



Orange County Housing Report: The 10-Year Drought

February 24, 2019

Ever since the Great Recession, far fewer homeowners have been selling their homes annually, a trend that is not going away.



Lack of Sellers: Fewer homeowners are opting to sell in spite of homes appreciating to record levels.

Millions flock to the Hawaiian Islands to bask in the tropical sun and warm waters. After relaxing and swimming for hours, so many vacationers forget to reapply sunscreen. Upon returning to the hotel room, the inevitable has occurred. Nearly everybody has experienced the pain of a deep sunburn. It is hard to sleep, hard to take showers, and hard to go back out in the sunshine again. The pain is a reminder to never forget to reapply sunscreen again.

Similarly, homeowners across the nation watched the housing market take a pounding during the Great Recession as their equity vanished in a blink. Everybody either personally got stung by the correction with a short sale or foreclosure or knew of somebody who did. As a result, folks decided to avoid a burn in the future, they would stay in their homes a lot longer. There are far fewer homeowners who opt to sell every year. Even with record home values, the trend continues.

From 2000 to 2008, there were an average of 1,347 more homes that came on the market every single month compared to the past 10 years. That is an extra 16,158 sellers every year, 39% more. That has been the storyline for a decade, not enough homes are offered for sale. It is not just an Orange County phenomenon. Nor is it isolated to California. A lack of sellers has been a national issue that has plagued the real estate market and made it very difficult for buyers to isolate a home.

The lack of supply and years of red-hot demand, juiced by historically low interest rates, has resulted in homes appreciating to record levels in Orange County, erasing the losses and sting of the Great Recession. This 10-year old trend is now the norm. Homeowners are simply not moving as often as they used to. Based upon 2018 closed sales, the turnover rate for the Orange County housing stock is once every 21 years, matching the rate of 2016. It is a little bit longer than 2017's once every 20 year, but slightly better than 2015's once every 23 years and 2014's once every 24 years. Regardless, once every 21 years is a long time to hold onto a home before opting to sell.

	Total SFR/Condo	Closed Sales in 2018	Turnover Per Year	Projected Average Time In Home Based on 2018
Ladera Ranch & Rancho Mission Viejo	8,847	789	9%	11 Years
Talega	3,316	250	8%	13 Years
Laguna Woods	6,565	477	7%	14 Years
Coto de Caza	3,969	264	7%	15 Years
Newport Coast	3,526	217	6%	16 Years
Corona Del Mar	4,767	288	6%	17 Years
San Juan Capistrano	9,953	595	6%	17 Years
Dove Canyon	1,226	72	6%	17 Years
Garden Grove	32,301	1,310	4%	25 Years
Buena Park	16,849	666	4%	25 Years
Santa Ana	40,737	1,596	4%	25 Years
Fountain Valley	15,844	611	4%	26 Years
Cypress	12,954	482	4%	27 Years
La Palma	4,049	144	4%	28 Years
Westminster	17,019	602	4%	28 Years
All of O.C.	720,858	34,166	5%	21 Years

*A complete list can be found at the bottom of this report



In 2018, the markets with the best turnover rates were in South Orange County and along the coast. From the south, Ladera Ranch and Rancho Mission Viejo top the list once again with a turnover rate of once every 11 years. Talega, Laguna Woods, Coto de Caza, San Juan Capistrano and Dove Canyon, all from the south, are all turning over faster than the rest of the county. Newport Coast and Corona del Mar, two of the most expensive zip codes in the county, also made the top eight list. Many of the top eight are newer areas, which tend to turn over more rapidly.

The lowest turnover rates can be found in more established, older cities in North Orange County: Garden Grove, Buena Park, Santa Ana, Fountain Valley, Cypress, La Palma, and Westminster round out the bottom seven. The lowest rate in Orange County can be found in Westminster where homeowners are moving an average of only every 28 years.

