



## Orange County Housing Report: A Housing Cold Front

December 16, 2018

Unlike the last few years, housing is quite a bit cooler this December.



**A Cold December: With an Expected Market Time of 127 days for all of Orange County, this is the coolest December since 2010.**

Brrrr!!! For Southern Californians, when temps drop down to the 40's at night, it is freezing!! The tap water is cold. Initially, the car is cold for the morning commute. A simple sweatshirt will not do. It feels as if winter has already arrived. That is precisely how the Orange County housing market feels this year.

Notoriously, December is the slowest month of the year in terms of new pending sales. Yet, for years, there simply have not been enough homes on the market. Since 2012, it was still a slight seller's market in December despite holiday distractions. Demand drops to its lowest point of the year by the end of the month, but so does the active inventory. The muted demand is offset by a drop in supply.

Last year at this time, the Expected Market Time for all of Orange County was at 65 days, a slight seller's market. Today, it is at 127 days, nearly double, and a slight buyer's market. It is important to note that both a "slight" seller's market and "slight" buyer's market means that homes are not appreciating or depreciating much at all; instead, it just indicates who has the opportunity to call more of the shots. Sellers have been calling the shots for years, it is now the buyer's turn.

It is also extremely crucial to note that housing is local. It varies from city to city and can even vary from neighborhood to neighborhood. Yet, the market has slowed considerably in Orange County compared to last year. There are still nine cities, 20%, that are considered slight seller's markets, an Expected Market Time of less than 90 days. Westminster is the only city that is considered hot, less than 60 days, with Market Time of 57; last year there were 29 hot markets.

	Current Actives 12/14/2018	Demand (Last 30 Days Pendings)	Market Time 12/14/2018	Last Year's Market Time		Current Actives 12/14/2018	Demand (Last 30 Days Pendings)	Market Time 12/14/2018	Last Year's Market Time
Aliso Viejo	99	36	83	31	Laguna Woods	242	59	123	84
Anaheim	261	107	73	48	Lake Forest	113	31	109	27
Anaheim Hills	105	19	166	45	Los Alamitos	11	2	165	26
Brea	70	26	81	49	Mission Viejo	209	70	90	34
Buena Park	107	31	104	70	Newport Beach	346	34	305	155
Corona Del Mar	116	5	696	212	Newport Coast	88	15	176	171
Costa Mesa	167	37	135	60	North Tustin	64	12	160	65
Coto De Caza	74	9	247	183	Orange	247	61	121	40
Cypress	58	16	109	45	Placentia	63	24	79	32
Dana Point	207	23	270	157	Portola Hills	15	7	64	12
Dove Canyon	15	3	150	55	Rancho Mission Viejo	35	4	263	45
Foothill Ranch	25	8	94	19	Rancho Santa Marg.	98	32	92	20
Fountain Valley	47	15	94	33	Rossmoor	25	4	188	60
Fullerton	200	56	107	47	San Clemente	214	45	143	99
Garden Grove	138	57	73	30	San Juan	109	26	126	131
Huntington Beach	333	90	111	54	Santa Ana	293	76	116	60
Irvine	631	133	142	70	Seal Beach	177	31	171	42
La Habra	92	25	110	60	Stanton	35	8	131	43
La Palma	13	5	78	16	Talega	38	7	163	96
Ladera Ranch	82	29	85	82	Tustin	97	29	100	46
Laguna Beach	249	15	498	190	Villa Park	19	5	114	120
Laguna Hills	80	17	141	58	Westminster	51	27	57	46
Laguna Niguel	250	58	129	80	Yorba Linda	233	50	140	100
					All of O.C.	6,395	1,508	127	65



Today, 13 cities, 28%, are considered a balanced market, between 90 and 120 days. A surprising 52% of all of Orange County cities are either a slight buyer's market, between 120 to 150 days, or a deep buyer's market, over 150 days.

Nearly across the board, the market has cooled considerably compared to a year ago. Take a look at Irvine, for example, where the Expected Market Time ballooned from 70 days last year to 142 today. There were 331 homes on the market last year and demand (the number of pending sales within the last 30 days) was at 142. This year there are **631** homes on the market and demand is at 133.

