

A CLIMBING INVENTORY

WRITTEN BY
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THE ORANGE COUNTY INVENTORY HAS BEEN ON THE RISE AND IS STARTING TO PICK UP STEAM, UNLIKE LAST YEAR WHEN IT CONTINUOUSLY DROPPED THROUGH MID-APRIL.



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MORE HOMES TO BUY

FROM THE START OF THE YEAR TO TODAY, MORE HOMES ARE AVAILABLE IN EVERY PRICE RANGE.

Californians have endured severe droughts, which have resulted in water restrictions, new laws, and policies aimed at curtailing the consumption of this valuable resource. Reservoirs reach record lows. Frustrated snow skiers watch the 10-day forecast, anxiously awaiting a hint of future snow. There are years when rainfall totals disappoint. But in years when it rains week after week, snow tops all surrounding mountains, and reservoirs rise, there is a sense of relief. It is a year when a drought has been abated.

Orange County has endured an inventory drought for several years now. Yet, finally, there is rain in the forecast, more homes are coming on the market, and the inventory is slowly rising. The drought of available homes to purchase has not ended, but at least it has been moving in the right direction. For buyers experiencing the drought firsthand, any rise in the number homes to look at is a welcome relief.

From the start of the year to today, the active inventory has risen from 1,785 to 2,084 homes, a rise of 17% or 299 homes. Mortgage rates bounced between 6.63% and 7.16%. Last year, the inventory dropped from 2,530 to 2,168 homes, down 362 homes or 14%, while mortgage rates fluctuated between 5.99% and 7.1%. It was 2022 when the inventory changed the most, rising from 1,100, a record low start, to 1,556, up 41% or 456 homes. That was when mortgage rates soared from 3.29% at the beginning of January to nearly 4.5% by mid-March. The low mortgage rate environment was quickly coming to an end.

For a proper perspective, it is best to look at the 3-year average before COVID (2017 to 2019) when housing was normal and mortgage rates were in the low to mid 4% range. Cyclically, the active inventory would slowly rise during the Winter Market, then pick up steam during the Spring Market, and slowly reach a peak sometime during the Summer Market. The 3-year average rose from 4,665 to 5,286, up 621 or 13%. The percent change looks misleading because it is smaller than this year and 2022, but that is because there were already a lot of homes on the market before COVID. This year and 2022 started from chronically low, anemic levels. As a result, the percent change exaggerates what is really occurring from a buyer's perspective. 2,084 homes today is more than the 1,785 to start this year, but it does not feel significant for buyers waiting for more homes to come on the market.