There are numerous reasons owners in Orange County and across the nation are opting to stay put. After feeling the burn from the Great Recession, many are turning their homes into "Forever Homes." A majority of homeowners have refinanced to historically low interest rates, some as low as the mid-threes, making moving a lot more challenging as rates rise. Most baby boomers plan on staying put instead of downsizing after retirement. They are not moving like many had originally forecasted. They have been selling at a much slower pace than prior generations. This could be due to a longer life expectancy and a healthier lifestyle. They are happy just aging in place. And, builders have not been building homes, especially in the lower ranges, like they did in prior decades. All of these factors combined have contributed to the low turnover rate in the housing stock.

Currently, the active inventory is at its highest level since 2012. That is not because suddenly homeowners are finally deciding to sell at a faster pace. In fact, the number of homeowners coming on the market is slightly less so far this year. Instead, the higher inventory is due to muted demand, a result of interest rates in the mid-4's.

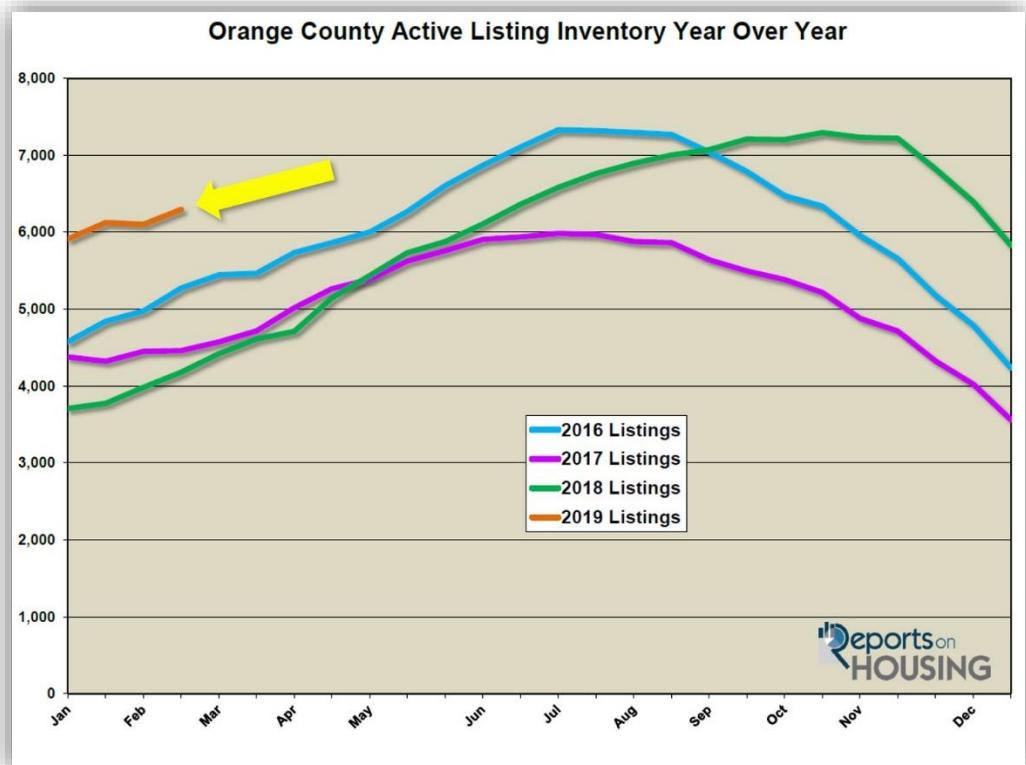
Buyers must understand that the low turnover rate in the housing stock is here to stay. In some areas, homes are coming on the market at a snail's pace. Here is a great tip for buyers: realistically approach the market with market data, patience, persistence, and a solid game plan, utilizing the expertise of a professional REALTOR®.

Active Inventory: *In the past couple of weeks, the active inventory increased by 3%.*

In the past two weeks, the active listing inventory increased by 194 homes, up 3%, and now totals 6,294. It is not rising that rapidly because demand has increased tremendously in recent weeks while the number of owners opting to sell is a bit subdued. So far this year, 5% fewer owners have opted to sell compared to 2018. That could be due to all of the wet weather. Only time will tell.

