



Orange County Housing Report: The Neutral Zone

February 10, 2019

After three months of a slight Buyer's Market, Orange County housing has moved back to a Balanced Market.

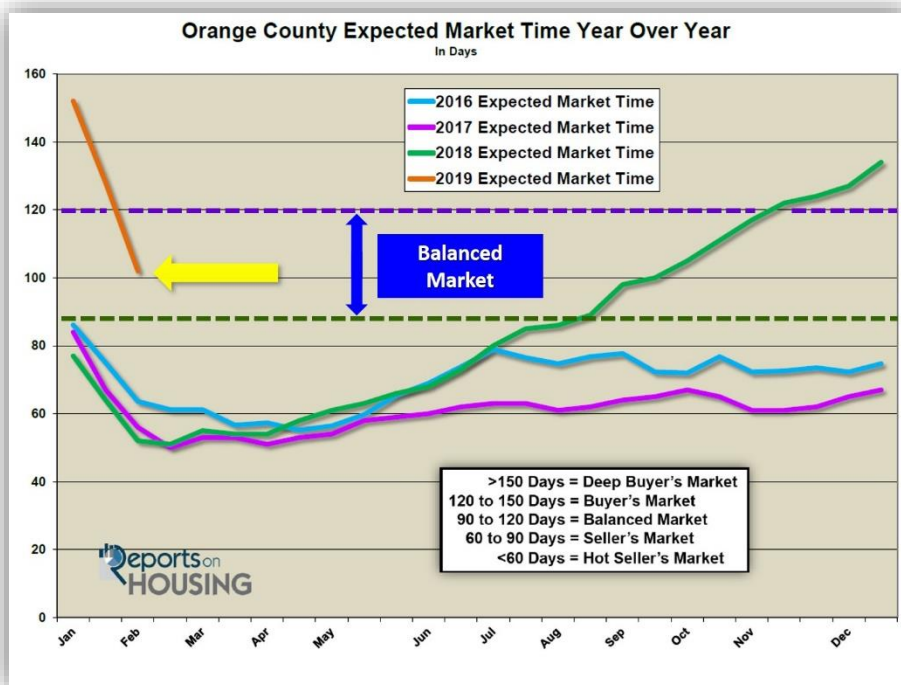


Back to Balance: With rising demand, the housing market transitioned to a Balanced Market.

Let's paint a picture. It is the end of the school year and time for thousands to graduate from college and embark on the next chapter in their lives. Arenas and stadiums across the country will bestow degrees to young adults eager to make their mark on the world. Their heads are filled with the highest expectations: instant job offers, the job of their choice, and an attractive salary. Then, reality sets in. They move back in with their parents. Their résumé is distributed to a myriad of companies, but there is no instant offer. Finally, after months of looking, they stumble upon an entry level position that pays very little. It all boils down to unrealistic expectations.

Similarly, sellers in 2019 are experiencing the plight of unrealistic expectations. Many are coming on the market expecting a hot Seller's Market in the spring like 2012 through 2018: instant offers, instant success, full price offers, and buyers tripping over themselves to purchase their home. That is just not the Spring Market in 2019. Like college graduates, it all boils down to unrealistic expectations.

The Spring Market is officially here. Now that the New England Patriots have clinched yet another Super Bowl victory, the housing market moves to **THE** very best time of the year to sell a home, from now through the end of April. That is three months of perfect market conditions, rising demand and not as much seller competition. The Expected Market Time (the amount of time it will take to list a home today and place it into escrow down the road) drops to its lowest level of the year and remains there through April.



Buyer demand peaks in May and slowly drops from there. At the same time, the active inventory rises as more homeowners opt to come on the market from May through July. With falling demand and a rising inventory, the Expected Market Time **rises**. It continues to rise until it peaks, customarily between July and August. Last year, it did not peak until ringing in a New Year because demand dropped considerably while the active inventory continued growing until the end of October.