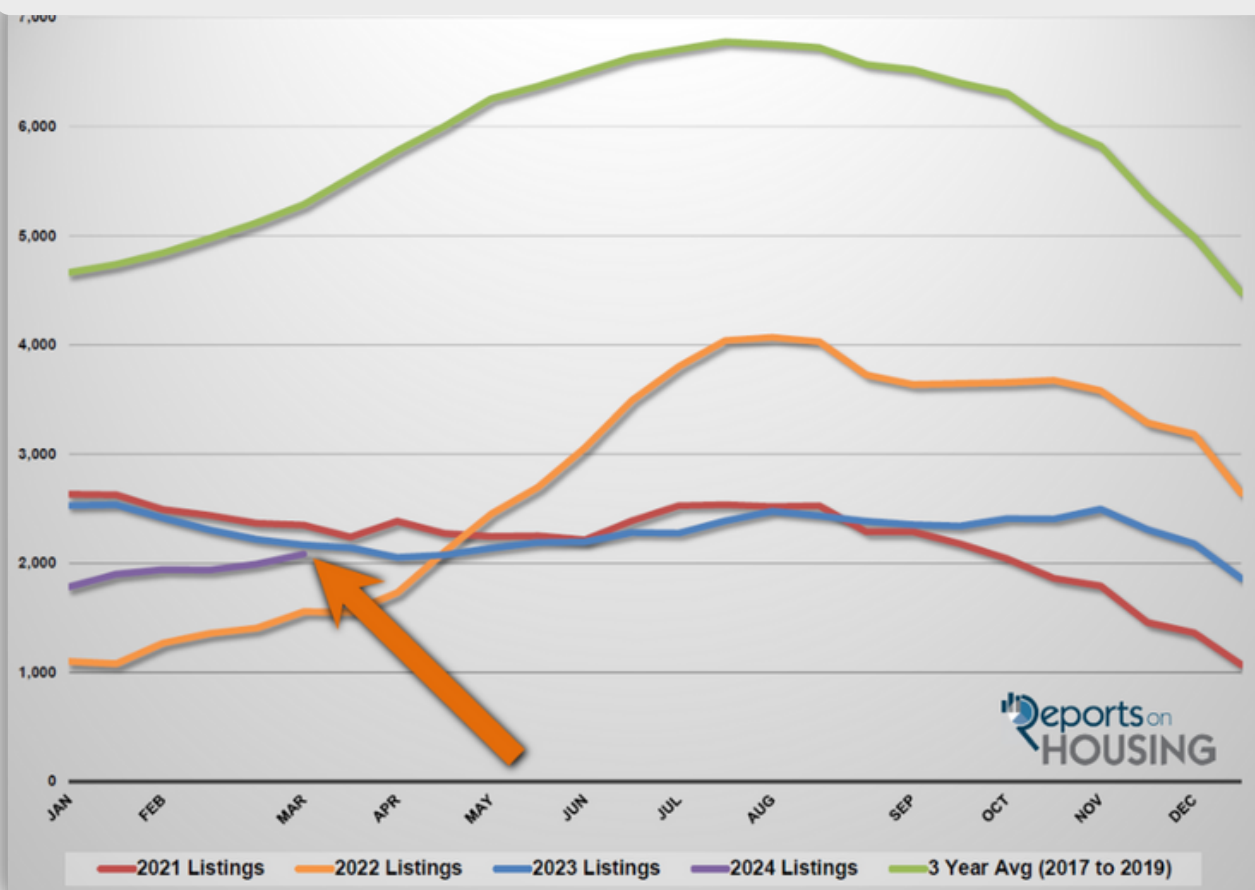
Orange County Inventory Change

	Start of January Inventory	Mid-March Inventory	Inventory Change	Percent Change	New Listings January & February
2024	1,785	2,084	+299	+17%	3,971
2023	2,530	2,168	-362	-14%	3,460
2022	1,100	1,556	+456	+41%	5,084
2021	2,633	2,349	-284	-11%	6,114
3-Year Average (2017 to 2019)	4,665	5,286	+621	+13%	6,186

Nonetheless, the rise in inventory is a welcome trend in a housing market starved for a

fresh supply, especially in comparison to last year's dwindling supply. The 2,084 homes available today are much better than the 1,556 available in 2022, yet the total is still 61% lower than the 3-year average before COVID of 5,286 homes when the housing market was functioning at a much better pace.

ORANGE COUNTY ACTIVE LISTING INVENTORY YEAR OVER YEAR



The inventory has been rising partly due to the higher mortgage rate environment, as rates have eclipsed the 7% mark several times over the past month, and also because more homeowners are opting to sell their homes. When rates surpass the psychological 7% barrier, the inventory grows. That has been true both last year and this year. In addition, there have been 3,971 homeowners who placed their homes on the market in January and February. That is up 15% from last year's record low, an extra 511 sellers. Yet, the 3-year average was 6,186 homes, 56% higher, or 2,215 additional FOR-SALE signs.

The inventory crisis has not been averted. The drought is far from over. But, slowly, more homes are accumulating on the market. It is a trend to be aware of, especially for sellers. Even though the market is exceptionally hot and negotiations favor sellers, a growing inventory indicates some sellers are overzealous and lingering on the market, stretching their asking price too high. With higher rates, many buyers are not biting when pricing is out of bounds. That is precisely why 22% of the active inventory has adjusted their price lower at least once. With a climbing inventory, sellers must price appropriately to secure success.

ACTIVE LISTINGS

THE ACTIVE INVENTORY INCREASED BY 5% IN THE PAST COUPLE OF WEEKS.

The active listing inventory increased by 92 homes in the past two weeks, up 5%, and now sits at 2,084. The Spring Housing market has finally arrived. There was a palpable change

in the air as soon as clocks officially sprang forward on March 10th. The days grow longer, and the sun does not set until 7 PM. Extra daylight translates to more time for buyers to view homes. Buyer activity heats up, along with more homeowners entering the fray. The Spring Market is when the rising inventory typically picks up steam and rises a bit faster. It is also when demand peaks and then remains elevated through the Summer Market. Yet, the inventory has had trouble growing, with fewer homes placed on the market than normal due to so many homeowners enjoying their low fixed-rate mortgages. Yet, if rates remain above 7% with duration, expect the inventory to methodically rise.

Last year, the inventory was 2,168 homes, **4% higher, or 84 more.** The 3-year average before COVID (2017 through 2019) was 5,286, an additional 3,202 homes, or 154% extra, more than double where it stands today.