From here, expect the inventory to slowly rise until it starts picking up momentum at the end of March. It will then increase at a higher rate with many more owners deciding to sell as the market rolls through the spring.

Last year at this time there were 4,178 homes on the market. That means that there are **51% more homes available today**. This is the highest level of homes on the market for this time of the year since 2012.

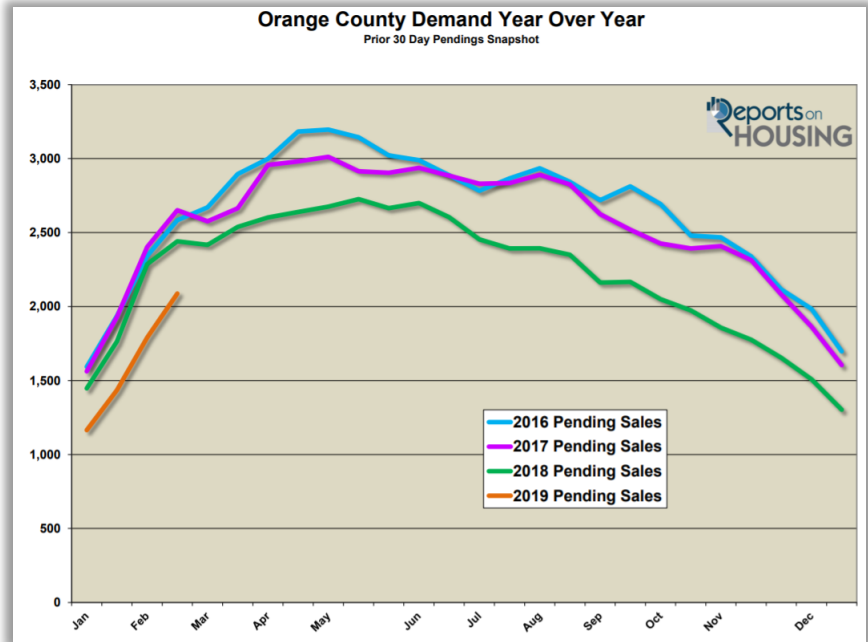




Demand: In the past couple of weeks, demand increased by 17%.

Demand, the number of new pending sales over the prior month, continued its rapid climb. In the past couple of weeks, demand increased by 297 pending sales, or 17%, from 1,791 to 2,088. Demand typically ramps up through the month of February as it prepares for the best time of the year, in terms of pending sales activity, springtime. So far this year, demand has increased by 79%, even stronger than last year's 69% rise. Part of demands resurgence is due to interest rates falling from 4.5% at the start of the year to 4.35% last week. Back in November, rates almost reached 5%. The retreat has helped demand considerably.

Even with the strong increase in demand, it is important to note that the current demand reading is the lowest for this time of the year since 2008. It will continue to be muted compared to recent years unless interest rates drop to 4% or below. Last year at this time, there were 353 additional pending sales, 17% more than today.



The current Expected Market Time dropped from 102 days to 90 days in the past two weeks, a Balanced Market (between 90 and 120 days) and is knocking on the door of a slight Seller's Market. It is still the highest reading for this time of the year since 2011. Last year, the Expected Market Time was at 51 days, a HOT Seller's Market.

Luxury End: Luxury demand increased by 14%.

In the past two-weeks, demand for homes above \$1.25 million increased by 35 pending sales, a 14% increase, and now totals 284, its highest level since the end of September 2018. The luxury home inventory increased by 75 homes and now totals 1,937, a 4% increase. The overall expected market time for homes priced above \$1.25 million dropped from 224 days to 205 over the past two-weeks, a significant improvement.

