



## Orange County Housing Report: A Slight Thaw

January 27, 2019

After an extremely cool December, housing is starting to warm up a bit.

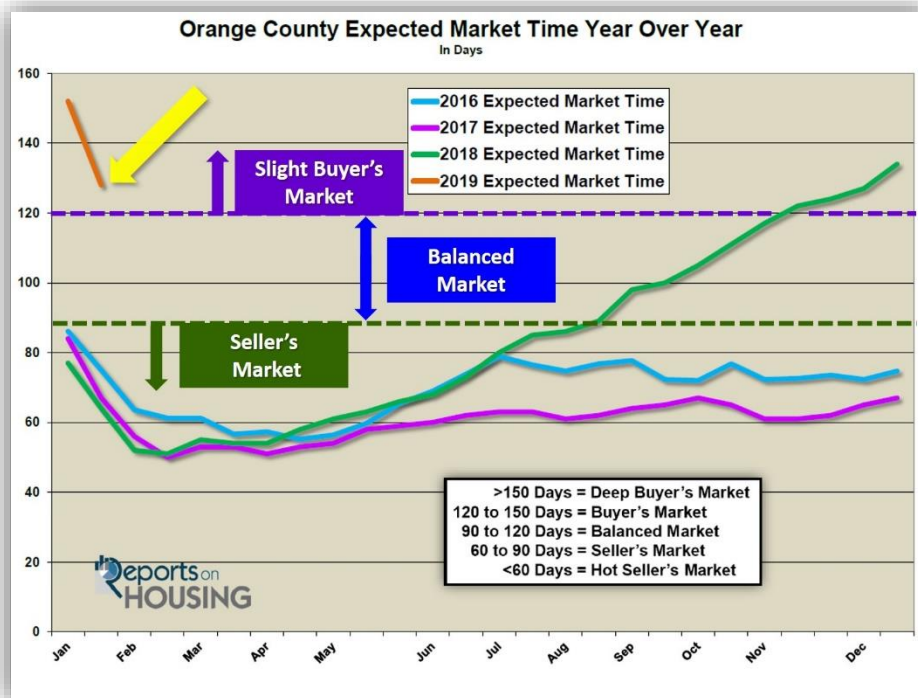


**Housing Thaw: With rising demand, the housing market is starting to move its way towards a Balanced Market.**

It is a Southern California chilly morning. You climb into your car for the daily commute to the office and blast the heater, but it blows cold air because the engine is not hot yet. Your fingers are numb, and you cannot wait for the temperature to start to rise. After a couple of minutes, the blowing air begins to warm. That is precisely how the housing market starts every year. Housing's engine is cold on the first of January and takes a few weeks to heat up. This year is no exception, the market is finally starting to warm up a bit.

The housing market in 2019 started off a lot colder than everybody had been accustomed to. It was the coldest start since 2011 with an Expected Market Time of 152 days, Buyer's Market territory (the Expected Market Time is the amount of time it would take to place a home on the market today and enter escrow down the road). But, in the past couple of weeks, the market began its annual thaw.

The active inventory rose by 4% and demand jumped by 23%, as a result, the Expected Market Time dropped from 152 days to 128. At 128 days, it is still a slight Buyer's Market, just not as frigid as a couple of weeks ago. Last year, during the same time period, the inventory increased by 2% and demand increased by 22%, which resulted in the Expected Market Time dropping from 77 days to 64, a Seller's Market.



This year's market is completely different than the past seven years. From 2012 through 2018, housing moved to a Seller's Market by the end of January. In most cases, it quickly moved to a HOT Seller's Market with Expected Market Times below 60-days. That will not be the case for 2019. Instead, the market is moving towards a Balanced Market, one that does not favor buyers or sellers.



The best time to sell a home, with the lowest Expected Market Time readings for the year, occurs from the Super Bowl through mid-May. This year will be no exception; it just will not be as robust as the past seven years. Many homeowners and sellers are holding their collective breath with high expectations for the Spring Market. Remember, right now it is still a **slight Buyer's Market**. It will drop down to a Balanced Market, NOT a Seller's Market. It will remain balanced until mid-May. That is when demand will remain relatively the same while more homes come on the market. As a result, the Expected Market Time will rise from mid-May through the Summer Market.