Some markets have dramatically cooled compared to last year. Rancho Santa Margarita, for example, has gone from a 20 day Expected Market Time last December, an extremely hot seller's market, to 92 days today, a balanced market. The difference is night and day.

This is the story across Orange County. There are a lot more homes on the market and demand is way down. There are an extra 2,372 homes on the market, 59% more. At the same time, there are 356 fewer pending sales, down by 19%.

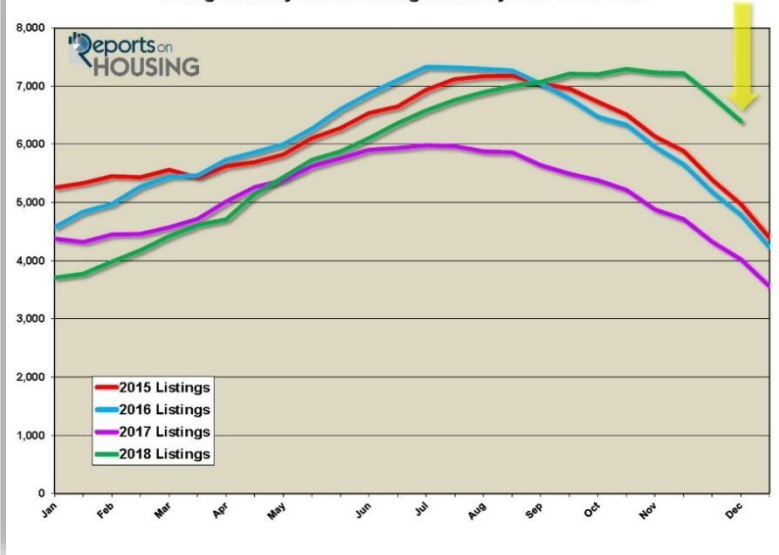
**The bottom line: although housing is local and varies from city to city, a housing cold front has arrived and Orange County has cooled this month to levels not seen since 2010.**

**Active Inventory:** *In the past month, since Thanksgiving, the active inventory dropped by 11%.*

In the past couple of weeks, the active inventory dropped by 426 homes, a 6% drop, it's largest drop of the year. It now totals 6,395, its lowest level since the end of June. The large drop in the inventory is typical during December. Very few homes enter the fray this month and many sellers throw in the towel after not achieving success. This sharp drop will continue through the year's end.

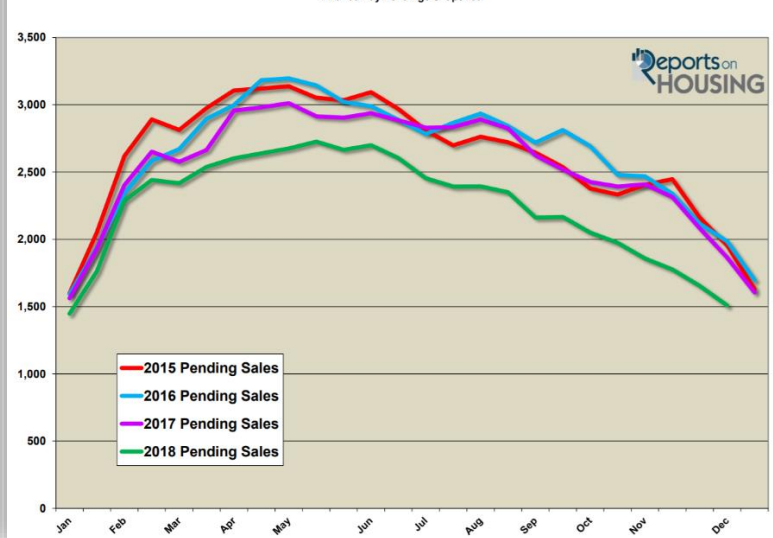
Last year at this time there were 4,023 homes on the market. That means there are **59% more homes available today.**

Orange County Active Listing Inventory Year Over Year



Orange County Demand Year Over Year

Prior 30 Day Pending Sales Snapshot



**Demand:** *In the past month, demand dropped by 15%.*

Demand, the number of new pending sales over the prior month, decreased from 1,654 to 1,508 in the past two weeks, a drop of 146, or 9%. That's the lowest level for mid-December since 2007. We can expect demand to continue to steadily drop through the first couple of weeks of the New Year. Last year at this time, there were 356 additional pending sales, **24% more than today.**



The expected market time, the amount of time it would take for a home that comes onto the market today to be placed into escrow down the road, increased from 124 to 127 days in the past two-weeks, a slight Buyer's Market (between 120 to 150 days). Last year, the expected market time was at 65 days, noticeably different than today.