Year over year, luxury demand is down by 70 pending sales, or 20%, and the active luxury listing inventory is up by an additional 308 homes, or 19%. The expected market time last year was at 138 days, considerably 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 144 to 132 days. For homes priced between \$1.5 million and \$2 million, the expected market time decreased from 209 to 173 days. For homes priced between \$2 million and \$4 million, the expected market time decreased from 241 to 234 days. For homes priced above \$4 million, the expected market time decreased from 582 to 573 days. At 573 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	72 Days	44%	55%	31 Days
O.C. \$750k-\$1m	67 Days	17%	24%	43 Days
O.C. \$1m-\$1.25m	96 Days	8%	7%	63 Days
O.C. \$1.25m-\$1.5m	132 Days	7%	5%	79 Days
O.C. \$1.5m-\$2m	173 Days	7%	4%	115 Days
O.C. \$2m-\$4m	234 Days	11%	4%	167 Days
O.C. \$4m+	573 Days	6%	1%	515 Days



Orange County Housing Market Summary:

- The active listing inventory increased by 194 homes in the past two weeks, up 3%, and now totals 6,294. Last year, there were 4,178 homes on the market, 2,116 fewer than today. There are 51% 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, continued its rapidly rise in the past two-weeks, climbing by 297 pending sales, up 17%, and now totals 2,088, its lowest level for this time of the year since 2008. Last year, there were 2,441 pending sales, 17% more than today.
- The Expected Market Time for all of Orange County decreased from 102 days two weeks ago to 90 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 51 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 72 days. This range represents 44% of the active inventory and 55% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 67 days, a slight Seller's Market. This range represents 17% of the active inventory and 24% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 96 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 144 to 132 days. For homes priced between \$1.5 million and \$2 million, the expected market time decreased from 209 to 173 days. For luxury homes priced between \$2 million and \$4 million, the expected market time decreased from 241 to 234 days. For luxury homes priced above \$4 million, the expected market time decreased from 582 to 573 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 0.9% of all listings and 1.3% of demand. There are only 21 foreclosures and 37 short sales available to purchase today in all of Orange County, 58 total distressed homes on the active market, down one from two-weeks ago. Last year there were 40 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.