For the next three months it is the best time to sell a home. In the past couple of weeks, demand jumped by 25%, normal for this time of the year, while the active inventory remained nearly the same. As a result, the Expected Market Time dropped from 128 days, a slight Buyer's Market, to 102 days, a Balanced Market. It is a market that does not favor buyers or sellers. It was a Balanced Market last year from September

through the start of November. It shifted to a slight Buyer's Market the week of Thanksgiving, but just shifted back to balance within the last two weeks with stronger demand. Since January 1st, demand has increased by 51% and the active inventory has only increased by 10%; thus, the huge drop in the Expected Market Time.



Right now, the Orange County housing market is a Balanced Market, noticeably different than past seven years when it leaned heavily in favor of sellers. That is when sellers called the shots and prices climbed. Many sellers are eagerly coming on the market now anticipating a hot Seller's Market once again; instead, they are encountering today's Balanced Market. Homes are sitting on the market longer. There are markedly fewer showings. Success is determined by the sellers who accurately price their homes and pack their patience. The market no longer provided instantaneous success with multiple offers. Only homes that are nicely upgraded, show like a model, and are priced well fly off the market. They are the exception, not the rule.

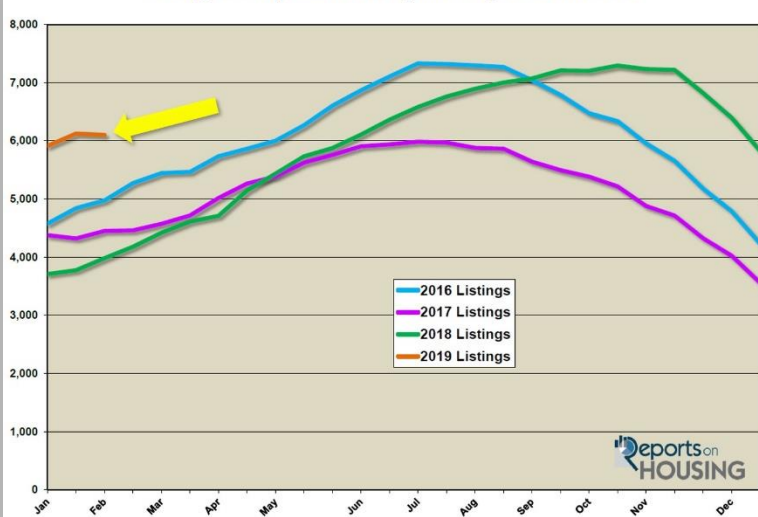
The market is not going to get much better than where it is today, balanced. It will most likely remain balanced throughout the Spring Market. In May, as the Expected Market Time starts to rise, slowly, but surely, Orange County housing will become more sluggish and tilt more in the buyer's favor.

Active Inventory: *In the past couple of weeks, the active inventory decreased by 22 homes.*

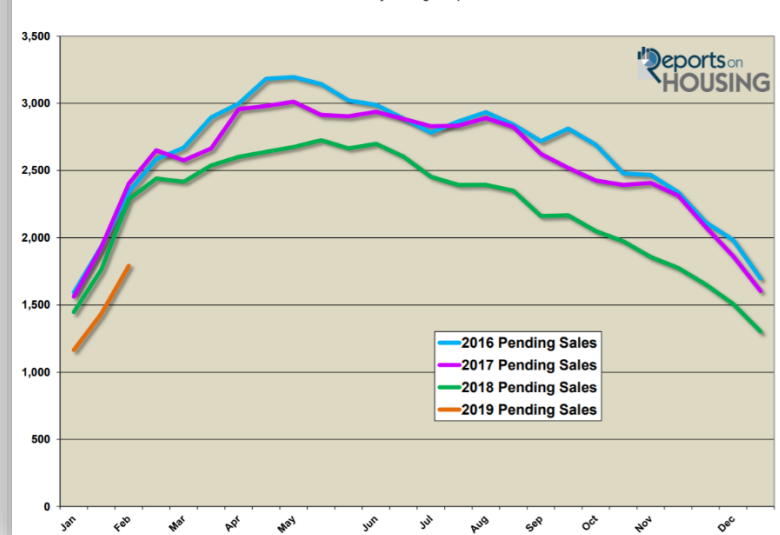
In the past two weeks, the active inventory decreased by 22 homes, almost no change, and now totals 6,100. The lack of a rise is partially due to increased demand, with more homes going into escrow; but, it is also due to the fact that 5% fewer homes have come on the market so far this year. Nonetheless, expect the inventory to rise through the Spring and Summer markets as more sellers enter the fray.