Homeowners continue to “hunker down” in their homes, unwilling to move due to their current underlying, locked-in, low fixed-rate mortgage. For February, 1,954 new sellers entered the market in Orange County, 1,178 fewer than the 3-year average before COVID (2017 to 2019), 38% less. Last February, there were 1,755 new sellers, 10% fewer than this year. More sellers are finally opting to sell compared to the previous year.

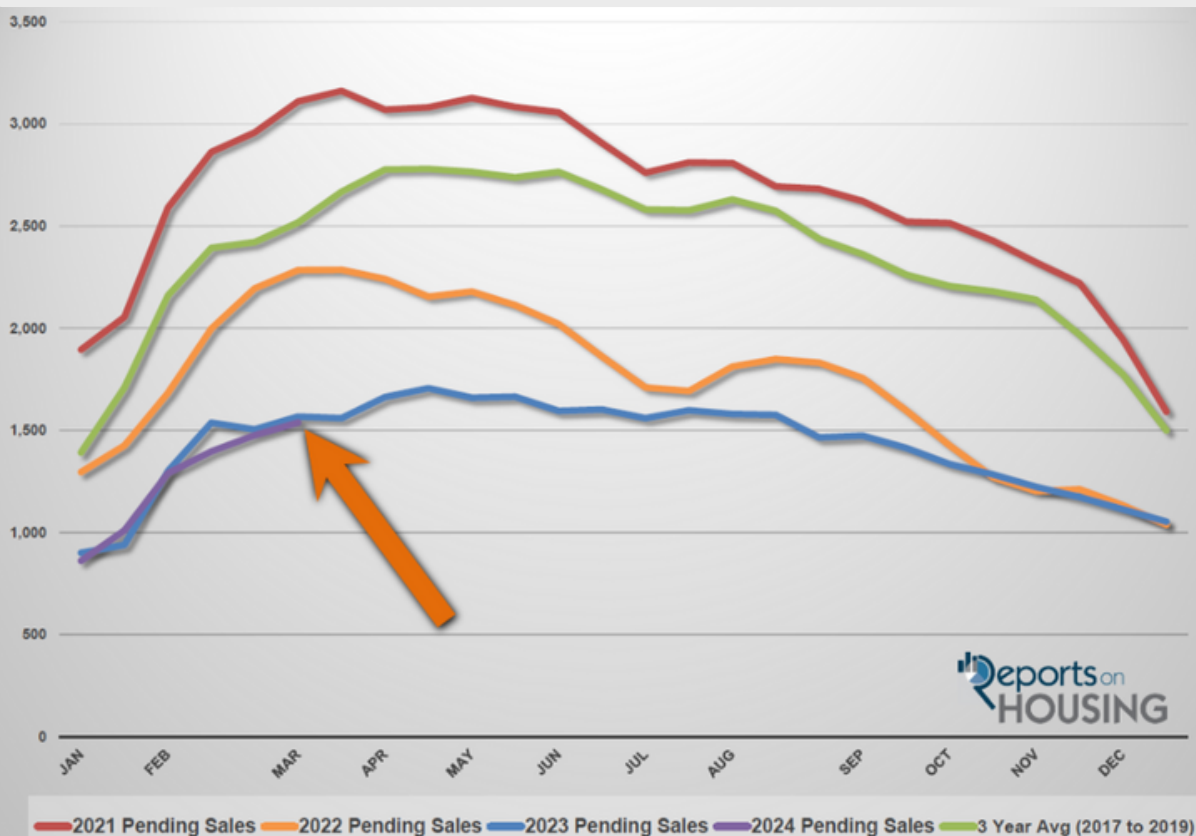
DEMAND

DEMAND INCREASED BY 4% IN THE PAST COUPLE OF WEEKS.



Demand, a snapshot of the number of new pending sales over the prior month, increased from 1,476 to 1,538 in the past couple of weeks, up 62 pending sales, or 4%, its highest level since August. Yet, it is the lowest mid-March reading since tracking began in 2004. Now that the Spring Market has arrived and more homes are coming on the market, expect demand

ORANGE COUNTY DEMAND YEAR OVER YEAR (LAST 30 DAYS PENDING)



to continue to rise and peak sometime in April. The only caveat is that the Federal Reserve has signaled that they will cut rates three times this year and start as soon as economic data supports a cooling economy. When that happens, rates will fall, and demand will elevate. There is a chance that the peak in demand could occur later this year, in summer, or even in the fall.

Last year, demand was 1,567, **2% more than today, or 29 extra pending sales**. The 3-year average before COVID (2017 to 2019) was 2,517 pending sales, **64% more than today, or an additional 979**.