Why will Orange County housing not be hotter in the spring? The answer is a simple Econ 101 principle, supply and demand. The supply of homes, the active listing inventory, is up 62% over last year. Demand, the last 30-days of pending sales, is down 19% from last year. With more sellers competing against each other, coupled with muted demand, the market feels a bit more sluggish than what everybody has been accustomed to.

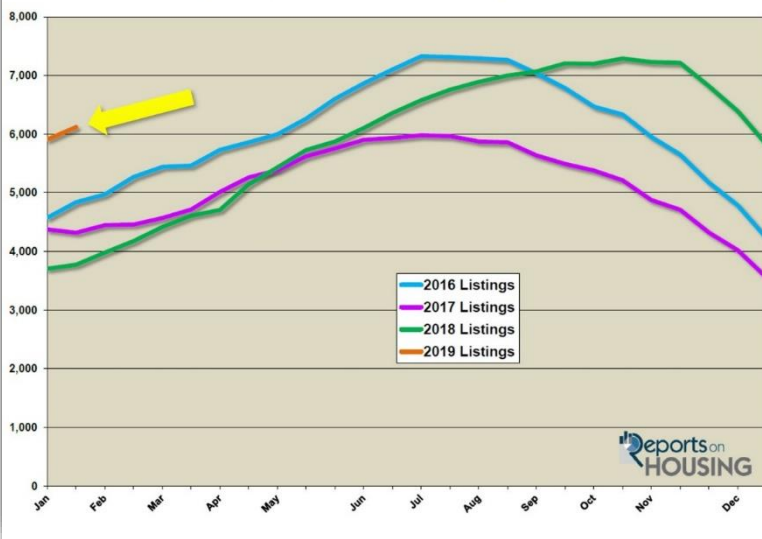
The bottom line: expect housing to be different this year, plan and adjust accordingly.

**Active Inventory:** *In the past couple of weeks, the active inventory increased by 4%.*

In the past couple of weeks, the active inventory increased by 211 homes, a 4% rise, and now totals 6,122. Last year, the inventory did not eclipse the 6,000-home mark until mid-June. From here, expect the inventory to continue to rise until peaking sometime over the summer. More and more homeowners opt to place their homes on the market from now through both the Spring and Summer Markets. The greatest number of homes come on in May.

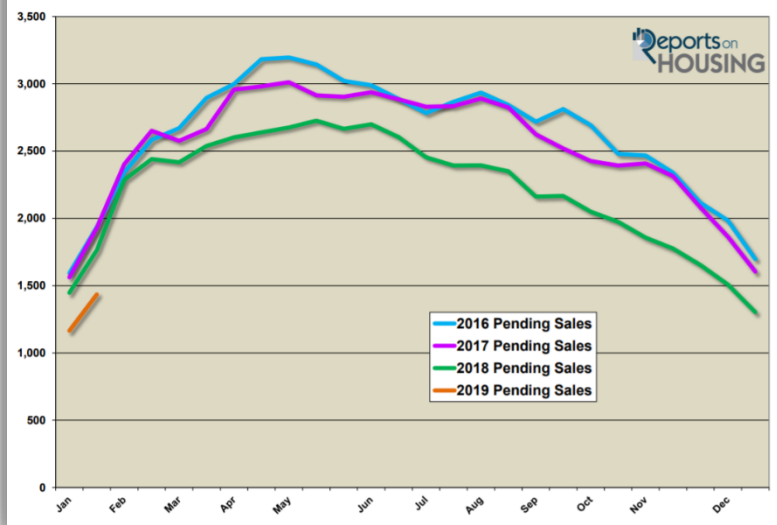
Last year at this time there were 3,774 homes on the market. That means that there are **62% more homes available today**. This is the highest level of homes on the market in January since 2012.

