



Orange County Housing Report: Pedal to the Metal

January 27, 2020

With the holidays in the rearview mirror, the 2020 Orange County housing market is revving its massive engine.



Getting Hot: Strong demand and a low supply of available homes is allowing the market to accelerate fast.

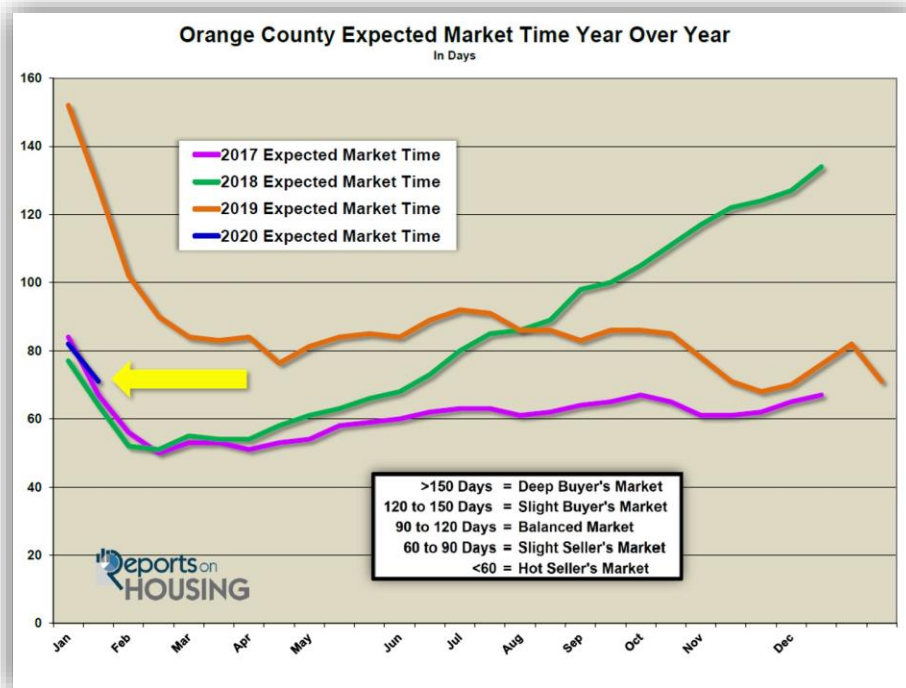
Drag racecars are loud. After a quick burn of the tires to get them hot and ready to go, the cars back up behind the starting line and wait for the race to begin. The drivers are ready, and the initial light goes on. The yellow flashes next indicating that the start is moments away. It is quickly followed by a green light... it is GO TIME!! The racecars accelerate down the track at a mind-blowing speed.

The 2020 housing market is looking a lot like a drag race. The green light just went on and the market is already propelling down the racetrack at an amazing speed. It was just a year ago that housing was moving along at a much slower pace. Buyers were taking their time and it definitely was not a race to purchase. Mortgage rates were at 4.5%, eating into a buyer's motivation to find a home.

Flash forward a year later and there is no lingering inventory from the prior year. Interest rates are at 3.75%. The low interest rate environment is the rocket fuel that is propelling the market down the dragstrip. Multiple offers are once again the norm. Homes that are priced well and in good condition are selling quickly. In most cases it is the winning bidder who finds success.

Everything priced below \$1 million is experiencing a HOT market. It all boils down to supply and demand. Current demand is extremely strong, and the active inventory is at exceptionally anemic levels. Compared to last year, there are 34% fewer homes on the market right now, and demand (new pending sales over the prior month) is up by 19%.

The expected market time (the time it would take to list a home today and then place it into escrow down the road) dropped from 82 days two weeks ago to 71 days today. This is because the supply of homes increased by only 122 homes, up 3%, while demand exploded upward, adding an extra 268 pending sales, up 19%.