With supply rising a bit faster than demand, the Expected Market Time (the number of days to sell all Orange County listings at the current buying pace) increased from 40 to 41 days in the past couple of weeks. Last year, the Expected Market Time was 42 days, similar to today. The 3-year average before COVID was 63 days, slower than today.

LUXURY END

THE LUXURY MARKET SLOWED IN THE PAST COUPLE OF WEEKS.










In the past couple of weeks, the luxury inventory of homes priced above \$2 million increased from 706 to 759 homes, up 53, or 8%. Luxury demand decreased by 18 pending sales, down 7%, and now sits at 235. With inventory surging higher and demand falling, the Expected Market Time for luxury homes priced above \$2 million climbed from 84 to 97 days. While the luxury price ranges may have cooled in the past couple of weeks, 97 days is much hotter than before COVID. This is due to the strength of equity markets. Yet, for homes priced below \$2 million, the Expected Market Time is 31 days, far more instant than luxury.

Year over year, the active luxury inventory is up by 135 homes or 22%, and luxury demand is up by 51 pending sales or 28%. Last year's Expected Market Time was 102 days, similar to today.

In the past two weeks, the expected market time for homes priced between \$2 million and \$4 million increased from 58 to 66 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 97 to 118 days. For homes priced above \$6 million, the Expected Market Time increased from 269 to 341 days. At 341 days, a seller would be looking at placing their home into escrow around **July 2025**.

ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0-\$750k 	31 Days	20%	26%	31 Days
\$750k-\$1m 	27 Days	14%	20%	28 Days
\$1m-\$1.25m 	29 Days	10%	14%	33 Days

\$1.5m-\$2m 	35 Days	11%	13%	51 Days
\$2m-\$4m 	66 Days	19%	12%	72 Days
\$4m-\$6m 	118 Days	7%	2%	151 Days
\$6m+ 	341 Days	10%	1%	254 Days

ORANGE COUNTY HOUSING SUMMARY

- The active listing inventory in the past couple of weeks increased by 92 homes, up 5%, and now sits at 2,084. It is still the second-lowest mid-February reading since tracking began in 2004, only behind 2022. In February, 38% fewer homes came on the market compared to the 3-year average before COVID (2017 to 2019), 1,178 less. 199 more sellers came on the market this February compared to 2023. Last year, there were 2,168 homes on the market, **84 more homes, or 4% higher**. The 3-year average before COVID (2017 to 2019) was 5,286, or 154% extra, more than double.
- Demand, the number of pending sales over the prior month, increased by 62 pending sales in the past two weeks, up 4%, and now totals 1,538, the lowest mid-March reading since tracking began. Last year, there were 1,567 pending sales, **2% more than today**. The 3-year average before COVID (2017 to 2019) was 2,517, or **64% more**.
- With supply rising faster than demand, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased from 40 to 41 days in the past couple of weeks. It was 42 days last year, similar to today. The 3-year average before COVID (2017 to 2019) was 63 days, slower than today.
- The Expected Market Time for homes priced below \$750,000 decreased from 35 to 31 days. This range represents 20% of the active inventory and 26% of demand.
- The Expected Market Time for homes priced between \$750,000 and \$1 million increased from 22 to 27 days. This range represents 14% of the active inventory and 20% of demand.
- The Expected Market Time for homes priced between \$1 million and \$1.25 million remained unchanged at 29 days. This range represents 10% of the active inventory and 14% of demand.
- The Expected Market Time for homes priced between \$1.25 million and \$1.5 million decreased from 38 to 33 days. This range represents 9% of the active inventory and 12% of demand.
- The Expected Market Time for homes priced between \$1.5 million and \$2 million decreased from 39 to 35 days. This range represents 11% of the active inventory and 13% of demand.
- In the past two weeks, the expected market time for homes priced between \$2 million and \$4 million increased from 58 to 66 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 97 to 118 days. For homes priced above \$6 million, the Expected Market Time increased from 269 to 341 days.
- The luxury end, all homes above \$2 million, account for 36% of the inventory and 15% of demand.
- Distressed homes, both short sales and foreclosures combined, comprised only 0.2% of all listings and 0.1% of demand. Only five foreclosures and no short sales are available today in Orange County, with five total distressed homes on the active market, unchanged from two weeks ago. Last year, ten distressed homes were on the market, similar to today.
- There were 1,425 closed residential resales in February, up 12% from February 2023's 1,270 and 21% from January 2024. The sales-to-list price ratio was 99.4% for Orange County. Foreclosures accounted for 0.4% of all closed sales, and there were no closed short sales. That means that 99.6% of all sales were good ol' fashioned sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