**Luxury End: The luxury housing market cooled dramatically in the past two-weeks.**

In the past two-weeks, demand for homes above \$1.25 million decreased by 23 pending sales, an 11% drop, and now totals 186. It dropped to levels not seen since the first two weeks of this year. The luxury home inventory decreased by 107 homes in two-weeks and now totals 1,932, a 5% drop. The overall expected market time for homes priced above \$1.25 million increased from 293 to 312 days over the past two-weeks. Year over year, luxury demand is down by 31 pending sales, or 14%, and the active luxury listing inventory is up by an additional 442 homes, or 30%. The expected market time last year was at 206 days, significantly better than today.

In the past two-weeks, for homes priced between \$1.25 million and \$1.5 million, the expected market time increased from 182 to 219 days. For homes priced between \$1.5 million and \$2 million, the expected market time decreased from 222 to 207 days. For homes priced between \$2 million and \$4 million, the expected market time increased from 397 to 429 days. For homes priced above \$4 million, the expected market time increased from 716 to 732 days. At 732 days, a seller would be looking at placing their home into escrow around the middle of **December 2020**.

	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	91 Days	44%	61%	39 Days
O.C. \$750k-\$1m	114 Days	18%	20%	58 Days
O.C. \$1m-\$1.25m	155 Days	8%	7%	80 Days
O.C. \$1.25m-\$1.5m	219 Days	6%	4%	118 Days
O.C. \$1.5m-\$2m	207 Days	7%	4%	207 Days
O.C. \$2m-\$4m	429 Days	11%	3%	227 Days
O.C. \$4m+	732 Days	6%	1%	521 Days

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## Orange County Housing Market Summary:

- The active listing inventory decreased by 425 homes in the past two weeks, its largest drop of the year, and now totals 6,395. Last year, there were 4,023 homes on the market, 2,372 fewer than today.
- So far this year, 13% fewer homes have come on the market below \$500,000 compared to last year, and there have been 26% fewer closed sales. Fewer and fewer homes and condominiums are now priced below \$500,000. This price range is slowly vanishing.
- Demand, the number of pending sales over the prior month, decreased in the past two-weeks by 146 pending sales, and now totals 1,508. Last year, there were 1,864 pending sales, 24% more than today.
- The Expected Market Time for all of Orange County increased from 124 days to weeks ago to 127 days today, a slight Buyer's Market (120 to 150 days) and the highest level since January 2011. It was at 65 days last year.
- For homes priced below \$750,000, the market is a Balanced Market (between 90 and 120 days) with an expected market time of 91 days. This range represents 44% of the active inventory and 61% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 114 days, a Balanced Market. This range represents 18% of the active inventory and 20% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 155 days, a Buyer's Market (over 150 days).
- In the past two weeks, for luxury homes priced between \$1.25 million and \$1.5 million, the expected market time increased from 182 to 219 days. For homes priced between \$1.5 million and \$2 million, the expected market time decreased from 222 to 207 days. For luxury homes priced between \$2 million and \$4 million, the expected market time increased from 397 to 429 days. For luxury homes priced above \$4 million, the expected market time increased from 716 to 732 days.
- The luxury end, all homes above \$1.25 million, accounts for 30% of the inventory and only 12% of demand.
- Distressed homes, both short sales and foreclosures combined, made up only 1.0% of all listings and 1.9% of demand. There are only 24 foreclosures and 40 short sales available to purchase today in all of Orange County, 64 total distressed homes on the active market, down one from two-weeks ago. Last year there were 60 total distressed homes on the market, slightly less than today.
- There were 2,025 closed residential resales in November, 17% fewer than November 2017's 2,427. November marked a 13% drop from October 2018. The sales to list price ratio was 97.3% for all of Orange County. Foreclosures accounted for just 0.5% of all closed sales, and short sales accounted for 0.6%. That means that 98.9% of all sales were good ol' fashioned sellers with equity.