Last year at this time there were 3,981 homes on the market. That means that there are **53% more homes available today**. This is the highest level of homes on the market in February 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 25%.*

Demand, the number of new pending sales over the prior month, continued to soar. In the past couple of weeks, demand increased by 356 pending sales, or 25%, from 1,435 to 1,791. This is typical for this time of the year. For perspective, demand increased by 30% last year, adding an additional 522 pending sales. Demand 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. Last year at this time, there were 495 additional pending sales, 28% more than today. The current Expected Market Time dropped from 128 days to 102 days in the past two weeks, a Balanced Market (between 90 and 120 days). Last year, the Expected Market Time was at 52 days, a HOT Seller's Market.



Luxury End: *Luxury demand jumped by 33%.*

In the past two-weeks, demand for homes above \$1.25 million increased by 62 pending sales, a 33% increase, and now totals 249. The luxury home inventory decreased by 8 homes and now totals 1,862, almost unchanged. The overall expected market time for homes priced above \$1.25 million dropped from 300 days to 224 over the past two-weeks, a significant improvement.

Year over year, luxury demand is down by 56 pending sales, or 25%, and the active luxury listing inventory is up by an additional 229 homes, or 19%. The expected market time last year was at 167 days, noticeably 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 185 to 144 days. For homes priced between \$1.5 million and \$2 million, the expected market time decreased from 305 to 209 days. For homes priced between \$2 million and \$4 million, the expected market time decreased from 314 to 241 days. For homes priced above \$4 million, the expected market time decreased from 794 to 582 days. At 582 days, a seller would be looking at placing their home into escrow around the **middle of September 2020**.

	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	80 Days	44%	56%	33 Days
O.C. \$750k-\$1m	79 Days	17%	23%	43 Days
O.C. \$1m-\$1.25m	112 Days	8%	7%	54 Days
O.C. \$1.25m-\$1.5m	144 Days	7%	5%	81 Days
O.C. \$1.5m-\$2m	209 Days	7%	4%	122 Days
O.C. \$2m-\$4m	241 Days	11%	4%	163 Days
O.C. \$4m+	582 Days	6%	1%	349 Days



Orange County Housing Market Summary:

- The active listing inventory decreased by 22 homes in the past two weeks and now totals 6,100, almost unchanged. Last year, there were 3,981 homes on the market, 2,119 fewer than today. There are 53% more homes than last year.
- In January, 2% fewer homes came on the market below \$500,000 compared to 2018, and there were 19% fewer closed sales. Fewer and fewer homes and condominiums are now priced below \$500,000. This price range is continuing to vanish.
- Demand, the number of pending sales over the prior month, soared in the past two-weeks by 356 pending sales, up 25%, and now totals 1,791, its lowest level for this time of the year since 2008. Last year, there were 2,286 pending sales, 28% more than today.
- The Expected Market Time for all of Orange County decreased from 128 days two weeks ago to 102 days today, a Balanced Market (between 90 to 120 days) and the highest level for this time of the year since 2011. It was at 52 days last year.
- For homes priced below \$750,000, the market is a slight Seller's Market (between 60 and 90 days) with an expected market time of 80 days. This range represents 44% of the active inventory and 56% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 79 days, a slight Seller's Market. This range represents 17% of the active inventory and 23% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 112 days, a Balanced Market.
- For luxury homes priced between \$1.25 million and \$1.5 million, in the past two weeks, the expected market time decreased from 185 to 144 days. For homes priced between \$1.5 million and \$2 million, the expected market time decreased from 305 to 209 days. For luxury homes priced between \$2 million and \$4 million, the expected market time decreased from 314 to 241 days. For luxury homes priced above \$4 million, the expected market time decreased from 794 to 582 days.
- The luxury end, all homes above \$1.25 million, accounts for 31% of the inventory and only 14% of demand.
- Distressed homes, both short sales and foreclosures combined, made up only 1% of all listings and 1.6% of demand. There are only 18 foreclosures and 41 short sales available to purchase today in all of Orange County, 59 total distressed homes on the active market, up 3 from two-weeks ago. Last year there were 39 total distressed homes on the market, slightly less than today.
- There were 1,461 closed residential resales in January, 19% fewer than January 2018's 1,800 closed sales. January marked an 18% drop from December 2018. The sales to list price ratio was 96.7% for all of Orange County. Foreclosures accounted for just 0.8% of all closed sales, and short sales accounted for 0.6%. That means that 98.6% of all sales were good ol' fashioned sellers with equity.