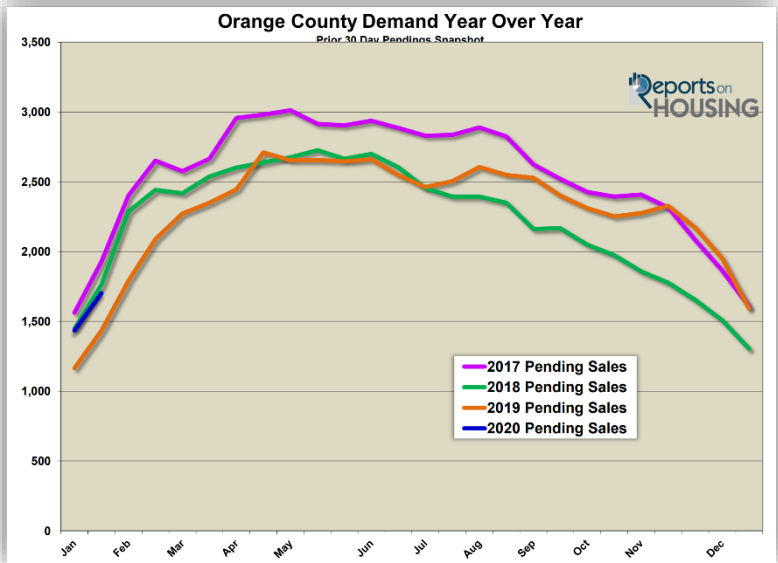
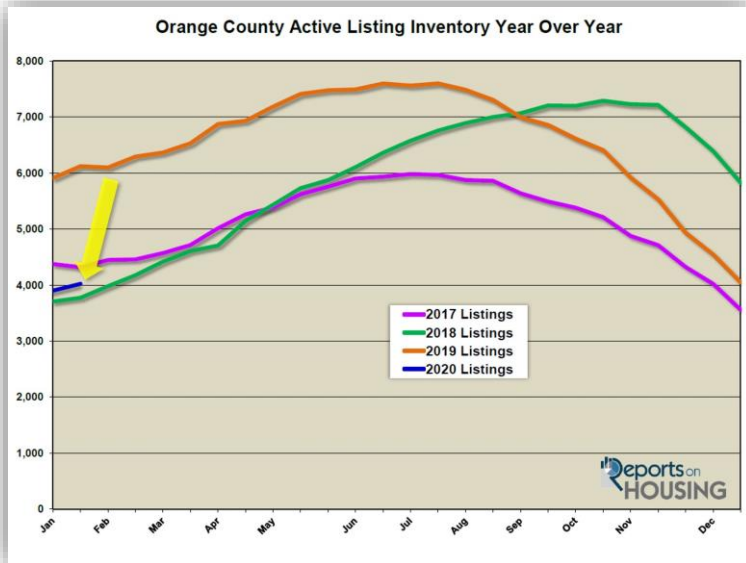
The only thing holding back demand right now is that it is only January and not that many homes are coming on the market. Even in California it is still winter. Demand will continue to climb as more and more homes are listed, peaking between April and May. Sellers who opt to sell now, versus waiting until later in the spring, are taking advantage of a market ripe for the pickings. Carefully pricing a home at to its **Fair Market Value**, taking into consideration condition, location, and upgrades, will result in selling quickly and at, or even slightly higher, than the asking price. Stretching the price too much will result in wasting the most valuable market time, the first few weeks after coming on the market.

For homeowners waiting to place their homes on the market in the spring, there will unquestionably be more buyers looking to purchase; however, there will also be a significant increase in the number of sellers coming on the market. The Expected Market Time typically starts to rise in April as the number of new FOR SALE signs outpaces the rise in demand. One thing is for certain, right now is a really good time to place a home on the market, just as the housing market is putting the "pedal to the metal."

Active Inventory: The current active inventory increased by 3% in the past two-weeks.

The active listing inventory increased by 122 homes in the past two-weeks and now sits at 4,023, a 3% rise. Now that the holidays are in the past, it is time for the inventory to rise as slowly but surely more homeowners opt to place their homes on the market. The momentum will increase after the Super Bowl, picking up speed in March. More homes come on the market from March through June than any other time of the year.

