1m	\$3.1m	1992	562	4	7
Rosemead	12	\$750,000	\$793,500	99%	\$395k	\$1.3m	1470	510	28	12
Rowland Heights	10	\$864,544	\$850,000	98%	\$688k	\$1.3m	1935	447	35	22
San Dimas	11	\$730,000	\$750,000	98%	\$465k	\$1.0m	1428	511	24	23
San Fernando	2	\$726,000	\$737,000	99%	\$672k	\$780k	1517	479	37	8
San Gabriel	12	\$830,000	\$837,000	97%	\$585k	\$1.8m	1311	633	46	26
San Marino	3	\$6,318,000	\$5,998,000	98%	\$3.4m	\$9.6m	5899	1,071	20	7
San Pedro	27	\$880,000	\$850,000	99%	\$449k	\$1.6m	1664	529	20	50

LOS ANGELES COUNTY SOLD REPORT

Los Angeles County Cities	Units Sold Jan 2023	Median Sales Price	Median List Price	Sales to List Price Ratio	Low Price	High Price	Median Sq Ft.	Median \$ per Sq Ft.	Median DOM	Units Sold Jan 2022
Santa Fe Springs	6	\$655,000	\$673,500	98%	\$639k	\$745k	1275	514	53	6
Santa Monica	25	\$1,420,000	\$1,500,000	96%	\$575k	\$6.9m	1564	908	43	47
Saugus	23	\$750,000	\$775,000	98%	\$386k	\$1.4m	1887	397	31	59
Sherman Oaks	30	\$1,397,500	\$1,372,500	96%	\$525k	\$3.5m	1894	738	32	72
Sierra Madre	2	\$1,185,755	\$1,243,000	95%	\$1.1m	\$1.3m	1729	686	45	12
Signal Hill	2	\$540,000	\$548,800	98%	\$525k	\$555k	1149	470	33	13
Silver Lake	4	\$1,150,000	\$1,182,500	116%	\$965k	\$2.8m	1517	758	29	25
South Gate	10	\$590,000	\$597,500	100%	\$500k	\$760k	1247	473	17	21
South Pasadena	9	\$1,230,000	\$1,298,000	95%	\$499k	\$2.9m	1816	677	77	17
Stevenson Ranch	4	\$752,000	\$755,000	100%	\$558k	\$960k	1738	433	15	14
Studio City	17	\$1,360,000	\$1,395,000	102%	\$582k	\$4.0m	1529	889	20	59
Sun Valley	9	\$670,000	\$680,000	96%	\$400k	\$810k	1234	543	47	17
Sunland	11	\$770,000	\$875,000	96%	\$587k	\$1.4m	1608	479	41	21
Sunset Strip	21	\$2,400,000	\$2,495,000	94%	\$475k	\$12.0m	2535	947	47	47
Sylmar	25	\$705,000	\$745,000	99%	\$445k	\$1.2m	1589	444	25	53
Tarzana	20	\$727,500	\$714,475	97%	\$250k	\$5.0m	1745	417	31	31
Temple City	15	\$925,000	\$958,000	99%	\$520k	\$2.4m	1369	676	26	26
Toluca Lake	10	\$1,525,000	\$1,512,500	100%	\$705k	\$4.7m	1919	795	5	10
Topanga	5	\$1,599,000	\$1,599,000	99%	\$1.2m	\$2.9m	2112	757	29	5
Torrance	46	\$1,046,500	\$1,097,000	98%	\$535k	\$1.6m	1651	634	24	78
Tujunga	10	\$802,500	\$787,000	99%	\$620k	\$1.3m	1401	573	10	16