	Current Actives 2/7/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 2/7/2019	2-Weeks Ago 1/24/2019	4-Weeks Ago 1/10/2019	1-Year Ago 2/8/2018	2-Years Ago 2/9/2017	Average Active List Price 2/7/2019
Aliso Viejo	107	56	57	71	140	23	23	\$665k
Anaheim	227	92	74	92	81	32	43	\$591k
Anaheim Hills	97	47	62	93	127	38	53	\$1.0m
Brea	66	23	86	106	98	39	47	\$1.0m
Buena Park	87	31	84	85	96	40	38	\$660k
Corona Del Mar	105	9	350	386	248	132	106	\$4.4m
Costa Mesa	168	51	99	109	167	50	51	\$949k
Coto De Caza	74	22	101	132	115	86	82	\$2.2m
Cypress	49	23	64	84	155	27	28	\$674k
Dana Point	203	28	218	229	183	88	109	\$3.0m
Dove Canyon	12	1	360	360	110	90	60	\$1.2m
Foothill Ranch	22	14	47	58	168	13	26	\$686k
Fountain Valley	42	14	90	106	62	27	31	\$763k
Fullerton	184	81	68	111	119	41	60	\$822k
Garden Grove	150	41	110	94	84	31	40	\$612k
Huntington Beach	345	104	100	118	125	46	49	\$1.3m
Irvine	689	139	149	180	211	47	58	\$1.4m
La Habra	85	36	71	86	101	40	35	\$617k
La Palma	8	4	60	100	110	24	41	\$718k
Ladera Ranch	81	27	90	126	174	58	44	\$1.4m
Laguna Beach	237	30	237	366	400	251	164	\$5.0m
Laguna Hills	79	22	108	91	146	48	63	\$1.4m
Laguna Niguel	223	58	115	149	150	50	57	\$1.4m
Laguna Woods	223	57	117	114	139	63	47	\$347k
Lake Forest	100	39	77	105	108	39	39	\$663k
Los Alamitos	13	3	130	83	180	42	60	\$845k
Mission Viejo	229	69	100	149	135	40	39	\$759k
Newport Beach	323	54	179	236	309	104	145	\$3.6m
Newport Coast	87	9	290	356	615	133	188	\$6.6m
North Tustin	62	24	78	183	525	49	88	\$2.0m
Orange	214	89	72	94	123	44	49	\$876k
Placentia	56	35	48	64	108	36	34	\$714k
Portola Hills	15	3	150	510	180	75	33	\$700k
Rancho Mission Viejo	53	10	159	210	510	73	132	\$837k
Rancho Santa Marg.	92	36	77	65	95	31	21	\$595k
Rossmoor	22	8	83	75	173	30	*	\$1.5m
San Clemente	194	68	86	103	195	61	79	\$1.8m
San Juan	101	24	126	225	238	61	70	\$1.9m
Santa Ana	254	83	92	130	139	49	51	\$590k
Seal Beach	170	39	131	189	215	59	43	\$405k
Stanton	26	15	52	90	145	30	36	\$613k
Talega	44	14	94	110	146	81	60	\$1.2m
Tustin	96	39	74	105	136	43	43	\$909k
Villa Park	11	3	110	105	47	65	95	\$1.5m
Westminster	45	18	75	72	66	25	59	\$707k
Yorba Linda	191	71	81	115	176	70	64	\$1.2m
All of O.C.	6,100	1,791	102	128	152	52	56	\$1.5m