Last year at this time, there were 6,122 homes on the market, 2,099 more than today, a 52% difference. There were a lot more choices for buyers last year.



Demand: In the past two-weeks demand increased by 19%.

Demand, the number of new pending sales over the prior month, increased from 1,434 to 1,702, an additional 268 pending sales, up 19%. Demand will continue to rise from here, peaking in late April to mid-May. The current pace of new pending sales is outstripping the increase in the active inventory, which is why the market is currently getting hotter.

Last year, there were 267 fewer pending sales than today, 16% less.

In the past two-weeks the Expected Market Time decreased from 82 to 71 days, a *slight* Seller's Market (60 to 90 days), where home values are only appreciating slightly, and sellers get to call more of the shots during the negotiating process.



At 71 days, the Orange County housing market is knocking on the door of a HOT Seller's Market (less than 60 days). Last year the Expected Market Time was at 128 days, a much slower market that favored buyers.

Luxury End: Luxury demand exploded upward in the past two-weeks.

In the past two-weeks, demand for homes above \$1.25 million increased by 53 pending sales, a 23% jump, and now totals 284. The luxury home inventory increased by only 37 homes and now totals 1,522, up 2%. With demand soaring and the inventory only rising slightly, the overall Expected Market Time for homes priced above \$1.25 million dropped from 193 to 161 days in the past couple of weeks.

Year over year, luxury demand is up by 97 pending sales, or 52%, and the active luxury listing inventory is down by 348 homes, or 19%. The Expected Market Time last year was at 300 days, noticeably slower than today.

For homes priced between \$1.25 million and \$1.5 million, in the past two-weeks, the Expected Market Time decreased from 124 to 83 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 149 to 144 days. For homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 199 to 181 days. For homes priced above \$4 million, the Expected Market Time decreased from 605 to 468 days. At 468 days, a seller would be looking at placing their home into escrow around **May 2021**.

	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	49 Days	35%	52%	97 Days
O.C. \$750k-\$1m	49 Days	18%	24%	102 Days
O.C. \$1m-\$1.25m	96 Days	10%	7%	156 Days
O.C. \$1.25m-\$1.5m	83 Days	7%	6%	185 Days
O.C. \$1.5m-\$2m	144 Days	8%	4%	305 Days
O.C. \$2m-\$4m	181 Days	14%	5%	314 Days
O.C. \$4m+	468 Days	9%	1%	794 Days

Reports on
HOUSING



Orange County Housing Market Summary:

- The active listing inventory increased by 122 homes in the past two-weeks, up 3%, and now totals 4,023. Last year, there were 6,122 homes on the market, 2,099 more than today, or an extra 52%.
- Demand, the number of pending sales over the prior month, increased by 268 pending sales in the past two-weeks, up 19%, and now totals 1,702. Last year, there were 1,435 pending sales, 16% fewer than today.
- The Expected Market Time for all of Orange County decreased from 82 days to 71, a slight Seller's Market (between 60 to 90 days). It was at 128 days last year, substantially slower than today.
- For homes priced below \$750,000, the market is a hot Seller's Market (less than 60 days) with an expected market time of 49 days. This range represents 35% of the active inventory and 52% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 49 days, also a hot Seller's Market. This range represents 18% 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 124 to 83 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 149 to 144 days. For luxury homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 199 to 181 days. For luxury homes priced above \$4 million, the Expected Market Time decreased from 605 to 468 days.
- The luxury end, all homes above \$1.25 million, accounts for 39% of the inventory and only 16% of demand.
- Distressed homes, both short sales and foreclosures combined, made up only 1.1% of all listings and 1.2% of demand. There are only 20 foreclosures and 24 short sales available to purchase today in all of Orange County, 44 total distressed homes on the active market, down 1 from two-weeks ago. Last year there were 56 total distressed homes on the market, slightly more than today.
- There were 2,469 closed residential resales in December, 40% more than December 2018's 1768 closed sales. December marked a 10% increase compared to November 2019. The sales to list price ratio was 97.4% for all of Orange County. Foreclosures accounted for just 0.6% of all closed sales, and short sales accounted for 0.5%. That means that 98.9% of all sales were good ol' fashioned sellers with equity.