	Current Actives	Demand (Last 30 Days)	Market Time (In Days)	2-Weeks Ago	4-Weeks Ago	1-Year Ago	2-Years Ago	Average Active List Price
	12/13/2018	Pendings)	12/13/2018	11/29/2018	11/15/2018	12/14/2017	12/15/2016	12/13/2018
Aliso Viejo	99	36	83	102	111	31	26	\$659k
Anaheim	261	107	73	91	105	48	63	\$591k
Anaheim Hills	105	19	166	99	79	45	66	\$1.1m
Brea	70	26	81	125	198	49	50	\$941k
Buena Park	107	31	104	77	93	70	47	\$641k
Corona Del Mar	116	5	696	308	298	212	176	\$4.9m
Costa Mesa	167	37	135	93	102	60	83	\$969k
Coto De Caza	74	9	247	167	178	183	113	\$2.2m
Cypress	58	16	109	96	74	45	57	\$687k
Dana Point	207	23	270	238	181	157	137	\$2.8m
Dove Canyon	15	3	150	270	96	55	54	\$1.1m
Foothill Ranch	25	8	94	69	74	19	33	\$665k
Fountain Valley	47	15	94	63	51	33	45	\$764k
Fullerton	200	56	107	103	95	47	69	\$819k
Garden Grove	138	57	73	66	78	30	45	\$600k
Huntington Beach	333	90	111	92	91	54	67	\$1.3m
Irvine	631	133	142	145	143	70	76	\$1.4m
La Habra	92	25	110	82	58	60	68	\$628k
La Palma	13	5	78	90	100	16	37	\$643k
Ladera Ranch	82	29	85	95	109	82	68	\$1.4m
Laguna Beach	249	15	498	698	404	190	210	\$5.3m
Laguna Hills	80	17	141	193	153	58	64	\$1.3m
Laguna Niguel	250	58	129	146	133	80	67	\$1.3m
Laguna Woods	242	59	123	151	165	84	67	\$356k
Lake Forest	113	31	109	92	115	27	36	\$648k
Los Alamitos	11	2	165	84	64	26	24	\$1.1m
Mission Viejo	209	70	90	90	89	34	61	\$738k
Newport Beach	346	34	305	290	264	155	137	\$3.5m
Newport Coast	88	15	176	243	284	171	158	\$6.8m
North Tustin	64	12	160	104	111	65	120	\$2.0m
Orange	247	61	121	97	115	40	73	\$862k
Placentia	63	24	79	61	66	32	64	\$711k
Portola Hills	15	7	64	135	180	12	105	\$639k
Rancho Mission Viejo	35	4	263	350	360	45	98	\$880k
Rancho Santa Marg.	98	32	92	133	158	20	36	\$580k
Rossmoor	25	4	188	180	260	60	*	\$1.3m
San Clemente	214	45	143	151	138	99	100	\$1.9m
San Juan	109	26	126	115	117	131	85	\$1.9m
Santa Ana	293	76	116	102	98	60	56	\$597k
Seal Beach	177	31	171	146	133	42	73	\$446k
Stanton	35	8	131	117	62	43	64	\$559k
Talega	38	7	163	114	143	96	76	\$1.2m
Tustin	97	29	100	92	83	46	58	\$935k
Villa Park	19	5	114	126	165	120	126	\$1.6m
Westminster	51	27	57	61	48	46	49	\$707k
Yorba Linda	233	50	140	180	185	100	82	\$1.3m
All of O.C.	6,395	1,508	127	124	122	65	72	\$1.5m