Attached Homes

	Current Actives 2/7/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 2/7/2019	2-Weeks Ago 1/24/2019	4-Weeks Ago 1/10/2019	1-Year Ago 2/8/2018	2-Years Ago 2/9/2017	Average Active List Price 2/7/2019
All of O.C.	2,230	695	96	121	141	41	40	\$677k
O.C. \$0-\$250k	161	42	115	126	144	51	28	\$198k
O.C. \$250k-\$500k	905	321	85	110	116	34	31	\$395k
O.C. \$500k-\$750k	682	243	84	102	130	35	40	\$612k
O.C. \$750k-\$1m	223	55	122	166	244	60	96	\$867k
O.C. \$1m+	259	34	229	303	311	96	129	\$1.9m

Current Actives Vacant **38.9%**

Detached Homes

	Current Actives 2/7/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 2/7/2019	2-Weeks Ago 1/24/2019	4-Weeks Ago 1/10/2019	1-Year Ago 2/8/2018	2-Years Ago 2/9/2017	Average Active List Price 2/7/2019
All of O.C.	3,870	1,096	106	132	160	59	66	\$2.0m
O.C. \$0-\$500k	59	31	57	44	63	29	32	\$429k
O.C. \$500k-\$750k	876	368	71	84	86	31	39	\$655k
O.C. \$750k-\$1m	840	350	72	92	130	39	50	\$869k
O.C. \$1m-\$1.25m	422	117	108	136	157	51	79	\$1.1m
O.C. \$1.25m-\$1.5m	344	76	136	177	248	80	79	\$1.4m
O.C. \$1.5m-\$2m	399	60	200	315	394	128	155	\$1.8m
O.C. \$2m-\$4m	595	77	232	322	346	160	222	\$2.8m
O.C. \$4m+	335	17	591	903	1635	355	297	\$9.1m

Current Actives Vacant **25.9%**

All Homes

	Current Actives 2/7/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 2/7/2019	2-Weeks Ago 1/24/2019	4-Weeks Ago 1/10/2019	1-Year Ago 2/8/2018	2-Years Ago 2/9/2017	Average Active List Price 2/7/2019
All of O.C.	6,100	1,791	102	128	152	52	56	\$1.5m
O.C. \$0-\$500k	1,125	394	86	105	115	35	31	\$368k
O.C. \$500k-\$750k	1,558	611	76	91	101	32	39	\$637k
O.C. \$750k-\$1m	1,063	405	79	102	144	43	54	\$868k
O.C. \$1m-\$1.25m	492	132	112	156	176	54	80	\$1.1m
O.C. \$1.25m-\$1.5m	402	84	144	185	252	81	80	\$1.4m
O.C. \$1.5m-\$2m	459	66	209	305	365	122	153	\$1.8m
O.C. \$2m-\$4m	652	81	241	314	347	163	232	\$2.8m
O.C. \$4m+	349	18	582	794	1,279	349	306	\$9.0m