Orange County Turnover Rate - 2018

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San Juan Capistrano	9,953	595	6%	17 Years
Dove Canyon	1,226	72	6%	17 Years
Portola Hills	2,138	121	6%	18 Years
Rancho Santa Marg.	12,941	716	6%	18 Years
Newport Beach	18,939	1,025	5%	18 Years
Dana Point	11,818	630	5%	19 Years
San Clemente	15,932	849	5%	19 Years
Capistrano Beach	1,751	93	5%	19 Years
Trabuco Canyon	6,638	352	5%	19 Years
Foothill Ranch	3,608	191	5%	19 Years
Aliso Viejo	14,426	763	5%	19 Years
Laguna Hills	9,215	483	5%	19 Years
Costa Mesa	19,814	1,037	5%	19 Years
Laguna Niguel	22,087	1,128	5%	20 Years
Lake Forest	17,656	895	5%	20 Years
La Habra	13,257	655	5%	20 Years
Mission Viejo	31,116	1,537	5%	20 Years
Tustin	17,452	860	5%	20 Years
Irvine	64,344	3,147	5%	20 Years
Laguna Beach	9,733	473	5%	21 Years
Yorba Linda	22,529	1,079	5%	21 Years
Fullerton	29,733	1,409	5%	21 Years
Orange	31,606	1,433	5%	22 Years
Anaheim Hills	17,911	811	5%	22 Years
Los Alamitos	5,665	255	5%	22 Years
Anaheim	40,732	1,784	4%	23 Years
Seal Beach	5,081	222	4%	23 Years
Placentia	12,732	542	4%	23 Years
Stanton	5,082	214	4%	24 Years
Brea	11,260	473	4%	24 Years
Huntington Beach	52,995	2,224	4%	24 Years
Villa Park	2,091	86	4%	24 Years
North Tustin	10,830	445	4%	24 Years
Garden Grove	32,301	1,310	4%	25 Years
Buena Park	16,849	666	4%	25 Years
Santa Ana	40,737	1,596	4%	25 Years
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	Current Actives 2/21/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 2/21/2019	Market Time 2-Weeks Ago 2/7/2019	Market Time 4-Weeks Ago 1/24/2019	Market Time 1-Year Ago 2/22/2018	Market Time 2-Years Ago 2/23/2017	Average Active List Price 2/21/2019
Aliso Viejo	115	53	65	57	71	21	21	\$662k
Anaheim	228	97	71	74	92	32	33	\$592k
Anaheim Hills	113	52	65	62	93	43	52	\$1.0m
Brea	69	33	63	86	106	50	65	\$996k
Buena Park	87	35	75	84	85	40	34	\$668k
Corona Del Mar	110	11	300	350	386	108	103	\$4.6m
Costa Mesa	158	71	67	99	109	47	39	\$958k
Coto De Caza	87	24	109	101	132	86	98	\$2.1m
Cypress	48	31	46	64	84	24	35	\$704k
Dana Point	195	38	154	218	229	93	153	\$3.2m
Dove Canyon	13	1	390	360	360	84	84	\$1.1m
Foothill Ranch	27	7	116	47	58	12	34	\$641k
Fountain Valley	49	26	57	90	106	29	38	\$784k
Fullerton	184	98	56	68	111	40	48	\$835k
Garden Grove	156	54	87	110	94	26	31	\$599k
Huntington Beach	344	123	84	100	118	47	49	\$1.3m
Irvine	695	190	110	149	180	43	50	\$1.4m
La Habra	89	39	68	71	86	54	32	\$630k
La Palma	5	4	38	60	100	16	33	\$728k
Ladera Ranch	92	31	89	90	126	46	62	\$1.3m
Laguna Beach	255	27	283	237	366	235	131	\$4.8m
Laguna Hills	88	26	102	108	91	38	58	\$1.3m
Laguna Niguel	233	68	103	115	149	52	50	\$1.4m
Laguna Woods	229	66	104	117	114	55	34	\$345k
Lake Forest	100	54	56	77	105	33	35	\$700k
Los Alamitos	13	4	98	130	83	43	41	\$863k
Mission Viejo	241	100	72	100	149	36	32	\$764k
Newport Beach	327	60	164	179	236	143	124	\$3.6m
Newport Coast	86	14	184	290	356	117	153	\$6.5m
North Tustin	63	26	73	78	183	78	98	\$2.1m
Orange	212	84	76	72	94	47	41	\$908k
Placentia	54	36	45	48	64	23	40	\$702k
Portola Hills	13	9	43	150	510	60	25	\$1.1m
Rancho Mission Viejo	55	10	165	159	210	100	52	\$845k
Rancho Santa Marg.	97	34	86	77	65	25	22	\$597k
Rossmoor	20	6	100	83	75	60	*	\$1.6m
San Clemente	213	71	90	86	103	67	75	\$1.7m
San Juan	120	26	138	126	225	59	68	\$1.9m
Santa Ana	266	93	86	92	130	41	53	\$595k
Seal Beach	174	46	113	131	189	53	34	\$392k
Stanton	18	13	42	52	90	36	32	\$655k
Talega	43	21	61	94	110	142	41	\$1.1m
Tustin	112	39	86	74	105	39	31	\$927k
Villa Park	10	4	75	110	105	170	85	\$1.6m
Westminster	47	26	54	75	72	57	43	\$735k
Yorba Linda	190	76	75	81	115	69	55	\$1.3m
All of O.C.	6,294	2,088	90	102	128	51	50	\$1.5m



Attached Homes

	Current Actives 2/21/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 2/21/2019	Market Time 2-Weeks Ago 2/7/2019	Market Time 4-Weeks Ago 1/24/2019	Market Time 1-Year Ago 2/22/2018	Market Time 2-Years Ago 2/23/2017	Average Active List Price 2/21/2019
All of O.C.	2,273	815	84	96	121	38	36	\$676k
O.C. \$0-\$250k	163	49	100	115	126	34	20	\$194k
O.C. \$250k-\$500k	915	366	75	85	110	32	27	\$396k
O.C. \$500k-\$750k	703	279	76	84	102	34	35	\$613k
O.C. \$750k-\$1m	224	76	88	122	166	51	85	\$868k
O.C. \$1m+	268	45	179	229	303	90	111	\$1.9m