Orange County Active Listing Inventory Year Over Year



Orange County Demand Year Over Year

Prior 30 Day Pending Sales Snapshot



**Demand:** *In the past couple of weeks, demand increased by 23%.*

Demand, the number of new pending sales over the prior month, soared in the past couple of weeks, rising from 1,190 to 1,435, an increase of 270 pending sales, or 23%. This is typically when the housing market revs its massive engine and rapidly climbs through mid-February. It will continue to rise until peaking sometime in May.

Even with the increase in demand, it is the lowest reading for this time of the year since 2008. It will continue to be muted compared to recent years and the demand readings will be comparable to 2007 levels throughout the year. Last year at this time, there were 329 additional pending sales, 23% more.



The current Expected Market Time dropped from 152 days to 128 days in the past two weeks, a slight Buyer's Market (between 120 and 150 days). As the market continues to awaken, the market will move to a Balanced Market (between 90 and 120 days). Last year, the Expected Market Time was at 64 days, knocking on the door of a HOT Seller's Market.

**Luxury End: The luxury housing market showed some life and is beginning to thaw.**

In the past two-weeks, demand for homes above \$1.25 million increased by 40 pending sales, a 27% increase, and now totals 187. The luxury home inventory increased by 44 homes and now totals 1,870, a 2% increase. The overall expected market time for homes priced above \$1.25 million dropped from 373 to 300 days over the past two-weeks.

Year over year, luxury demand is down by 45 pending sales, or 27%, and the active luxury listing inventory is up by an additional 314 homes, or 27%. The expected market time last year was at 207 days, significantly better than today.

For homes priced between \$1.25 million and \$1.5 million, in the past two-weeks, the expected market time decreased from 252 to 185 days. For homes priced between \$1.5 million and \$2 million, the expected market time decreased from 365 to 305 days. For homes priced between \$2 million and \$4 million, the expected market time decreased from 347 to 314 days. For homes priced above \$4 million, the expected market time decreased from 1,279 to 794 days. At 794 days, a seller would be looking at placing their home into escrow around the end of **March 2021**.

	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	97 Days	44%	58%	40 Days
O.C. \$750k-\$1m	102 Days	18%	23%	55 Days
O.C. \$1m-\$1.25m	156 Days	8%	6%	68 Days
O.C. \$1.25m-\$1.5m	185 Days	7%	5%	112 Days
O.C. \$1.5m-\$2m	305 Days	7%	3%	145 Days
O.C. \$2m-\$4m	314 Days	11%	4%	221 Days
O.C. \$4m+	794 Days	5%	1%	355 Days

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## Orange County Housing Market Summary:

- The active listing inventory increased by 211 homes in the past two weeks and now totals 6,122, a 4% rise. Last year, there were 3,774 homes on the market, 2,348 fewer than today. There are 62% more homes than last year.
- In 2018, 11% fewer homes came on the market below \$500,000 compared to 2017, and there were 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, climbed in the past two-weeks by 270 pending sales, up 21%, and now totals 1,435, its lowest level for this time of the year since 2008. Last year, there were 1,764 pending sales, 23% more than today.
- The Expected Market Time for all of Orange County decreased from 152 days two weeks ago to 128 days today, a slight Buyer's Market (between 120 to 150 days) and the highest level for this time of the year since 2011. It was at 64 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 97 days. This range represents 44% of the active inventory and 58% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 102 days, a Balanced Market. This range represents 18% of the active inventory and 23% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 156 days, a Buyer's Market.
- For luxury homes priced between \$1.25 million and \$1.5 million, in the past two weeks, the expected market time decreased from 252 to 185 days. For homes priced between \$1.5 million and \$2 million, the expected market time decreased from 365 to 305 days. For luxury homes priced between \$2 million and \$4 million, the expected market time decreased from 347 to 314 days. For luxury homes priced above \$4 million, the expected market time decreased from 1,279 to 794 days.
- The luxury end, all homes above \$1.25 million, accounts for 30% of the inventory and only 13% of demand.
- Distressed homes, both short sales and foreclosures combined, made up only 0.9% of all listings and 2.1% of demand. There are only 17 foreclosures and 39 short sales available to purchase today in all of Orange County, 56 total distressed homes on the active market, down 11 from two-weeks ago. Last year there were 47 total distressed homes on the market, slightly less than today.
- There were 1,789 closed residential resales in December, 21% fewer than December 2017's 2,269. December marked a 12% drop over November 2018. The sales to list price ratio was 96.3% for all of Orange County. Foreclosures accounted for just 0.4% of all closed sales, and short sales accounted for 0.7%. That means that 98.9% of all sales were good ol' fashioned sellers with equity.