Current Actives Vacant **30.7%**



	Units Sold Jan 2019	Average Sales Price	Average List Price	Sales to List			Avg. Square Feet	Avg. \$ Per Square Feet	Units Sold Jan 2018
				Price Ratio	Low Price	High Price			
Aliso Viejo	32	\$591,306	\$597,961	98.9%	\$364k	\$1.2m	1,501	\$394	49
Anaheim	88	\$576,736	\$582,440	99.0%	\$250k	\$1.1m	1,622	\$356	99
Anaheim Hills	20	\$762,923	\$807,557	94.5%	\$360k	\$1.9m	2,163	\$353	39
Brea	24	\$701,537	\$719,065	97.6%	\$495k	\$1.5m	1,753	\$400	19
Buena Park	28	\$571,664	\$576,175	99.2%	\$420k	\$845k	1,518	\$377	34
Corona Del Mar	12	\$4,426,875	\$4,987,667	88.8%	\$1.4m	\$10.0m	3,684	\$1,202	16
Costa Mesa	39	\$997,542	\$1,009,081	98.9%	\$415k	\$2.2m	2,011	\$496	64
Coto De Caza	14	\$1,702,357	\$1,806,227	94.2%	\$795k	\$4.4m	4,695	\$363	3
Cypress	23	\$682,783	\$700,182	97.5%	\$420k	\$1.3m	1,779	\$384	31
Dana Point	37	\$1,070,671	\$1,130,639	94.7%	\$285k	\$3.4m	1,821	\$588	28
Dove Canyon	5	\$865,500	\$899,200	96.3%	\$715k	\$1.0m	2,954	\$293	5
Foothill Ranch	10	\$708,249	\$709,389	99.8%	\$429k	\$986k	1,840	\$385	10
Fountain Valley	23	\$730,322	\$734,414	99.4%	\$340k	\$1.1m	1,647	\$443	28
Fullerton	64	\$724,960	\$704,345	102.9%	\$280k	\$1.8m	1,960	\$370	68
Garden Grove	58	\$581,482	\$588,585	98.8%	\$284k	\$1.2m	1,496	\$389	66
Huntington Beach	93	\$907,614	\$932,581	97.3%	\$31k	\$3.7m	1,829	\$496	114
Irvine	121	1,072,185	\$1,122,872	95.5%	\$236k	\$9.3m	2,170	\$494	148
La Habra	33	\$591,439	\$598,738	98.8%	\$270k	\$1.3m	1,595	\$371	22
La Palma	4	\$628,333	\$641,333	98.0%	\$540k	\$685k	1,556	\$404	7
Ladera Ranch	18	\$864,460	\$879,817	98.3%	\$463k	\$1.8m	2,430	\$356	24
Laguna Beach	22	\$3,164,205	\$3,442,495	91.9%	\$740k	\$21.0m	2,398	\$1,319	30
Laguna Hills	15	\$864,438	\$915,139	94.5%	\$290k	\$2.7m	2,143	\$403	25
Laguna Niguel	59	\$792,704	\$799,122	99.2%	\$330k	\$3.8m	1,873	\$423	50
Laguna Woods	50	\$319,580	\$334,426	95.6%	\$40k	\$800k	1,152	\$277	43
Lake Forest	40	\$624,735	\$631,493	98.9%	\$265k	\$985k	1,709	\$366	42
Los Alamitos	3	\$923,333	\$966,633	95.5%	\$570k	\$1.1m	2,098	\$440	9