ORANGE 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
3/14/2024								
Aliso Viejo	21	26	24	24	11	29	15	\$949k
Anaheim	85	90	28	41	36	51	17	\$860k
Anaheim Hills	27	40	20	26	44	28	20	\$1.4m
Brea	17	17	30	36	16	25	13	\$1.2m
Buena Park	29	22	40	27	27	27	26	\$1.0m
Corona Del Mar	61	18	102	86	90	178	76	\$4.9m
Costa Mesa	47	40	35	48	38	57	27	\$1.6m
Coto De Caza	16	13	37	30	21	36	32	\$2.5m
Cypress	14	24	18	22	19	28	15	\$870k
Dana Point	98	25	118	119	103	82	38	\$2.8m
Dove Canyon	2	6	10	30	8	30	17	\$1.7m
Foothill Ranch	6	8	23	21	13	15	45	\$717k
Fountain Valley	24	17	42	28	21	38	14	\$1.2m
Fullerton	56	56	30	33	38	32	19	\$1.1m
Garden Grove	49	33	45	28	38	30	18	\$975k
Huntington Beach	146	119	37	49	47	40	22	\$1.4m
Irvine	148	152	29	28	36	36	20	\$1.7m
La Habra	29	22	40	30	31	32	15	\$819k
La Palma	2	4	15	60	18	30	19	\$1.3m
Ladera Ranch	8	18	13	19	26	39	9	\$2.4m
Laguna Beach	108	25	130	104	110	141	51	\$4.5m
Laguna Hills	21	19	33	54	34	26	11	\$1.4m
Laguna Niguel	57	51	34	47	47	45	22	\$1.6m
Laguna Woods	87	77	34	31	35	36	18	\$450k
Lake Forest	28	26	32	20	36	25	8	\$1.4m
Los Alamitos	6	6	30	18	40	105	9	\$1.3m
Mission Viejo	54	64	25	26	35	23	19	\$1000k
Newport Beach	170	35	146	109	106	90	47	\$4.9m
Newport Coast	34	7	146	93	198	39	38	\$15.9m
North Tustin	15	9	50	38	80	65	26	\$3.5m
Orange	52	56	28	27	25	31	14	\$1.2m
Placentia	24	27	27	23	42	18	20	\$865k
Portola Hills	2	7	9	25	70	40	10	\$1.4m
Rancho Mission Viejo	21	22	29	18	19	64	22	\$1.1m
Rancho Santa Marg.	20	24	25	20	40	13	11	\$815k
Rossmoor	6	2	90	38	15	40	8	\$1.8m
San Clemente	92	52	53	46	44	61	23	\$2.2m
San Juan	57	25	68	50	51	29	33	\$2.7m
Santa Ana	104	78	40	63	45	48	19	\$782k
Seal Beach	74	39	57	66	43	37	17	\$477k
Stanton	8	16	15	33	30	30	22	\$652k
Talega	14	14	30	33	23	96	12	\$2.1m
Tustin	34	34	30	24	25	26	14	\$1.2m
Villa Park	6	3	60	54	100	450	25	\$3.5m
Westminster	20	16	38	19	17	33	15	\$1.2m
Yorba Linda	55	34	49	33	38	59	16	\$1.8m
All of O.C.	2,084	1,538	41	40	42	42	20	\$1.5m

ORANGE COUNTY PRICE RANGES REPORT

ATTACHED HOMES	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
3/14/2024								
All of O.C.	792	643	37	34	37	39	16	\$779k
\$0-\$500k	159	128	37	40	36	38	15	\$408k
\$500k-\$750k	213	235	27	29	29	28	13	\$620k
\$750k-\$1m	163	146	33	24	26	34	19	\$855k
\$1m-\$2m	175	111	47	39	54	-	-	\$1.3m
\$2m+	82	23	107	88	99	-	-	\$2.8m

DETACHED HOMES	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
3/14/2024								
All of O.C.	1,292	895	43	45	45	43	23	\$2.2m
\$0-\$500k	10	7	43	64	98	45	80	\$359k
\$500k-\$750k	25	26	29	59	33	28	18	\$665k
\$750k-\$1m	119	166	22	19	23	24	16	\$900k
\$1m-\$1.25m	141	156	27	28	27	26	17	\$1.2m
\$1.25m-\$1.5m	134	146	28	35	30	37	18	\$1.4m
\$1.5m-\$2m	186	182	31	37	39	50	21	\$1.7m
\$2m-\$4m	330	158	63	57	60	67	34	\$2.9m
\$4m-\$6m	138	35	118	88	130	129	-	\$5.0m
\$6m+	209	19	330	271	240	251	-	\$9.3m