	Current Actives 1/24/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 1/24/2019	2-Weeks Ago 1/10/2019	4-Weeks Ago 12/27/2018	1-Year Ago 1/25/2018	2-Years Ago 1/26/2017	Average Active List Price 1/24/2019
Aliso Viejo	107	45	71	140	105	26	30	\$660k
Anaheim	236	77	92	81	80	43	52	\$595k
Anaheim Hills	96	31	93	127	192	41	69	\$1.1m
Brea	67	19	106	98	134	61	62	\$988k
Buena Park	88	31	85	96	100	47	32	\$630k
Corona Del Mar	103	8	386	248	433	215	194	\$4.4m
Costa Mesa	160	44	109	167	141	64	58	\$931k
Coto De Caza	75	17	132	115	116	115	84	\$2.2m
Cypress	53	19	84	155	88	23	37	\$705k
Dana Point	191	25	229	183	194	118	106	\$3.0m
Dove Canyon	12	1	360	110	51	50	23	\$1.2m
Foothill Ranch	23	12	58	168	173	26	32	\$668k
Fountain Valley	46	13	106	62	59	36	43	\$776k
Fullerton	210	57	111	119	99	53	63	\$811k
Garden Grove	129	41	94	84	67	39	58	\$609k
Huntington Beach	338	86	118	125	106	61	58	\$1.3m
Irvine	661	110	180	211	165	68	75	\$1.4m
La Habra	83	29	86	101	111	49	40	\$632k
La Palma	10	3	100	110	195	35	26	\$709k
Ladera Ranch	80	19	126	174	145	80	53	\$1.5m
Laguna Beach	244	20	366	400	293	309	217	\$5.0m
Laguna Hills	70	23	91	146	144	52	60	\$1.4m
Laguna Niguel	223	45	149	150	146	62	58	\$1.4m
Laguna Woods	221	58	114	139	146	70	74	\$352k
Lake Forest	105	30	105	108	89	36	41	\$672k
Los Alamitos	11	4	83	180	120	45	18	\$966k
Mission Viejo	229	46	149	135	116	47	39	\$752k
Newport Beach	323	41	236	309	267	138	184	\$3.6m
Newport Coast	83	7	356	615	205	87	224	\$7.3m
North Tustin	67	11	183	525	233	80	122	\$2.0m
Orange	220	70	94	123	105	50	59	\$878k
Placentia	62	29	64	108	135	55	45	\$703k
Portola Hills	17	1	510	180	41	0	65	\$702k
Rancho Mission Viejo	42	6	210	510	204	230	190	\$781k
Rancho Santa Marg.	78	36	65	95	79	28	38	\$571k
Rossmoor	20	8	75	173	210	17	*	\$1.5m
San Clemente	196	57	103	195	174	87	98	\$1.8m
San Juan	105	14	225	238	216	72	140	\$1.8m
Santa Ana	278	64	130	139	138	59	54	\$577k
Seal Beach	170	27	189	215	199	59	63	\$423k
Stanton	30	10	90	145	133	36	45	\$601k
Talega	44	12	110	146	210	72	83	\$1.2m
Tustin	98	28	105	136	105	29	52	\$901k
Villa Park	14	4	105	47	77	51	63	\$1.6m
Westminster	48	20	72	66	63	37	46	\$725k
Yorba Linda	210	55	115	176	130	76	79	\$1.3m
All of O.C.	6,122	1,435	128	152	134	64	67	\$1.5m