## Attached Homes

	Current Actives 12/13/2018	Demand (Last 30 Days) Pendings	Market Time (In Days) 12/13/2018	2-Weeks Ago 11/29/2018	4-Weeks Ago 11/15/2018	1-Year Ago 12/14/2017	2-Years Ago 12/15/2016	Average Active List Price 12/13/2018
All of O.C.	2,344	564	125	124	120	46	54	\$682k
O.C. \$0-\$250k	160	49	98	104	117	37	45	\$204k
O.C. \$250k-\$500k	980	275	107	105	103	39	40	\$397k
O.C. \$500k-\$750k	682	180	114	117	118	40	63	\$615k
O.C. \$750k-\$1m	242	33	220	163	133	65	100	\$862k
O.C. \$1m+	280	27	311	337	276	148	173	\$2.0m

Current Actives Vacant **40.3%**

## Detached Homes

	Current Actives 12/13/2018	Demand (Last 30 Days) Pendings	Market Time (In Days) 12/13/2018	2-Weeks Ago 11/29/2018	4-Weeks Ago 11/15/2018	1-Year Ago 12/14/2017	2-Years Ago 12/15/2016	Average Active List Price 12/13/2018
All of O.C.	4,018	940	128	124	122	78	85	\$2.0m
O.C. \$0-\$500k	55	40	41	51	88	37	44	\$422k
O.C. \$500k-\$750k	905	374	73	70	73	39	53	\$652k
O.C. \$750k-\$1m	907	271	100	102	96	56	71	\$865k
O.C. \$1m-\$1.25m	428	88	146	123	130	78	91	\$1.1m
O.C. \$1.25m-\$1.5m	353	51	208	182	171	110	91	\$1.4m
O.C. \$1.5m-\$2m	390	55	213	221	228	209	190	\$1.8m
O.C. \$2m-\$4m	628	47	401	371	321	227	242	\$2.8m
O.C. \$4m+	352	14	754	692	468	578	362	\$9.4m

Current Actives Vacant **28.1%**

## All Homes

	Current Actives 12/13/2018	Demand (Last 30 Days) Pendings	Market Time (In Days) 12/13/2018	2-Weeks Ago 11/29/2018	4-Weeks Ago 11/15/2018	1-Year Ago 12/14/2017	2-Years Ago 12/15/2016	Average Active List Price 12/13/2018
All of O.C.	6,395	1,508	127	124	122	65	72	\$1.5m
O.C. \$0-\$500k	1,209	366	99	100	104	39	42	\$372k
O.C. \$500k-\$750k	1,594	555	86	85	88	39	56	\$636k
O.C. \$750k-\$1m	1,159	304	114	111	102	58	75	\$864k
O.C. \$1m-\$1.25m	501	97	155	138	133	80	94	\$1.1m
O.C. \$1.25m-\$1.5m	417	57	219	182	182	118	94	\$1.4m
O.C. \$1.5m-\$2m	449	65	207	222	235	207	193	\$1.8m
O.C. \$2m-\$4m	700	49	429	397	340	227	244	\$2.8m
O.C. \$4m+	366	15	732	716	484	521	372	\$9.3m

Current Actives Vacant **32.5%**

\*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.