Current Actives Vacant **37.7%**

Detached Homes

	Current Actives 2/21/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 2/21/2019	Market Time 2-Weeks Ago 2/7/2019	Market Time 4-Weeks Ago 1/24/2019	Market Time 1-Year Ago 2/22/2018	Market Time 2-Years Ago 2/23/2017	Average Active List Price 2/21/2019
All of O.C.	3,998	1,268	95	106	132	60	61	\$2.0m
O.C. \$0-\$500k	62	25	74	57	44	23	26	\$433k
O.C. \$500k-\$750k	889	428	62	71	84	29	33	\$653k
O.C. \$750k-\$1m	866	417	62	72	92	41	50	\$872k
O.C. \$1m-\$1.25m	436	138	95	108	136	61	72	\$1.1m
O.C. \$1.25m-\$1.5m	364	86	127	136	177	80	72	\$1.4m
O.C. \$1.5m-\$2m	409	72	170	200	315	119	134	\$1.8m
O.C. \$2m-\$4m	622	84	222	232	322	170	226	\$2.8m
O.C. \$4m+	350	18	583	591	903	533	246	\$9.1m

Current Actives Vacant **24.8%**

All Homes

	Current Actives 2/21/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 2/21/2019	Market Time 2-Weeks Ago 2/7/2019	Market Time 4-Weeks Ago 1/24/2019	Market Time 1-Year Ago 2/22/2018	Market Time 2-Years Ago 2/23/2017	Average Active List Price 2/21/2019
All of O.C.	6,294	2,088	90	102	128	51	50	\$1.5m
O.C. \$0-\$500k	1,147	443	78	86	105	31	26	\$369k
O.C. \$500k-\$750k	1,601	708	68	76	91	31	34	\$636k
O.C. \$750k-\$1m	1,095	493	67	79	102	43	54	\$871k
O.C. \$1m-\$1.25m	514	161	96	112	156	63	76	\$1.1m
O.C. \$1.25m-\$1.5m	421	96	132	144	185	79	76	\$1.4m
O.C. \$1.5m-\$2m	474	82	173	209	305	115	129	\$1.8m
O.C. \$2m-\$4m	679	87	234	241	314	167	219	\$2.8m
O.C. \$4m+	363	19	573	582	794	515	245	\$9.0m