ALL HOMES	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
3/14/2024								
All of O.C.	2,084	1,538	41	40	42	42	20	\$1.5m
\$0-\$500k	169	135	38	42	38	38	16	\$400k
\$500k-\$750k	238	261	27	32	30	28	14	\$621k
\$750k-\$1m	282	312	27	22	25	28	17	\$890k
\$1m-\$1.25m	205	214	29	29	31	33	18	\$1.2m
\$1.25m-\$1.5m	198	179	33	38	35	39	18	\$1.4m
\$1.5m-\$2m	233	202	35	39	44	51	20	\$1.8m
\$2m-\$4m	393	178	66	58	63	72	33	\$2.8m
\$4m-\$6m	150	38	118	97	136	151	78	\$4.9m
\$6m+	216	19	341	269	240	254	134	\$9.2m

*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 off.

ORANGE COUNTY SOLD REPORT

ORANGE COUNTY CITIES	UNITS SOLD FEB 2024	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 FEB 2023
Aliso Viejo	33	\$900,000	\$875,000	102%	\$632k	\$1.5m	1360	\$662	8	16
Anaheim	70	\$877,500	\$867,000	101%	\$390k	\$1.7m	1519	\$578	11	76
Anaheim Hills	25	\$1,179,000	\$1,149,000	101%	\$565k	\$3.6m	2072	\$569	14	30
Brea	21	\$975,000	\$985,000	100%	\$443k	\$2.0m	1706	\$572	9	13
Buena Park	22	\$885,500	\$869,000	101%	\$580k	\$2.1m	1615	\$548	11	22
Corona Del Mar	22	\$3,875,000	\$3,960,000	96%	\$1.5m	\$12.4m	2255	\$1,718	19	10
Costa Mesa	38	\$1,462,500	\$1,497,500	100%	\$505k	\$4.0m	1697	\$862	8	25
Coto De Caza	14	\$1,950,000	\$1,974,000	98%	\$1.1m	\$5.3m	3781	\$516	8	5
Cypress	19	\$1,055,000	\$1,055,000	102%	\$510k	\$1.7m	1659	\$636	8	21
Dana Point	29	\$1,600,000	\$1,640,000	92%	\$23k	\$13.4m	1930	\$829	13	25
Dove Canyon	4	\$1,862,500	\$1,874,500	99%	\$1.5m	\$2.2m	3290	\$566	5	3
Foothill Ranch	7	\$969,000	\$969,000	101%	\$500k	\$1.8m	1734	\$559	5	3
Fountain Valley	24	\$1,317,500	\$1,274,400	101%	\$542k	\$1.9m	1923	\$685	14	30
Fullerton	53	\$910,000	\$899,620	103%	\$315k	\$2.1m	1434	\$635	8	50
Garden Grove	30	\$815,000	\$822,500	101%	\$380k	\$1.4m	1305	\$625	11	39
Huntington Beach	106	\$1,208,500	\$1,229,950	99%	\$182k	\$5.6m	1561	\$774	13	72
Irvine	156	\$1,505,000	\$1,489,400	101%	\$430k	\$5.4m	1982	\$759	8	152
La Habra	19	\$799,000	\$799,000	102%	\$450k	\$1.2m	1451	\$551	10	15
La Palma	7	\$1,125,000	\$1,100,000	100%	\$900k	\$1.3m	2048	\$549	11	11
Ladera Ranch	14	\$995,000	\$983,500	100%	\$710k	\$3.3m	1862	\$534	13	14
Laguna Beach	24	\$3,097,500	\$3,197,000	93%	\$738k	\$21.5m	2277	\$1,360	83	12
Laguna Hills	21	\$943,500	\$949,000	102%	\$505k	\$3.7m	1516	\$622	9	19
Laguna Niguel	40	\$1,474,500	\$1,497,000	101%	\$526k	\$3.6m	1622	\$909	9	30
Laguna Woods	41	\$360,000	\$349,900	100%	\$55k	\$1.2m	1057	\$341	12	37