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



	Units Sold Nov 2018	Average Sales Price	Average List Price	Sales to List Price Ratio	Low Price	High Price	Avg. Square Feet	Avg. \$ Per Square Feet	Units Sold Nov 2017
Aliso Viejo	49	\$582,596	\$591,985	98.4%	\$289k	\$1.2m	1,423	\$409	54
Anaheim	107	\$531,785	\$542,604	98.0%	\$255k	\$900k	1,449	\$367	135
Anaheim Hills	50	\$786,293	\$809,318	97.2%	\$425k	\$2.1m	2,184	\$360	46
Brea	26	\$714,799	\$722,831	98.9%	\$365k	\$1.6m	1,860	\$384	35
Buena Park	45	\$645,761	\$665,301	97.1%	\$385k	\$2.7m	1,761	\$367	40
Corona Del Mar	22	\$3,532,995	\$3,857,000	91.6%	\$1.3m	\$7.1m	2,733	\$1,293	25
Costa Mesa	70	\$856,396	\$875,262	97.8%	\$405k	\$1.9m	1,760	\$487	69
Coto De Caza	9	\$1,925,565	\$2,031,100	94.8%	\$860k	\$3.9m	4,752	\$405	15
Cypress	22	\$673,233	\$683,205	98.5%	\$403k	\$860k	1,764	\$382	30
Dana Point	39	\$1,150,726	\$1,181,412	97.4%	\$285k	\$3.6m	1,919	\$600	46
Dove Canyon	8	\$999,156	\$1,026,963	97.3%	\$825k	\$1.4m	3,047	\$328	6
Foothill Ranch	9	\$520,130	\$527,358	98.6%	\$274k	\$892k	1,273	\$409	21
Fountain Valley	36	\$759,150	\$766,247	99.1%	\$394k	\$1.5m	1,875	\$405	32
Fullerton	85	\$749,971	\$681,475	110.1%	\$195k	\$7.5m	1,765	\$425	94
Garden Grove	72	\$596,207	\$598,541	99.6%	\$295k	\$850k	1,491	\$400	108
Huntington Beach	128	\$938,172	\$963,936	97.3%	\$320k	\$5.5m	1,861	\$504	166
Irvine	192	1,060,480	\$1,091,199	97.2%	\$350k	\$7.9m	2,166	\$490	221
La Habra	43	\$580,879	\$588,692	98.7%	\$240k	\$1.3m	1,537	\$378	41
La Palma	6	\$741,333	\$752,800	98.5%	\$650k	\$865k	2,003	\$370	5
Ladera Ranch	35	\$745,757	\$753,322	99.0%	\$39k	\$1.8m	2,082	\$358	42
Laguna Beach	25	\$2,271,096	\$2,462,556	92.2%	\$975k	\$7.7m	2,000	\$1,136	34
Laguna Hills	26	\$695,376	\$703,045	98.9%	\$292k	\$1.8m	1,712	\$406	38
Laguna Niguel	67	\$958,578	\$982,521	97.6%	\$330k	\$4.5m	2,013	\$476	77
Laguna Woods	54	\$316,376	\$327,641	96.6%	\$75k	\$1.2m	1,114	\$284	83
Lake Forest	41	\$646,171	\$653,773	98.8%	\$272k	\$2.0m	1,617	\$400	50
Los Alamitos	6	\$1,202,167	\$1,269,483	94.7%	\$665k	\$2.2m	2,580	\$466	6