## Attached Homes

	Current Actives 1/24/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 1/24/2019	2-Weeks Ago 1/10/2019	4-Weeks Ago 12/27/2018	1-Year Ago 1/25/2018	2-Years Ago 1/26/2017	Average Active List Price 1/24/2019
All of O.C.	2,246	556	121	141	133	46	50	\$674k
O.C. \$0-\$250k	155	37	126	144	151	45	36	\$196k
O.C. \$250k-\$500k	921	252	110	116	106	39	37	\$396k
O.C. \$500k-\$750k	680	200	102	130	125	38	53	\$610k
O.C. \$750k-\$1m	227	41	166	244	232	71	113	\$863k
O.C. \$1m+	263	26	303	311	330	123	235	\$1.9m

Current Actives Vacant **40.5%**

## Detached Homes

	Current Actives 1/24/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 1/24/2019	2-Weeks Ago 1/10/2019	4-Weeks Ago 12/27/2018	1-Year Ago 1/25/2018	2-Years Ago 1/26/2017	Average Active List Price 1/24/2019
All of O.C.	3,851	874	132	160	134	77	80	\$2.0m
O.C. \$0-\$500k	45	31	44	63	46	38	41	\$424k
O.C. \$500k-\$750k	859	307	84	86	74	44	44	\$653k
O.C. \$750k-\$1m	864	282	92	130	107	52	68	\$867k
O.C. \$1m-\$1.25m	403	89	136	157	162	65	93	\$1.1m
O.C. \$1.25m-\$1.5m	354	60	177	248	196	107	93	\$1.4m
O.C. \$1.5m-\$2m	389	37	315	394	233	150	178	\$1.8m
O.C. \$2m-\$4m	611	57	322	346	311	218	243	\$2.8m
O.C. \$4m+	331	11	903	1635	987	383	328	\$9.4m

Current Actives Vacant **27.1%**

## All Homes

	Current Actives 1/24/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 1/24/2019	2-Weeks Ago 1/10/2019	4-Weeks Ago 12/27/2018	1-Year Ago 1/25/2018	2-Years Ago 1/26/2017	Average Active List Price 1/24/2019
All of O.C.	6,122	1,435	128	152	134	64	67	\$1.5m
O.C. \$0-\$500k	1,132	323	105	115	105	39	37	\$370k
O.C. \$500k-\$750k	1,543	508	91	101	91	41	47	\$634k
O.C. \$750k-\$1m	1,097	324	102	144	122	55	73	\$866k
O.C. \$1m-\$1.25m	485	93	156	176	166	68	98	\$1.1m
O.C. \$1.25m-\$1.5m	408	66	185	252	211	112	98	\$1.4m
O.C. \$1.5m-\$2m	448	44	305	365	245	145	195	\$1.8m
O.C. \$2m-\$4m	670	64	314	347	329	221	254	\$2.8m
O.C. \$4m+	344	13	794	1279	941	355	336	\$9.2m