Current Actives Vacant **29.4%**



	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 2/21/2019	Total 2/21/2019	% of Active Inventory 2/21/2019	Attached	Current Actives 2/21/2019	Number of Foreclosures & Short Sale Actives 2/7/2019	% of Active Inventory 1/24/2019
Aliso Viejo	115	0	0.0%	All of O.C.	2,273	14	0.6%
Anaheim	228	5	2.2%	O.C. \$0-\$250k	163	2	1.2%
Anaheim Hills	113	1	0.9%	O.C. \$250k-\$500k	915	10	1.1%
Brea	69	1	1.4%	O.C. \$500k-\$750k	703	0	0.0%
Buena Park	87	2	2.3%	O.C. \$750k-\$1m	224	1	0.4%
Corona Del Mar	110	0	0.0%	O.C. \$1m+	268	1	0.4%
Costa Mesa	158	2	1.3%	Detached			
Coto De Caza	87	0	0.0%	All of O.C.	3,998	44	1.1%
Cypress	48	0	0.0%	O.C. \$0k-\$500k	62	6	9.7%
Dana Point	195	0	0.0%	O.C. \$500k-\$750k	889	16	1.8%
Dove Canyon	13	0	0.0%	O.C. \$750k-\$1m	866	9	1.0%
Foothill Ranch	27	0	0.0%	O.C. \$1m-\$1.5m	436	5	1.1%
Fountain Valley	49	0	0.0%	O.C. \$1.25m-\$1.5m	364	1	0.3%
Fullerton	184	2	1.1%	O.C. \$1.5m-\$2m	409	3	0.7%
Garden Grove	156	2	1.3%	O.C. \$2m-\$4m	622	4	0.6%
Huntington Beach	344	1	0.3%	O.C. \$4m+	350	1	0.3%
Irvine	695	4	0.6%	All Homes			
La Habra	89	0	0.0%	All of O.C.	6,294	58	0.9%
La Palma	5	0	0.0%	O.C. \$0k-\$500k	1,147	18	1.6%
Ladera Ranch	92	3	3.3%	O.C. \$500k-\$750k	1,601	16	1.0%
Laguna Beach	255	2	0.8%	O.C. \$750k-\$1m	1,095	10	0.9%
Laguna Hills	88	2	2.3%	O.C. \$1m-\$1.25m	514	5	1.0%
Laguna Niguel	233	2	0.9%	O.C. \$1.25m-\$1.5m	421	1	0.2%
Laguna Woods	229	3	1.3%	O.C. \$1.5m-\$2m	474	3	0.6%
Lake Forest	100	1	1.0%	O.C. \$2m-\$4m	679	5	0.7%
Los Alamitos	13	0	0.0%	O.C. \$4m+	363	1	0.3%
Mission Viejo	241	3	1.2%	County High Shares - Account for 48%			
Newport Beach	327	4	1.2%	Ladera Ranch	92	3	3.3%
Newport Coast	86	0	0.0%	San Juan	120	3	2.5%
North Tustin	63	0	0.0%	Buena Park	87	2	2.3%
Orange	212	1	0.5%	Laguna Hills	88	2	2.3%
Placentia	54	1	1.9%	Santa Ana	266	6	2.3%
Portola Hills	13	0	0.0%	Anaheim	228	5	2.2%
Rancho Mission Viejo	55	0	0.0%	Westminster	47	1	2.1%
Rancho Santa Marg.	97	2	2.1%	Rancho Santa Marg.	97	2	2.1%
Rossmoor	20	0	0.0%	Placentia	54	1	1.9%
San Clemente	213	0	0.0%	Yorba Linda	190	3	1.6%
San Juan	120	3	2.5%	County Low Shares - No Distressed			
Santa Ana	266	6	2.3%	Aliso Viejo	Los Alamitos	Tustin	
Seal Beach	174	0	0.0%	Corona del Mar	Newport Coast	Villa Park	
Stanton	18	0	0.0%	Coto de Caza	North Tustin		
Talega	43	0	0.0%	Cypress	Portola Hills		
Tustin	112	0	0.0%	Dana Point	Rancho Mission Viejo		
Villa Park	10	0	0.0%	Dove Canyon	Rossmoor		
Westminster	47	1	2.1%	Foothill Ranch	San Clemente		
Yorba Linda	190	3	1.6%	Fountain Valley	Seal Beach		
All of O.C.	6,294	58	0.9%	La Habra	Stanton		
				La Palma	Talega		
Orange County Distressed Breakdown							
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)				
Total Foreclosures	21	7	90				
Total Short Sale	37	21	53				

*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 2/21/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 2/21/2019	Market Time 2-Weeks Ago 2/7/2019	Market Time 4-Weeks Ago 1/24/2019	Market Time 1-Year Ago 2/22/2018	Market Time 2-Years Ago 2/23/2017
Los Angeles County	12,910	4,521	86	99	126	55	54
Orange County	6,294	2,088	90	102	128	51	50
Riverside County	9,462	2,472	115	127	148	84	89
San Bernardino County	6,116	2,039	90	102	124	61	63
San Diego County	6,837	2,815	73	84	103	49	42
Ventura County	1,475	746	59	69	87	47	*
SOCAL TOTALS	43,094	14,681	88	100	124	59	42

Distressed Properties - Foreclosures and Short Sales

	Current Actives 2/21/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 2/21/2019	Market Time 2-Weeks Ago 2/7/2019	Market Time 4-Weeks Ago 1/24/2019	Market Time 1-Year Ago 2/22/2018	Market Time 2-Years Ago 2/23/2017
Los Angeles County	174	121	43	61	153	41	30
Orange County	58	28	62	61	56	24	30
Riverside County	234	95	74	80	93	47	43
San Bernardino County	152	74	62	74	68	31	41
San Diego County	55	20	83	59	60	45	21
Ventura County	31	16	58	47	48	29	*
SOCAL TOTALS	704	354	60	68	83	34	34