Mission Viejo	78	\$653,625	\$664,841	98.3%	\$293k	\$1.2m	1,685	\$388	101
Newport Beach	59	\$1,030,000	\$1,049,000	98.2%	\$780k	\$1.3m	2,928	\$352	58
Newport Coast	13	\$2,414,379	\$2,502,286	96.5%	\$345k	\$9.4m	2,642	\$914	15
North Tustin	17	\$4,910,000	\$5,413,600	90.7%	\$740k	\$30.5m	3,747	\$1,310	25
Orange	83	\$1,155,750	\$1,204,282	96.0%	\$700k	\$2.6m	3,023	\$382	88
Placentia	31	\$717,508	\$728,474	98.5%	\$270k	\$2.8m	1,817	\$395	32
Portola Hills	6	\$617,403	\$619,683	99.6%	\$260k	\$840k	1,683	\$367	12
Rancho Mission Viejo	8	\$834,437	\$835,750	99.8%	\$435k	\$1.3m	2,074	\$402	12
Rancho Santa Marg.	27	\$643,751	\$647,843	99.4%	\$320k	\$995k	1,769	\$364	53
Rossmore	5	\$1,155,480	\$1,189,180	97.2%	\$845k	\$1.6m	2,696	\$429	6
San Clemente	64	\$1,062,480	\$1,091,885	97.3%	\$275k	\$2.5m	2,079	\$511	76
San Juan	42	\$1,022,019	\$1,062,646	96.2%	\$289k	\$3.5m	2,552	\$400	46
Santa Ana	103	\$507,420	\$485,307	104.6%	\$185k	\$3.2m	1,394	\$364	102
Seal Beach	34	\$492,353	\$516,424	95.3%	\$185k	\$1.8m	1,197	\$411	53
Stanton	10	\$412,840	\$417,064	99.0%	\$240k	\$570k	1,053	\$392	13
Talega	10	\$1,121,200	\$1,141,100	98.3%	\$515k	\$1.8m	3,135	\$358	16
Tustin	47	\$683,817	\$702,349	97.4%	\$305k	\$1.7m	1,689	\$405	53
Villa Park	5	\$1,421,500	\$1,497,200	94.9%	\$730k	\$2.3m	3,634	\$391	8
Westminster	25	\$650,080	\$657,492	98.9%	\$424k	\$895k	1,699	\$383	41
Yorba Linda	68	\$841,593	\$864,356	97.4%	\$378k	\$2.1m	2,256	\$373	68
All of O.C.	2,025	\$897,622	\$922,458	97.3%	\$39k	\$30.5m	1,890	\$475	2,427
O.C. \$0-\$500k	436	\$373,924	\$383,432	97.5%	\$39k	\$500k	1,037	\$361	565
O.C. \$500k-\$750k	761	\$632,861	\$641,435	98.7%	\$502k	\$750k	1,559	\$406	904
O.C. \$750k-\$1m	414	\$859,851	\$874,878	98.3%	\$751k	\$1.0m	2,121	\$405	484
O.C. \$1m-\$1.25m	137	\$1,117,047	\$1,148,831	97.2%	\$1.0m	\$1.25m	2,616	\$427	151
O.C. \$1.25m-\$1.5m	93	\$1,369,912	\$1,414,071	96.9%	\$1.25m	\$1.5m	2,811	\$487	96
O.C. \$1.5m-\$2m	83	\$1,745,773	\$1,828,490	95.5%	\$1.5m	\$2.0m	3,256	\$536	99
O.C. \$2m-4m	70	\$2,609,890	\$2,684,351	97.2%	\$2.0m	\$3.9m	3,682	\$709	95
O.C. \$4m+	31	\$6,779,932	\$7,200,677	94.2%	\$4.1m	\$30.5m	5,152	\$1,316	27