Valencia	49	\$775,000	\$799,000	99%	\$350k	\$5.7m	1938	400	25	91
Valley Glen	3	\$949,000	\$949,000	96%	\$710k	\$1.1m	2006	473	14	14
Valley Village	14	\$912,500	\$937,500	101%	\$410k	\$1.5m	1581	577	18	30
Van Nuys	13	\$720,000	\$739,900	99%	\$490k	\$1.2m	1585	454	22	34
Venice	9	\$1,720,000	\$1,800,000	96%	\$1.3m	\$2.4m	1574	1,093	42	16
View Park	8	\$1,268,000	\$1,372,500	96%	\$310k	\$2.9m	2568	494	60	2
Walnut	15	\$1,030,000	\$1,050,000	97%	\$490k	\$2.2m	1942	530	16	19
West Covina	38	\$732,500	\$739,500	99%	\$450k	\$1.4m	1507	486	29	49
West Hills	17	\$969,500	\$949,500	100%	\$645k	\$2.3m	2090	464	35	28
West Hollywood	26	\$1,535,000	\$1,524,000	99%	\$580k	\$17.5m	1663	923	14	39
West Los Angeles	10	\$1,187,000	\$1,224,000	98%	\$563k	\$1.8m	1322	898	21	11
Westchester	23	\$1,350,000	\$1,375,000	98%	\$535k	\$3.7m	1543	875	42	12
Westlake Village	7	\$1,212,500	\$1,250,000	97%	\$502k	\$2.0m	2076	584	20	11
Westwood - Century City	33	\$1,250,000	\$1,313,000	96%	\$5k	\$3.7m	1686	741	31	48
Whittier	49	\$710,000	\$709,900	99%	\$390k	\$1.2m	1344	528	26	107
Wilmington	8	\$580,313	\$599,450	98%	\$336k	\$645k	1187	489	31	8
Winnetka	22	\$769,500	\$764,500	101%	\$420k	\$1.3m	1488	517	27	33
Woodland Hills	41	\$1,135,000	\$1,150,000	98%	\$495k	\$2.6m	2151	528	35	99
All of L.A.	2,619	\$790,000	\$799,000	99%	\$5k	\$40.0m	1566	504	31	4,787
\$0-\$500k	1,103	\$425,000	\$429,950	99%	\$5k	\$500k	1114	382	29	941
\$500k-\$750k	2,443	\$635,000	\$649,000	98%	\$501k	\$750k	1268	501	31	1640
\$750k-\$1m	1,705	\$850,000	\$859,000	99%	\$751k	\$1.0m	1628	522	30	928
\$1m-\$1.25m	847	\$1,125,000	\$1,150,000	98%	\$1.0m	\$1.3m	1904	591	34	376
\$1.25m-\$1.5m	546	\$1,357,500	\$1,372,500	99%	\$1.3m	\$1.5m	1923	706	20	265
\$1.5m-\$2m	435	\$1,699,000	\$1,700,000	100%	\$1.5m	\$2.0m	2140	794	33	290
\$2m-\$3m	438	\$2,365,000	\$2,399,500	99%	\$2.0m	\$3.0m	2768	855	32	198
\$3m-\$4m	155	\$3,450,000	\$3,595,000	96%	\$3.0m	\$4.0m	3774	914	34	71
\$4m-\$6m	105	\$4,700,000	\$4,900,000	96%	\$4.0m	\$6.0m	4610	1,020	28	45
\$6m+	87	\$9,600,000	\$9,885,000	97%	\$6.2m	\$40.0m	5280	1,818	20	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 L.A. totals.