Current Actives Vacant **32.0%**





	Units Sold Dec 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 Dec 2017
Aliso Viejo	33	\$602,815	\$613,798	98.2%	\$318k	\$835k	1,438	\$419	57
Anaheim	103	\$517,880	\$521,325	99.3%	\$275k	\$869k	1,396	\$371	117
Anaheim Hills	38	\$745,610	\$743,640	100.3%	\$414k	\$1.3m	2,060	\$362	38
Brea	22	\$689,359	\$703,249	98.0%	\$410k	\$1.6m	1,882	\$366	32
Buena Park	35	\$596,568	\$611,158	97.6%	\$369k	\$900k	1,577	\$378	34
Corona Del Mar	13	\$3,055,385	\$3,184,923	95.9%	\$1.1m	\$7.5m	2,663	\$1,148	18
Costa Mesa	50	\$836,289	\$850,805	98.3%	\$400k	\$2.1m	1,710	\$489	60
Coto De Caza	10	\$1,496,500	\$1,547,699	96.7%	\$782k	\$2.4m	4,152	\$360	15
Cypress	20	\$714,148	\$716,619	99.7%	\$480k	\$1.2m	1,928	\$370	23
Dana Point	27	\$1,490,000	\$1,545,877	96.4%	\$150k	\$10.3m	2,305	\$646	35
Dove Canyon	3	\$858,167	\$871,333	98.5%	\$755k	\$958k	2,597	\$330	9
Foothill Ranch	8	\$669,861	\$683,272	98.0%	\$438k	\$850k	1,634	\$410	10
Fountain Valley	30	\$757,155	\$766,473	98.8%	\$390k	\$1.2m	1,806	\$419	24
Fullerton	58	\$722,081	\$734,368	98.3%	\$185k	\$2.5m	1,828	\$395	75
Garden Grove	67	\$613,327	\$623,598	98.4%	\$272k	\$1.5m	1,619	\$379	83
Huntington Beach	109	\$924,249	\$946,471	97.7%	\$239k	\$5.4m	1,773	\$521	152
Irvine	180	\$94,700	\$1,035,847	96.0%	\$236k	\$5.4m	2,044	\$487	207
La Habra	40	\$562,923	\$569,347	98.9%	\$280k	\$870k	1,569	\$359	40
La Palma	6	\$656,833	\$660,825	99.4%	\$486k	\$830k	1,939	\$339	11
Ladera Ranch	29	\$1,018,834	\$1,049,445	97.1%	\$500k	\$3.5m	2,609	\$390	46
Laguna Beach	13	\$5,750,812	\$7,740,292	74.3%	\$638k	\$19.0m	3,125	\$1,840	30
Laguna Hills	20	\$800,975	\$836,327	95.8%	\$290k	\$2.5m	1,865	\$429	22
Laguna Niguel	57	\$782,165	\$790,061	99.0%	\$320k	\$1.9m	1,884	\$415	77
Laguna Woods	45	\$377,892	\$390,370	96.8%	\$29k	\$1.1m	1,159	\$326	91
Lake Forest	35	\$604,331	\$609,751	99.1%	\$268k	\$1.0m	1,685	\$359	51
Los Alamitos	6	\$708,500	\$718,150	98.7%	\$435k	\$1.0m	1,683	\$421	7
Mission Viejo	82	\$688,089	\$703,158	97.9%	\$270k	\$1.5m	1,799	\$382	102
Newport Beach	45	\$2,157,388	\$2,246,975	96.0%	\$490k	\$6.2m	2,306	\$936	75
Newport Coast	15	\$2,955,667	\$3,134,000	94.3%	\$920k	\$6.8m	3,189	\$927	20
North Tustin	17	\$1,213,088	\$1,266,618	95.8%	\$740k	\$3.2m	3,104	\$391	15
Orange	84	\$675,645	\$697,103	96.9%	\$325k	\$2.3m	1,788	\$378	100
Placentia	34	\$610,824	\$622,139	98.2%	\$290k	\$879k	1,741	\$351	34
Portola Hills	8	\$592,375	\$603,963	98.1%	\$310k	\$950k	1,744	\$340	10
Rancho Mission Viejo	9	\$722,154	\$751,988	96.0%	\$460k	\$1.4m	1,831	\$394	10
Rancho Santa Marg.	28	\$600,254	\$604,857	99.2%	\$308k	\$935k	1,581	\$380	59
Rossmore	7	\$1,075,771	\$1,108,700	97.0%	\$825k	\$1.5m	2,087	\$516	4
San Clemente	59	\$1,309,495	\$1,380,910	94.8%	\$306k	\$6.1m	2,683	\$488	68
San Juan	32	\$1,138,869	\$1,051,505	108.3%	\$265k	\$6.3m	2,522	\$452	33
Santa Ana	100	\$541,235	\$564,985	95.8%	\$45k	\$1.3m	1,429	\$379	111
Seal Beach	42	\$468,274	\$484,111	96.7%	\$135k	\$4.3m	1,169	\$400	60
Stanton	12	\$504,491	\$506,624	99.6%	\$400k	\$589k	1,229	\$411	13
Talega	12	\$821,440	\$842,375	97.5%	\$490k	\$1.3m	2,455	\$335	10
Tustin	39	\$722,048	\$742,466	97.3%	\$155k	\$1.6m	1,752	\$412	51
Villa Park	5	\$1,920,439	\$1,958,200	98.1%	\$1.5m	\$2.5m	5,078	\$378	3
Westminster	28	\$657,670	\$670,750	98.0%	\$400k	\$815k	1,709	\$385	35
Yorba Linda	42	\$835,602	\$859,157	97.3%	\$375k	\$2.2m	2,205	\$379	70
All of O.C.	1,789	\$883,587	\$917,906	96.3%	\$29k	\$19.0m	1,882	\$469	2,269
O.C. \$0-\$500k	400	\$374,088	\$382,094	97.9%	\$29k	\$500k	1,030	\$363	596
O.C. \$500k-\$750k	673	\$629,426	\$638,294	98.6%	\$505k	\$750k	1,549	\$406	840
O.C. \$750k-\$1m	360	\$847,187	\$862,591	98.2%	\$752k	\$1.0m	2,158	\$393	393
O.C. \$1m-\$1.25m	131	\$1,113,751	\$1,149,276	96.9%	\$1.0m	\$1.25m	2,611	\$427	166
O.C. \$1.25m-\$1.5m	75	\$1,372,553	\$1,415,108	97.0%	\$1.26m	\$1.5m	2,969	\$462	74
O.C. \$1.5m-\$2m	69	\$1,730,117	\$1,766,772	97.9%	\$1.5m	\$2.0m	3,471	\$498	89
O.C. \$2m-4m	55	\$2,662,457	\$2,788,979	95.5%	\$2.0m	\$3.9m	3,846	\$692	82
O.C. \$4m+	26	\$6,898,363	\$8,023,112	86.0%	\$4.1m	\$19.0m	4,633	\$1,489	29