Mission Viejo	63	\$707,249	\$713,236	99.2%	\$235k	\$2.9m	1,844	\$384	99
Newport Beach	43	\$2,157,496	\$2,267,612	95.1%	\$465k	\$6.5m	2,377	\$908	54
Newport Coast	8	\$2,889,688	\$3,025,437	95.5%	\$965k	\$5.4m	3,450	\$838	12
North Tustin	10	\$1,233,475	\$1,259,870	97.9%	\$765k	\$2.3m	2,995	\$412	8
Orange	59	\$716,453	\$727,181	98.5%	\$267k	\$2.2m	1,803	\$397	78
Placentia	13	\$688,577	\$695,553	99.0%	\$405k	\$907k	1,913	\$360	28
Portola Hills	7	\$512,571	\$517,543	99.0%	\$386k	\$820k	1,336	\$384	5
Rancho Mission Viejo	4	\$881,000	\$893,600	98.6%	\$650k	\$1.1m	2,287	\$385	9
Rancho Santa Marg.	34	\$589,026	\$599,584	98.2%	\$305k	\$850k	1,526	\$386	33
Rosmoor	6	\$1,075,658	\$1,110,325	96.9%	\$980k	\$1.3m	2,327	\$462	8
San Clemente	41	\$1,071,132	\$1,106,939	96.8%	\$415k	\$3.0m	2,046	\$524	52
San Juan	15	\$646,671	\$547,653	118.1%	\$280k	\$2.1m	1,596	\$405	36
Santa Ana	63	\$497,841	\$507,311	98.1%	\$205k	\$1.5m	1,303	\$382	109
Seal Beach	27	\$370,956	\$370,589	100.1%	\$140k	\$938k	1,135	\$327	42
Stanton	8	\$398,188	\$399,599	99.6%	\$305k	\$440k	1,133	\$352	8
Talega	10	\$849,040	\$864,340	98.2%	\$479k	\$1.3m	2,371	\$358	10
Tustin	28	\$767,813	\$771,441	99.5%	\$350k	\$1.8m	1,914	\$401	46
Villa Park	9	\$1,325,278	\$1,401,765	94.5%	\$870k	\$1.9m	3,888	\$341	3
Westminster	22	\$630,909	\$640,159	98.6%	\$321k	\$995k	1,687	\$374	23
Yorba Linda	40	\$1,012,621	\$1,053,654	96.1%	\$310k	\$4.2m	2,566	\$395	46
All of O.C.	1,461	\$880,437	\$910,222	96.7%	\$31k	\$21.0m	1,888	\$466	1,800
O.C. \$0-\$500k	356	\$377,589	\$383,681	98.4%	\$31k	\$500k	1,042	\$362	438
O.C. \$500k-\$750k	525	\$630,837	\$639,476	98.6%	\$501k	\$750k	1,534	\$411	699
O.C. \$750k-\$1m	291	\$856,419	\$870,836	98.3%	\$751k	\$1.0m	2,164	\$396	346
O.C. \$1m-\$1.25m	104	\$1,114,770	\$1,153,038	96.7%	\$1.0m	\$1.25m	2,603	\$428	118
O.C. \$1.25m-\$1.5m	50	\$1,375,512	\$1,417,591	97.0%	\$1.26m	\$1.5m	2,991	\$460	56
O.C. \$1.5m-\$2m	55	\$1,705,725	\$1,769,372	96.4%	\$1.5m	\$2.0m	3,679	\$464	59
O.C. \$2m-4m	64	\$2,767,233	\$2,894,395	95.6%	\$2.0m	\$4.0m	3,553	\$779	66
O.C. \$4m+	16	\$7,033,322	\$8,089,750	86.9%	\$4.2m	\$21.0m	5,862	\$1,200	18