Lake Forest	16	\$1,050,000	\$997,450	105%	\$460k	\$1.9m	1475	\$712	6	34
Los Alamitos	3	\$910,000	\$919,800	100%	\$587k	\$1.3m	1618	\$562	19	8
Mission Viejo	58	\$997,500	\$962,500	101%	\$390k	\$2.0m	1503	\$664	9	68
Newport Beach	45	\$2,860,000	\$2,875,000	98%	\$650k	\$13.3m	2203	\$1,298	20	33
Newport Coast	2	\$8,660,000	\$9,745,000	89%	\$2.9m	\$14.4m	6882	\$1,258	115	8
North Tustin	6	\$2,637,500	\$2,625,000	99%	\$1.4m	\$4.5m	3561	\$741	6	9
Orange	61	\$1,040,000	\$995,000	102%	\$445k	\$2.8m	1651	\$630	9	60
Placentia	23	\$1,065,000	\$1,039,900	102%	\$540k	\$1.4m	1853	\$575	13	27
Portola Hills	1	\$1,730,000	\$1,730,000	100%	\$1.7m	\$1.7m	3208	\$539	110	3
Rancho Mission Viejo	30	\$921,750	\$907,500	100%	\$485k	\$2.0m	1526	\$604	17	9
Rancho Santa Marg.	24	\$888,500	\$875,000	100%	\$535k	\$1.8m	1354	\$656	13	28
Rosmoor	8	\$1,682,500	\$1,692,500	97%	\$1.3m	\$2.9m	1901	\$885	5	2
San Clemente	43	\$1,585,000	\$1,625,000	98%	\$760k	\$4.9m	1935	\$819	20	34
San Juan	21	\$1,779,000	\$1,799,000	99%	\$572k	\$3.9m	2555	\$696	20	20
Santa Ana	59	\$820,000	\$775,000	102%	\$295k	\$2.0m	1344	\$610	10	50
Seal Beach	36	\$437,000	\$444,000	99%	\$200k	\$2.6m	986	\$443	21	34
Stanton	12	\$635,000	\$639,500	102%	\$550k	\$1.1m	1154	\$550	7	10
Talega	10	\$1,601,250	\$1,562,500	100%	\$760k	\$3.3m	2547	\$629	12	5
Tustin	42	\$1,025,000	\$1,024,444	102%	\$485k	\$3.2m	1594	\$643	9	22
Villa Park	3	\$2,120,000	\$2,079,000	98%	\$1.5m	\$2.2m	3223	\$658	43	8
Westminster	25	\$942,000	\$925,000	100%	\$585k	\$1.6m	1500	\$628	6	17
Yorba Linda	41	\$1,420,000	\$1,399,900	98%	\$430k	\$4.5m	2403	\$591	8	34
All of O.C.	1,425	\$1,100,000	\$1,075,000	99%	\$23k	\$21.5m	1662	\$662	10	1,270
\$0-\$500k	90	\$366,000	\$369,950	85%	\$23k	\$500k	884	\$414	13	104
\$500k-\$750k	203	\$650,000	\$649,888	100%	\$501k	\$750k	1089	\$597	11	243
\$750k-\$1m	350	\$890,000	\$870,000	101%	\$755k	\$1.0m	1414	\$629	10	351
\$1m-\$1.25m	204	\$1,120,400	\$1,100,000	102%	\$1.0m	\$1.3m	1712	\$655	9	204
\$1.25m-\$1.5m	188	\$1,380,000	\$1,350,000	101%	\$1.3m	\$1.5m	2110	\$654	9	121
\$1.5m-\$2m	177	\$1,685,000	\$1,695,000	100%	\$1.5m	\$2.0m	2383	\$707	11	116
\$2m-\$3m	118	\$2,380,000	\$2,350,000	100%	\$2.0m	\$3.0m	2848	\$836	9	81
\$3m-\$4m	43	\$3,400,000	\$3,450,000	98%	\$3.0m	\$4.0m	3800	\$895	17	27
\$4m-\$6m	28	\$4,725,000	\$4,900,000	98%	\$4.0m	\$6.0m	3385	\$1,396	30	14
\$6m+	24	\$7,312,500	\$8,247,500	94%	\$6.1m	\$21.5m	3510	\$2,083	80	9