	Current Actives 1/23/2020	Demand (Last 30 Days Pending s)	Market Time (In Days) 1/23/2020	Market Time 2-Weeks Ago 1/9/2020	Market Time 4-Weeks Ago 12/26/2019	Market Time 1-Year Ago 1/24/2019	Market Time 2-Years Ago 1/25/2018	Average Active List Price 1/23/2020
Aliso Viejo	37	38	29	34	23	71	26	\$721k
Anaheim	135	79	51	52	49	92	43	\$616k
Anaheim Hills	57	30	57	58	67	93	41	\$1.2m
Brea	47	24	59	46	63	106	61	\$1.0m
Buena Park	36	25	43	42	51	85	47	\$687k
Corona Del Mar	110	17	194	214	545	386	215	\$5.4m
Costa Mesa	99	35	85	77	58	109	64	\$1.1m
Coto De Caza	58	14	124	118	111	132	115	\$2.6m
Cypress	35	26	40	59	33	84	23	\$708k
Dana Point	179	29	185	218	253	229	118	\$3.5m
Dove Canyon	6	3	60	80	150	360	50	\$1.1m
Foothill Ranch	8	7	34	135	60	58	26	\$733k
Fountain Valley	28	26	32	34	47	106	36	\$841k
Fullerton	99	66	45	46	46	111	53	\$953k
Garden Grove	61	57	32	37	49	94	39	\$639k
Huntington Beach	220	114	58	89	77	118	61	\$1.4m
Irvine	482	174	83	93	98	180	68	\$1.6m
La Habra	50	34	44	42	53	86	49	\$607k
La Palma	3	4	23	24	26	100	35	\$667k
Ladera Ranch	68	27	76	66	63	126	80	\$1.4m
Laguna Beach	179	28	192	259	250	366	309	\$5.4m
Laguna Hills	44	19	69	39	39	91	52	\$1.4m
Laguna Niguel	124	65	57	91	77	149	62	\$1.6m
Laguna Woods	221	47	141	156	158	114	70	\$347k
Lake Forest	57	36	48	46	47	105	36	\$724k
Los Alamitos	9	6	45	105	34	83	45	\$982k
Mission Viejo	118	62	57	53	50	149	47	\$840k
Newport Beach	260	54	144	148	178	236	138	\$3.5m
Newport Coast	78	13	180	207	150	356	87	\$7.0m
North Tustin	42	15	84	49	79	183	80	\$2.5m
Orange	118	65	54	66	77	94	50	\$1.1m
Placentia	31	25	37	36	38	64	55	\$759k
Portola Hills	13	8	49	130	150	510	0	\$1.0m
Rancho Mission Viejo	34	16	64	120	87	210	230	\$859k
Rancho Santa Marg.	29	43	20	43	25	65	28	\$603k
Rossmoor	17	3	170	55	84	75	17	\$1.5m
San Clemente	146	60	73	98	85	103	87	\$1.7m
San Juan	87	21	124	120	109	225	72	\$2.2m
Santa Ana	125	92	41	66	60	130	59	\$599k
Seal Beach	118	44	80	158	123	189	59	\$450k
Stanton	15	9	50	128	78	90	36	\$677k
Talega	26	16	49	97	63	110	72	\$1.2m
Tustin	59	31	57	75	56	105	29	\$1.1m
Villa Park	15	6	75	75	90	105	51	\$1.7m
Westminster	25	23	33	35	48	72	37	\$795k
Yorba Linda	124	54	69	80	80	115	76	\$1.4m
All of O.C.	4,023	1,702	71	82	76	128	64	\$1.8m