\*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.



	Current Actives 12/13/2018	Total 12/13/2018	% of Active Inventory 12/13/2018	Attached	Current Actives 12/13/2018	Number of Foreclosures & Short Sale Actives 12/13/2018	% of Active Inventory 12/13/2018
Aliso Viejo	99	0	0.0%	All of O.C.	2,344	17	0.7%
Anaheim	261	5	1.9%	O.C. \$0-\$250k	160	0	0.0%
Anaheim Hills	105	1	1.0%	O.C. \$250k-\$500k	980	12	1.2%
Brea	70	2	2.9%	O.C. \$500k-\$750k	682	2	0.3%
Buena Park	107	4	3.7%	O.C. \$750k-\$1m	242	1	0.4%
Corona Del Mar	116	0	0.0%	O.C. \$1m+	280	2	0.7%
Costa Mesa	167	2	1.2%				
Coto De Caza	74	1	1.4%	<b>Detached</b>			
Cypress	58	1	1.7%	All of O.C.	4,018	47	1.2%
Dana Point	207	0	0.0%	O.C. \$0k-\$500k	55	3	5.5%
Dove Canyon	15	0	0.0%	O.C. \$500k-\$750k	905	16	1.8%
Foothill Ranch	25	0	0.0%	O.C. \$750k-\$1m	907	15	1.7%
Fountain Valley	47	0	0.0%	O.C. \$1m-\$1.5m	428	3	0.7%
Fullerton	200	2	1.0%	O.C. \$1.25m-\$1.5m	353	3	0.8%
Garden Grove	138	0	0.0%	O.C. \$1.5m-\$2m	390	5	1.3%
Huntington Beach	333	2	0.6%	O.C. \$2m-\$4m	628	1	0.2%
Irvine	631	3	0.5%	O.C. \$4m+	352	1	0.3%
La Habra	92	1	1.1%				
La Palma	13	0	0.0%	<b>All Homes</b>			
Ladera Ranch	82	2	2.4%	All of O.C.	6,395	64	1.0%
Laguna Beach	249	1	0.4%	O.C. \$0k-\$500k	1,209	15	1.2%
Laguna Hills	80	4	5.0%	O.C. \$500k-\$750k	1,594	18	1.1%
Laguna Niguel	250	2	0.8%	O.C. \$750k-\$1m	1,159	16	1.4%
Laguna Woods	242	2	0.8%	O.C. \$1m-\$1.25m	501	3	0.6%
Lake Forest	113	0	0.0%	O.C. \$1.25m-\$1.5m	417	3	0.7%
Los Alamitos	11	0	0.0%	O.C. \$1.5m-\$2m	449	5	1.1%
Mission Viejo	209	2	1.0%	O.C. \$2m-\$4m	700	3	0.4%
Newport Beach	346	3	0.9%	O.C. \$4m+	366	1	0.3%
Newport Coast	88	0	0.0%				
North Tustin	64	0	0.0%	<b>County High Shares - Account for 47%</b>			
Orange	247	2	0.8%	Laguna Hills	80	4	5.0%
Placentia	63	2	3.2%	Buena Park	107	4	3.7%
Portola Hills	15	0	0.0%	San Juan	109	4	3.7%
Rancho Mission Viejo	35	0	0.0%	Placentia	63	2	3.2%
Rancho Santa Marg.	98	3	3.1%	Rancho Santa Mar	98	3	3.1%
Rossmoor	25	0	0.0%	Brea	70	2	2.9%
San Clemente	214	0	0.0%	Ladera Ranch	82	2	2.4%
San Juan	109	4	3.7%	Tustin	97	2	2.1%
Santa Ana	293	6	2.0%	Santa Ana	293	6	2.0%
Seal Beach	177	1	0.6%	Westminster	51	1	2.0%
Stanton	35	0	0.0%				
Talega	38	0	0.0%	<b>County Low Shares - No Distressed</b>			
Tustin	97	2	2.1%	Aliso Viejo	Newport Coast		
Villa Park	19	0	0.0%	Corona del Mar	North Tustin		
Westminster	51	1	2.0%	Dana Point	Portola Hills		
Yorba Linda	233	3	1.3%	Dove Canyon	Rancho Mission Viejo		
All of O.C.	6,395	64	1.0%	Foothill Ranch	Rossmoor		
				Fountain Valley	San Clemente		
				Garden Grove	Stanton		
				La Palma	Talega		
				Lake Forest	Villa Park		
				Los Alamitos			
<b>Orange County Distressed Breakdown</b>							
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)				
Total Foreclosures	24	9	80				
Total Short Sale	40	20	60				

\*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.





## Southern California Housing

### All Properties

	Current Actives 12/13/2018	Dem and (Last 30 Days Pendings)	Market Time (In Days) 12/13/2018	2-Weeks Ago 11/29/2018	4-Weeks Ago 11/15/2018	1-Year Ago 12/14/2017	2-Years Ago 12/15/2016
Los Angeles County	13,660	3,736	110	107	105	63	73
Orange County	6,395	1,508	127	124	122	65	72
Riverside County	9,562	1,872	153	145	134	106	127
San Bernardino County	7,162	1,644	131	123	117	76	86
San Diego County	7,447	2,054	109	106	101	60	60
Ventura County	1,651	533	93	96	90	59	*
<b>SOCAL TOTALS</b>	<b>45,877</b>	<b>11,347</b>	<b>121</b>	<b>117</b>	<b>112</b>	<b>71</b>	<b>81</b>

### Distressed Properties - Foreclosures and Short Sales

	Current Actives 12/13/2018	Dem and (Last 30 Days Pendings)	Market Time (In Days) 12/13/2018	2-Weeks Ago 11/29/2018	4-Weeks Ago 11/15/2018	1-Year Ago 12/14/2017	2-Years Ago 12/15/2016
Los Angeles County	194	76	77	72	64	43	46
Orange County	64	29	66	70	81	56	55
Riverside County	233	75	93	90	73	67	67
San Bernardino County	187	64	88	69	75	57	52
San Diego County	64	16	120	116	81	81	26
Ventura County	36	11	98	66	53	73	*
<b>SOCAL TOTALS</b>	<b>778</b>	<b>271</b>	<b>86</b>	<b>78</b>	<b>71</b>	<b>57</b>	<b>49</b>