ORANGE COUNTY FORECLOSURE REPORT

ORANGE COUNTY CITIES

3/14/2024

CURRENT ACTIVES

NUMBER OF FORECLOSURES & SHORT SALE ACTIVES

% OF ACTIVE INVENTORY

ORANGE COUNTY CITIES

ATTACHED

CURRENT ACTIVES

NUMBER OF FORECLOSURES & SHORT SALE ACTIVES

% OF ACTIVE INVENTORY

ORANGE COUNTY CITIES	CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY
Aliso Viejo	21	0	0.0%
Anaheim	85	0	0.0%
Anaheim Hills	27	0	0.0%
Brea	17	0	0.0%
Buena Park	29	0	0.0%
Corona Del Mar	61	0	0.0%
Costa Mesa	47	0	0.0%
Coto De Caza	16	0	0.0%
Cypress	14	0	0.0%
Dana Point	98	0	0.0%
Dove Canyon	2	0	0.0%
Foothill Ranch	6	0	0.0%
Fountain Valley	24	0	0.0%
Fullerton	56	0	0.0%
Garden Grove	49	0	0.0%
Huntington Beach	146	1	0.7%
Irvine	148	0	0.0%
La Habra	29	0	0.0%
La Palma	2	0	0.0%
Ladera Ranch	8	0	0.0%
Laguna Beach	108	0	0.0%
Laguna Hills	21	0	0.0%
Laguna Niguel	57	0	0.0%
Laguna Woods	87	1	1.1%
Lake Forest	28	0	0.0%
Los Alamitos	6	0	0.0%
Mission Viejo	54	0	0.0%
Newport Beach	170	0	0.0%
Newport Coast	34	0	0.0%
North Tustin	15	0	0.0%
Orange	52	1	1.9%
Placentia	24	1	4.2%
Portola Hills	2	0	0.0%
Rancho Mission Viejo	21	0	0.0%
Rancho Santa Marg.	20	0	0.0%
Rossmoor	6	0	0.0%
San Clemente	92	0	0.0%
San Juan	57	0	0.0%
Santa Ana	104	0	0.0%
Seal Beach	74	0	0.0%
Stanton	8	0	0.0%
Talega	14	0	0.0%
Tustin	34	0	0.0%
Villa Park	6	0	0.0%
Westminster	20	0	0.0%
Yorba Linda	55	0	0.0%
All of O.C.	2,084	5	0.2%

ORANGE COUNTY CITIES	CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY
All of O.C.	792	3	0.4%
\$0-\$500k	159	2	1.3%
\$500k-\$750k	213	1	0.5%
\$750k-\$1m	163	0	0.0%
\$1m-\$2m	175	0	0.0%
\$2m+	82	0	0.0%

DETACHED

ORANGE COUNTY CITIES	CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY
All of O.C.	1,292	2	0.2%
\$0-\$500k	10	0	0.0%
\$500k-\$750k	25	1	4.0%
\$750k-\$1m	119	0	0.0%
\$1m-\$1.25m	141	0	0.0%
\$1.25m-\$1.5m	134	1	0.7%
\$1.5m-\$2m	186	0	0.0%
\$2m-\$4m	330	0	0.0%
\$4m-\$6m	138	0	0.0%
\$6m+	209	0	0.0%

ALL HOMES

ORANGE COUNTY CITIES	CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY
All of O.C.	2,084	5	0.2%
\$0-\$500k	169	2	1.2%
\$500k-\$750k	238	2	0.8%
\$750k-\$1m	282	0	0.0%
\$1m-\$1.25m	205	0	0.0%
\$1.25m-\$1.5m	198	1	0.5%
\$1.5m-\$2m	233	0	0.0%
\$2m-\$4m	393	0	0.0%
\$4m-\$6m	150	0	0.0%
\$6m+	216	0	0.0%

COUNTY HIGH SHARES - ACCOUNT FOR 80%

Huntington Beach	146	1	0.7%
Laguna Woods	87	1	1.1%
Orange	52	1	1.9%
Placentia	24	1	4.2%

ORANGE COUNTY DISTRESSED BREAKDOWN

	CURRENT ACTIVES	PENDINGS (LAST 30 DAYS)	MARKET TIME (IN DAYS)
Total Foreclosures	5	0	INF
Total Short Sale	0	2	N/A

SOUTHERN CALIFORNIA HOUSING REPORT

ALL PROPERTIES 3/14/2024	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	7,924	3,647	65	67	64	60	30
Orange County	2,084	1,538	41	40	42	42	20
Riverside County	5,049	2,484	61	64	65	57	21
San Bernardino County	3,463	1,471	71	74	69	62	28
San Diego County	2,798	1,854	45	44	43	34	18
Ventura County	676	483	42	44	44	37	20
SOCAL TOTALS	21,994	11,477	57	55	55	49	23

DISTRESSED PROPERTIES 3/14/2024	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	65	28	70	110	61	56	30
Orange County	5	2	75	180	38	300	23
Riverside County	34	31	33	36	53	60	16
San Bernardino County	31	13	72	71	38	68	27
San Diego County	12	6	60	21	37	60	39
Ventura County	4	6	20	40	180	120	30
SOCAL TOTALS	151	86	53	76	68	111	27