Attached Homes

	Current Actives 1/23/2020	Demand (Last 30 Days Pending)	Market Time (In Days) 1/23/2020	Market Time 2-Weeks 1/9/2020	Market Time 4-Weeks 12/26/2019	Market Time 1-Year Ago 1/24/2019	Market Time 2-Years 1/25/2018	Average Active List Price 1/23/2020
All of O.C.	1,436	644	67	81	73	121	46	\$751k
O.C. \$0-\$250k	125	39	96	125	122	126	45	\$195k
O.C. \$250k-\$500k	489	288	51	73	60	110	39	\$383k
O.C. \$500k-\$750k	415	232	54	61	54	102	38	\$624k
O.C. \$750k-\$1m	180	57	95	82	100	166	71	\$851k
O.C. \$1m+	227	29	235	211	213	303	123	\$2.0m

Current Actives Vacant **38.3%**

Detached Homes

	Current Actives 1/23/2020	Demand (Last 30 Days Pending)	Market Time (In Days) 1/23/2020	Market Time 2-Weeks 1/9/2020	Market Time 4-Weeks 12/26/2019	Market Time 1-Year Ago 1/24/2019	Market Time 2-Years 1/25/2018	Average Active List Price 1/23/2020
All of O.C.	2,582	1,041	74	82	78	132	77	\$2.4m
O.C. \$0-\$500k	42	18	70	71	63	44	38	\$404k
O.C. \$500k-\$750k	356	313	34	35	35	84	44	\$663k
O.C. \$750k-\$1m	495	343	43	53	47	92	52	\$881k
O.C. \$1m-\$1.25m	329	114	87	78	74	136	65	\$1.1m
O.C. \$1.25m-\$1.5m	234	93	75	112	122	177	107	\$1.4m
O.C. \$1.5m-\$2m	269	62	130	142	106	315	150	\$1.8m
O.C. \$2m-\$4m	512	76	202	197	215	322	218	\$2.8m
O.C. \$4m+	345	22	470	579	656	903	383	\$8.7m

Current Actives Vacant **25.0%**

All Homes

	Current Actives 1/23/2020	Demand (Last 30 Days Pending)	Market Time (In Days) 1/23/2020	Market Time 2-Weeks 1/9/2020	Market Time 4-Weeks 12/26/2019	Market Time 1-Year Ago 1/24/2019	Market Time 2-Years 1/25/2018	Average Active List Price 1/23/2020
All of O.C.	4,023	1,702	71	82	76	128	64	\$1.8m
O.C. \$0-\$500k	659	321	62	79	67	105	39	\$348k
O.C. \$500k-\$750k	771	561	41	45	43	91	41	\$642k
O.C. \$750k-\$1m	675	412	49	58	55	102	55	\$873k
O.C. \$1m-\$1.25m	396	124	96	84	77	156	68	\$1.1m
O.C. \$1.25m-\$1.5m	279	101	83	124	124	185	112	\$1.4m
O.C. \$1.5m-\$2m	322	67	144	149	115	305	145	\$1.8m
O.C. \$2m-\$4m	562	93	181	199	238	314	221	\$2.8m
O.C. \$4m+	359	23	468	605	686	794	355	\$8.6m

Current Actives Vacant **29.8%**

*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.