\*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 1/24/2019	Total 1/24/2019	% of Active Inventory 1/24/2019	Attached	Current Actives 1/24/2019	Number of Foreclosures & Short Sale Actives 1/24/2019	% of Active Inventory 1/24/2019
Aliso Viejo	107	0	0.0%	All of O.C.	2,246	14	0.6%
Anaheim	236	5	2.1%	O.C. \$0-\$250k	155	1	0.6%
Anaheim Hills	96	1	1.0%	O.C. \$250k-\$500k	921	11	1.2%
Brea	67	0	0.0%	O.C. \$500k-\$750k	680	1	0.1%
Buena Park	88	2	2.3%	O.C. \$750k-\$1m	227	0	0.0%
Corona Del Mar	103	0	0.0%	O.C. \$1m+	263	1	0.4%
Costa Mesa	160	1	0.6%	<b>Detached</b>			
Coto De Caza	75	0	0.0%	All of O.C.	3,851	42	1.1%
Cypress	53	1	1.9%	O.C. \$0k-\$500k	45	2	4.4%
Dana Point	191	0	0.0%	O.C. \$500k-\$750k	859	11	1.3%
Dove Canyon	12	0	0.0%	O.C. \$750k-\$1m	864	15	1.7%
Foothill Ranch	23	0	0.0%	O.C. \$1m-\$1.5m	403	3	0.7%
Fountain Valley	46	1	2.2%	O.C. \$1.25m-\$1.5m	354	2	0.6%
Fullerton	210	3	1.4%	O.C. \$1.5m-\$2m	389	4	1.0%
Garden Grove	129	0	0.0%	O.C. \$2m-\$4m	611	3	0.5%
Huntington Beach	338	3	0.9%	O.C. \$4m+	331	2	0.6%
Irvine	661	5	0.8%	<b>All Homes</b>			
La Habra	83	0	0.0%	All of O.C.	6,122	56	0.9%
La Palma	10	0	0.0%	O.C. \$0k-\$500k	1,132	14	1.2%
Ladera Ranch	80	1	1.3%	O.C. \$500k-\$750k	1,543	12	0.8%
Laguna Beach	244	2	0.8%	O.C. \$750k-\$1m	1,097	15	1.4%
Laguna Hills	70	3	4.3%	O.C. \$1m-\$1.25m	485	3	0.6%
Laguna Niguel	223	1	0.4%	O.C. \$1.25m-\$1.5m	408	2	0.5%
Laguna Woods	221	1	0.5%	O.C. \$1.5m-\$2m	448	4	0.9%
Lake Forest	105	1	1.0%	O.C. \$2m-\$4m	670	4	0.6%
Los Alamitos	11	0	0.0%	O.C. \$4m+	344	2	0.6%
Mission Viejo	229	3	1.3%	<b>County High Shares - Account for 55%</b>			
Newport Beach	323	2	0.6%	Laguna Hills	70	3	4.3%
Newport Coast	83	1	1.2%	San Juan	105	4	3.8%
North Tustin	67	0	0.0%	Buena Park	88	2	2.3%
Orange	220	2	0.9%	Fountain Valley	46	1	2.2%
Placentia	62	0	0.0%	Santa Ana	278	6	2.2%
Portola Hills	17	0	0.0%	Anaheim	236	5	2.1%
Rancho Mission Viejo	42	0	0.0%	Cypress	53	1	1.9%
Rancho Santa Marg.	78	1	1.3%	Fullerton	210	3	1.4%
Rossmoor	20	0	0.0%	Yorba Linda	210	3	1.4%
San Clemente	196	1	0.5%	Mission Viejo	229	3	1.3%
San Juan	105	4	3.8%	<b>County Low Shares - No Distressed</b>			
Santa Ana	278	6	2.2%	Aliso Viejo	Los Alamitos		
Seal Beach	170	1	0.6%	Brea	North Tustin		
Stanton	30	0	0.0%	Corona del Mar	Placentia		
Talega	44	0	0.0%	Coto de Caza	Portola Hills		
Tustin	98	1	1.0%	Dana Point	Rancho Mission Viejo		
Villa Park	14	0	0.0%	Dove Canyon	Rossmoor		
Westminster	48	0	0.0%	Foothill Ranch	Stanton		
Yorba Linda	210	3	1.4%	Garden Grove	Talega		
All of O.C.	6,122	56	0.9%	La Habra	Villa Park		
				La Palma	Westminster		
<b>Orange County Distressed Breakdown</b>							
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)				
Total Foreclosures	17	11	46				
Total Short Sale	39	19	62				