LOS ANGELES COUNTY FORECLOSURE REPORT

LOS ANGELES COUNTY CITIES				LOS ANGELES COUNTY CITIES			
CURRENT ACTIVES		NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY	CURRENT ACTIVES		NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY
2/16/2023							
Acton	29	0	0.0%	La Crescenta	13	0	0.0%
Agoura Hills	20	0	0.0%	La Habra Heights	11	0	0.0%
Agua Dulce	15	0	0.0%	La Mirada	29	0	0.0%
Alhambra	26	0	0.0%	La Puente	43	1	2.3%
Altadena	31	0	0.0%	La Verne	12	0	0.0%
Arcadia	105	1	1.0%	Lake Balboa	19	0	0.0%
Artesia	6	0	0.0%	Lake Hughes	13	0	0.0%
Azusa	31	0	0.0%	Lakewood	35	0	0.0%
Baldwin Park	35	2	5.7%	Lancaster	270	6	2.2%
Bel Air	96	0	0.0%	Lawndale	13	1	7.7%
Bellflower	25	0	0.0%	Littlerock	28	1	3.6%
Beverly Center - Mirac	67	0	0.0%	Lomita	3	0	0.0%
Beverly Hills	207	0	0.0%	Long Beach	234	3	1.3%
Beverlywood	40	0	0.0%	Los Angeles	1,907	15	0.8%
Brentwood	105	0	0.0%	Los Feliz	37	0	0.0%
Burbank	50	0	0.0%	Lynwood	11	1	9.1%
Calabasas	40	0	0.0%	Malibu	113	0	0.0%
Canoga Park	24	0	0.0%	Manhattan Beach	50	1	2.0%
Canyon Country	57	0	0.0%	Marina del Rey	52	0	0.0%
Carson	44	1	2.3%	Mid Wilshire	41	0	0.0%
Castaic	24	1	4.2%	Mission Hills (San Fer	3	0	0.0%
Cerritos	16	0	0.0%	Monrovia	40	0	0.0%
Chatsworth	42	0	0.0%	Montebello	22	0	0.0%
Claremont	29	0	0.0%	Monterey Park	21	0	0.0%
Compton	92	0	0.0%	Newhall	40	1	2.5%
Covina	56	0	0.0%	North Hills	25	0	0.0%
Culver City	35	1	2.9%	North Hollywood	54	0	0.0%
Diamond Bar	73	0	0.0%	Northridge	40	1	2.5%
Downey	39	1	2.6%	Norwalk	25	0	0.0%
Downtown L.A.	212	2	0.9%	Pacific Palisades	92	0	0.0%
Duarte	17	0	0.0%	Pacoima	32	0	0.0%
Eagle Rock	12	0	0.0%	Palmdale	207	2	1.0%
East Los Angeles	8	0	0.0%	Palms - Mar Vista	49	0	0.0%
El Monte	14	0	0.0%	Palos Verdes Estates	17	0	0.0%
El Segundo	9	0	0.0%	Panorama City	33	1	3.0%
Encino	132	1	0.8%	Paramount	10	0	0.0%
Gardena	46	1	2.2%	Park Hills Heights	94	1	1.1%
Glassell Park	15	0	0.0%	Pasadena	156	1	0.6%
Glendale	77	1	1.3%	Pico Rivera	23	0	0.0%
Glendora	54	0	0.0%	Playa del Rey	10	0	0.0%
Granada Hills	44	0	0.0%	Playa Vista	6	0	0.0%
Hacienda Heights	47	0	0.0%	Pomona	66	0	0.0%
Hancock Park	65	0	0.0%	Porter Ranch	36	0	0.0%
Harbor City	10	0	0.0%	Rancho Palos Verdes	44	0	0.0%
Hawthorne	36	0	0.0%	Redondo Beach	65	0	0.0%
Hermosa Beach	26	0	0.0%	Reseda	33	1	3.0%
Hidden Hills	18	0	0.0%	Rolling Hills	7	0	0.0%
Highland Park	23	0	0.0%	Rolling Hills Estates	13	1	7.7%
Hollywood	54	1	1.9%	Rosemead	29	0	0.0%
Hollywood Hills East	37	0	0.0%	Rowland Heights	28	0	0.0%
Hollywood Hills West	199	0	0.0%	San Dimas	27	0	0.0%
Huntington Park	9	0	0.0%	San Fernando	5	0	0.0%
Inglewood	66	0	0.0%	San Gabriel	37	0	0.0%
La Canada Flintridge	17	0	0.0%	San Marino	24	0	0.0%