	Units Sold Dec 2019	Average Sales Price	Average List Price	Sales to List Ratio	Low Price	High Price	Avg. Square Feet	Avg. \$ Per Square Feet	Units Sold Dec 2018
Aliso Viejo	55	\$697,251	\$705,063	98.9%	\$323k	\$1.4m	1,723	\$405	33
Anaheim	134	\$577,257	\$583,704	98.9%	\$275k	\$970k	1,509	\$383	100
Anaheim Hills	49	\$941,057	\$955,606	98.5%	\$425k	\$5.6m	2,474	\$380	37
Brea	41	\$718,202	\$720,625	99.7%	\$355k	\$1.0m	1,919	\$374	22
Buena Park	52	\$629,248	\$635,911	99.0%	\$399k	\$1.3m	1,660	\$379	34
Corona Del Mar	21	\$2,798,762	\$2,892,381	96.8%	\$920k	\$6.4m	2,664	\$1,051	13
Costa Mesa	71	\$941,776	\$963,255	97.8%	\$354k	\$2.2m	1,867	\$504	51
Coto De Caza	24	\$1,238,426	\$1,283,737	96.5%	\$525k	\$2.2m	3,583	\$346	10
Cypress	34	\$693,059	\$700,756	98.9%	\$405k	\$1.1m	1,753	\$395	20
Dana Point	43	\$1,580,770	\$1,634,204	96.7%	\$395k	\$10.1m	2,189	\$722	27
Dove Canyon	6	\$1,068,500	\$1,102,000	97.0%	\$840k	\$1.3m	3,426	\$312	3
Foothill Ranch	14	\$611,429	\$616,557	99.2%	\$388k	\$980k	1,541	\$397	8
Fountain Valley	20	\$784,742	\$781,020	100.5%	\$425k	\$1.2m	1,789	\$439	30
Fullerton	82	\$775,613	\$784,740	98.8%	\$223k	\$2.2m	1,997	\$388	57
Garden Grove	73	\$610,939	\$604,753	101.0%	\$268k	\$1.6m	1,454	\$420	65
Huntington Beach	155	\$957,634	\$975,822	98.1%	\$275k	\$5.2m	1,844	\$519	108
Irvine	232	\$961,240	\$983,472	97.7%	\$285k	\$5.1m	2,044	\$470	176
La Habra	42	\$592,746	\$591,982	100.1%	\$245k	\$1.3m	1,619	\$366	40
La Palma	6	\$779,167	\$775,817	100.4%	\$695k	\$830k	2,016	\$386	6
Ladera Ranch	46	\$867,132	\$876,847	98.9%	\$465k	\$2.8m	2,280	\$380	28
Laguna Beach	32	\$3,070,101	\$3,305,872	92.9%	\$1.1m	\$11.5m	2,484	\$1,236	14
Laguna Hills	38	\$794,218	\$813,890	97.6%	\$385k	\$2.0m	2,127	\$373	20
Laguna Niguel	96	\$1,001,780	\$1,025,939	97.6%	\$330k	\$4.2m	2,230	\$449	57
Laguna Woods	76	\$345,607	\$359,332	96.2%	\$7k	\$1.1m	1,155	\$299	44
Lake Forest	43	\$614,930	\$621,370	99.0%	\$306k	\$1.2m	1,606	\$383	3
Los Alamitos	7	\$897,000	\$901,143	99.5%	\$525k	\$1.5m	1,768	\$507	38
Mission Viejo	106	\$666,745	\$674,764	98.8%	\$260k	\$1.2m	1,708	\$390	81
Newport Beach	79	\$2,074,844	\$2,142,957	96.8%	\$480k	\$7.5m	2,470	\$840	46
Newport Coast	12	\$3,421,958	\$3,614,475	94.7%	\$821k	\$9.5m	3,586	\$954	15
North Tustin	15	\$1,472,980	\$1,499,397	98.2%	\$810k	\$3.4m	3,881	\$380	18
Orange	108	\$701,114	\$713,473	98.3%	\$263k	\$2.1m	1,782	\$394	84
Placentia	30	\$646,880	\$652,150	99.2%	\$295k	\$933k	1,832	\$353	32
Portola Hills	7	\$908,186	\$934,683	97.2%	\$435k	\$1.7m	2,662	\$341	9
Rancho Mission Viejo	14	\$835,871	\$852,829	98.0%	\$525k	\$1.5m	2,023	\$413	9
Rancho Santa Marg.	49	\$541,908	\$544,727	99.5%	\$310k	\$950k	1,403	\$386	28
Rosmoor	9	\$1,206,330	\$1,206,100	100.0%	\$935k	\$1.5m	2,358	\$512	7
San Clemente	64	\$987,268	\$1,007,529	98.0%	\$330k	\$2.5m	2,118	\$466	58
San Juan	36	\$1,185,925	\$1,237,430	95.8%	\$335k	\$5.8m	2,844	\$417	32
Santa Ana	116	\$578,554	\$585,187	98.9%	\$255k	\$1.6m	1,447	\$400	98
Seal Beach	56	\$368,005	\$381,628	96.4%	\$115k	\$2.5m	1,127	\$327	42
Stanton	11	\$524,718	\$523,264	100.3%	\$430k	\$750k	1,413	\$371	12
Talega	22	\$950,159	\$967,264	98.2%	\$499k	\$1.8m	2,542	\$374	12
Tustin	56	\$779,755	\$785,343	99.3%	\$330k	\$2.1m	1,961	\$398	38
Villa Park	9	\$1,317,500	\$1,388,965	94.9%	\$1.1m	\$1.9m	3,248	\$406	5
Westminster	27	\$662,292	\$666,081	99.4%	\$337k	\$893k	1,535	\$431	27
Yorba Linda	75	\$904,232	\$928,434	97.4%	\$309k	\$2.6m	2,382	\$380	42
All of O.C.	2,469	\$893,422	\$917,475	97.4%	\$7k	\$11.5m	1,922	\$465	1,768
O.C. \$0-\$500k	498	\$374,501	\$379,792	98.6%	\$7k	\$500k	1,021	\$367	391
O.C. \$500k-\$750k	865	\$633,099	\$637,627	99.3%	\$502k	\$750k	1,540	\$411	660
O.C. \$750k-\$1m	556	\$855,856	\$864,945	98.9%	\$751k	\$1.0m	2,107	\$406	357
O.C. \$1m-\$1.25m	208	\$1,117,392	\$1,146,398	97.5%	\$1.0m	\$1.25m	2,678	\$417	127
O.C. \$1.25m-\$1.5m	116	\$1,368,753	\$1,410,869	97.0%	\$1.25m	\$1.5m	2,944	\$465	77
O.C. \$1.5m-\$2m	112	\$1,712,202	\$1,763,954	97.1%	\$1.5m	\$2.0m	3,221	\$532	70
O.C. \$2m-4m	85	\$2,714,630	\$2,860,425	94.9%	\$2.0m	\$4.0m	3,691	\$735	56
O.C. \$4m+	29	\$6,281,638	\$6,656,586	94.4%	\$4.1m	\$11.5m	5,505	\$1,141	30