\*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 1/24/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 1/24/2019	2-Weeks Ago 1/10/2019	4-Weeks Ago 12/27/2018	1-Year Ago 1/25/2018	2-Years Ago 1/26/2017
Los Angeles County	13,010	3,089	126	135	112	70	73
Orange County	6,122	1,435	128	152	134	64	67
Riverside County	9,347	1,893	148	178	166	109	119
San Bernardino County	6,387	1,551	124	144	135	75	78
San Diego County	6,913	2,015	103	124	122	59	55
Ventura County	1,528	527	87	103	87	52	*
<b>SOCAL TOTALS</b>	<b>43,307</b>	<b>10,510</b>	<b>124</b>	<b>142</b>	<b>128</b>	<b>74</b>	<b>78</b>

### Distressed Properties - Foreclosures and Short Sales

	Current Actives 1/24/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 1/24/2019	2-Weeks Ago 1/10/2019	4-Weeks Ago 12/27/2018	1-Year Ago 1/25/2018	2-Years Ago 1/26/2017
Los Angeles County	189	37	153	56	68	36	36
Orange County	56	30	56	74	70	36	36
Riverside County	244	79	93	119	97	56	59
San Bernardino County	161	71	68	73	76	54	48
San Diego County	52	26	60	84	72	33	23
Ventura County	35	22	48	57	51	20	*
<b>SOCAL TOTALS</b>	<b>737</b>	<b>265</b>	<b>83</b>	<b>77</b>	<b>77</b>	<b>43</b>	<b>41</b>