*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 2/7/2019	Total 2/7/2019	% of Active Inventory 2/7/2019	Attached	Current Actives 2/7/2019	Number of Foreclosures & Short Sale Actives 2/7/2019	% of Active Inventory 2/7/2019
Aliso Viejo	107	0	0.0%	All of O.C.	2,230	16	0.7%
Anaheim	227	5	2.2%	O.C. \$0-\$250k	161	2	1.2%
Anaheim Hills	97	1	1.0%	O.C. \$250k-\$500k	905	12	1.3%
Brea	66	0	0.0%	O.C. \$500k-\$750k	682	1	0.1%
Buena Park	87	2	2.3%	O.C. \$750k-\$1m	223	0	0.0%
Corona Del Mar	105	0	0.0%	O.C. \$1m+	259	1	0.4%
Costa Mesa	168	1	0.6%	Detached			
Coto De Caza	74	0	0.0%	All of O.C.	3,870	43	1.1%
Cypress	49	1	2.0%	O.C. \$0k-\$500k	59	2	3.4%
Dana Point	203	0	0.0%	O.C. \$500k-\$750k	876	13	1.5%
Dove Canyon	12	0	0.0%	O.C. \$750k-\$1m	840	15	1.8%
Foothill Ranch	22	0	0.0%	O.C. \$1m-\$1.5m	422	3	0.7%
Fountain Valley	42	0	0.0%	O.C. \$1.25m-\$1.5m	344	2	0.6%
Fullerton	184	2	1.1%	O.C. \$1.5m-\$2m	399	3	0.8%
Garden Grove	150	2	1.3%	O.C. \$2m-\$4m	595	4	0.7%
Huntington Beach	345	2	0.6%	O.C. \$4m+	335	1	0.3%
Irvine	689	6	0.9%	All Homes			
La Habra	85	0	0.0%	All of O.C.	6,100	59	1.0%
La Palma	8	0	0.0%	O.C. \$0k-\$500k	1,125	16	1.4%
Ladera Ranch	81	3	3.7%	O.C. \$500k-\$750k	1,558	14	0.9%
Laguna Beach	237	1	0.4%	O.C. \$750k-\$1m	1,063	15	1.4%
Laguna Hills	79	3	3.8%	O.C. \$1m-\$1.25m	492	3	0.6%
Laguna Niguel	223	2	0.9%	O.C. \$1.25m-\$1.5m	402	2	0.5%
Laguna Woods	223	1	0.4%	O.C. \$1.5m-\$2m	459	3	0.7%
Lake Forest	100	1	1.0%	O.C. \$2m-\$4m	652	5	0.8%
Los Alamitos	13	0	0.0%	O.C. \$4m+	349	1	0.3%
Mission Viejo	229	2	0.9%	County High Shares - Account for 46%			
Newport Beach	323	3	0.9%	Laguna Hills	79	3	3.8%
Newport Coast	87	1	1.1%	Ladera Ranch	81	3	3.7%
North Tustin	62	0	0.0%	San Juan	101	3	3.0%
Orange	214	2	0.9%	Santa Ana	254	6	2.4%
Placentia	56	1	1.8%	Buena Park	87	2	2.3%
Portola Hills	15	0	0.0%	Westminster	45	1	2.2%
Rancho Mission Viejo	53	0	0.0%	Anaheim	227	5	2.2%
Rancho Santa Marg.	92	2	2.2%	Rancho Santa Marg.	92	2	2.2%
Rossmoor	22	0	0.0%	Cypress	49	1	2.0%
San Clemente	194	1	0.5%	Placentia	56	1	1.8%
San Juan	101	3	3.0%	County Low Shares - No Distressed			
Santa Ana	254	6	2.4%	Aliso Viejo	Los Alamitos		
Seal Beach	170	0	0.0%	Brea	North Tustin		
Stanton	26	0	0.0%	Corona del Mar	Portola Hills		
Talega	44	0	0.0%	Coto de Caza	Rancho Mission Viejo		
Tustin	96	1	1.0%	Dana Point	Rossmoor		
Villa Park	11	0	0.0%	Dove Canyon	Seal Beach		
Westminster	45	1	2.2%	Foothill Ranch	Stanton		
Yorba Linda	191	3	1.6%	Fountain Valley	Talega		
All of O.C.	6,100	59	1.0%	La Habra	Villa Park		
				La Palma			
Orange County Distressed Breakdown							
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)				
Total Foreclosures	18	7	77				
Total Short Sale	41	22	56				

*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 2/7/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 2/7/2019	2-Weeks Ago 1/24/2019	4-Weeks Ago 1/10/2019	1-Year Ago 2/8/2018	2-Years Ago 2/9/2017
Los Angeles County	12,966	3,946	99	126	135	56	58
Orange County	6,100	1,791	102	128	152	52	56
Riverside County	9,405	2,229	127	148	178	91	100
San Bernardino County	6,280	1,848	102	124	144	63	67
San Diego County	6,736	2,406	84	103	124	50	46
Ventura County	1,489	649	69	87	103	41	*
SO CAL TOTALS	42,976	12,869	100	124	142	60	64

Distressed Properties - Foreclosures and Short Sales

	Current Actives 2/7/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 2/7/2019	2-Weeks Ago 1/24/2019	4-Weeks Ago 1/10/2019	1-Year Ago 2/8/2018	2-Years Ago 2/9/2017
Los Angeles County	196	96	61	153	56	41	32
Orange County	59	29	61	56	74	23	39
Riverside County	238	89	80	93	119	49	50
San Bernardino County	158	64	74	68	73	37	36
San Diego County	53	27	59	60	84	38	20
Ventura County	28	18	47	48	57	16	*
SO CAL TOTALS	732	323	68	83	77	39	36