LOS ANGELES COUNTY FORECLOSURE REPORT

LOS ANGELES COUNTY CITIES				LOS ANGELES COUNTY CITIES			
	CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY		CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY
2/16/2023				ATTACHED			
San Pedro	65	0	0.0%	All of L.A.	1,330	7	0.5%
Santa Fe Springs	7	0	0.0%	\$0-\$500k	330	1	0.3%
Santa Monica	128	0	0.0%	\$500k-\$750k	494	2	0.4%
Saugus	51	0	0.0%	\$750k-\$1m	282	3	1.1%
Sherman Oaks	108	0	0.0%	\$1m-\$2m	181	0	0.0%
Sierra Madre	11	0	0.0%	\$2m+	43	1	2.3%
Signal Hill	10	0	0.0%	DETACHED			
Silver Lake	59	0	0.0%	All of L.A.	6,270	47	0.7%
South Gate	14	0	0.0%	\$0-\$500k	461	18	3.9%
South Pasadena	13	0	0.0%	\$500k-\$750k	1,190	14	1.2%
Stevenson Ranch	10	0	0.0%	\$750k-\$1m	1,186	8	0.7%
Studio City	59	0	0.0%	\$1m-\$1.25m	524	1	0.2%
Sun Valley	25	0	0.0%	\$1.25m-\$1.5m	422	1	0.2%
Sunland	25	0	0.0%	\$1.5m-\$2m	567	2	0.4%
Sunset Strip	199	0	0.0%	\$2m-\$3m	627	3	0.5%
Sylmar	49	1	2.0%	\$3m-\$4m	336	0	0.0%
Tarzana	47	2	4.3%	\$4m-\$6m	338	0	0.0%
Temple City	25	0	0.0%	\$6m+	619	0	0.0%
Toluca Lake	10	0	0.0%	ALL HOMES			
Topanga	22	0	0.0%	All of L.A.	7,600	54	0.7%
Torrance	83	0	0.0%	\$0-\$500k	791	19	2.4%
Tujunga	26	0	0.0%	\$500k-\$750k	1,684	16	1.0%
Valencia	68	0	0.0%	\$750k-\$1m	1,468	11	0.7%
Valley Glen	14	0	0.0%	\$1m-\$1.25m	604	1	0.2%
Valley Village	19	0	0.0%	\$1.25m-\$1.5m	475	1	0.2%
Van Nuys	46	0	0.0%	\$1.5m-\$2m	615	2	0.3%
Venice	80	0	0.0%	\$2m-\$3m	652	4	0.6%
View Park	7	0	0.0%	\$3m-\$4m	344	0	0.0%
Walnut	21	0	0.0%	\$4m-\$6m	345	0	0.0%
West Covina	49	0	0.0%	\$6m+	622	0	0.0%
West Hills	19	0	0.0%	COUNTY HIGH SHARES - ACCOUNT FOR 72%			
West Hollywood	107	1	0.9%	Westlake Village	8	1	12.5%
West Los Angeles	16	0	0.0%	Lynwood	11	1	9.1%
Westchester	32	1	3.1%	Lawndale	13	1	7.7%
Westlake Village	8	1	12.5%	Rolling Hills Estates	13	1	7.7%
Westwood - Century C	172	0	0.0%	Baldwin Park	35	2	5.7%
Whittier	106	1	0.9%	Tarzana	47	2	4.3%
Wilmington	8	0	0.0%	Castaic	24	1	4.2%
Winnetka	15	0	0.0%	Littlerock	28	1	3.6%
Woodland Hills	94	0	0.0%	Westchester	32	1	3.1%
All of L.A.	7,600	54	0.7%	Panorama City	33	1	3.0%
LOS ANGELES COUNTY DISTRESSED BREAKDOWN				Reseda	33	1	3.0%
	CURRENT ACTIVES	PENDINGS (LAST 30 DAYS)	MARKET TIME (IN DAYS)	Culver City	35	1	2.9%
Total Foreclosures	35	21	50	Downey	39	1	2.6%
Total Short Sale	17	13	39	Newhall	40	1	2.5%

SOUTHERN CALIFORNIA HOUSING REPORT

ALL PROPERTIES 2/16/2023	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO
Los Angeles County	7,600	3,763	61	76	108	31	36
Orange County	2,305	1,537	45	56	81	20	26
Riverside County	4,986	2,400	62	72	98	21	19
San Bernardino County	3,529	1,489	71	83	104	28	20
San Diego County	2,382	1,894	38	45	61	19	22
Ventura County	645	492	39	50	67	22	33
SOCAL TOTALS	21,447	11,575	56	67	92	24	25

DISTRESSED PROPERTIES 2/16/2023	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO
Los Angeles County	53	34	47	57	54	27	36
Orange County	8	3	80	35	55	23	26
Riverside County	46	17	81	55	39	15	20
San Bernardino County	40	18	67	86	66	71	18
San Diego County	16	11	44	99	190	25	25
Ventura County	2	1	60	60	60	15	25
SOCAL TOTALS	165	84	59	64	77	29	25