	Current Actives #####	Number of Foreclosures & Short Sale Actives 1/23/2020	% of Active Inventory 1/23/2020	Attached	Current Actives 1/23/2020	Number of Foreclosures & Short Sale Actives 1/23/2020	% of Active Inventory 1/23/2020
Aliso Viejo	37	0	0.0%	All of O.C.	1,436	18	1.3%
Anaheim	135	4	3.0%	O.C. \$0-\$250k	125	5	4.0%
Anaheim Hills	57	0	0.0%	O.C. \$250k-\$500k	489	8	1.6%
Brea	47	0	0.0%	O.C. \$500k-\$750k	415	4	1.0%
Buena Park	36	1	2.8%	O.C. \$750k-\$1m	180	0	0.0%
Corona Del Mar	110	1	0.9%	O.C. \$1m+	227	1	0.4%
Costa Mesa	99	0	0.0%	Detached			
Coto De Caza	58	1	1.7%	All of O.C.	2,582	29	1.1%
Cypress	35	0	0.0%	O.C. \$0k-\$500k	42	1	2.4%
Dana Point	179	1	0.6%	O.C. \$500k-\$750k	356	12	3.4%
Dove Canyon	6	0	0.0%	O.C. \$750k-\$1m	495	5	1.0%
Foothill Ranch	8	0	0.0%	O.C. \$1m-\$1.5m	329	3	0.9%
Fountain Valley	28	1	3.6%	O.C. \$1.25m-\$1.5m	234	1	0.4%
Fullerton	99	0	0.0%	O.C. \$1.5m-\$2m	269	2	0.7%
Garden Grove	61	2	3.3%	O.C. \$2m-\$4m	512	4	0.8%
Huntington Beach	220	0	0.0%	O.C. \$4m+	345	1	0.3%
Irvine	482	2	0.4%	All Homes			
La Habra	50	1	2.0%	All of O.C.	4,023	47	1.2%
La Palma	3	0	0.0%	O.C. \$0k-\$500k	659	14	2.1%
Ladera Ranch	68	3	4.4%	O.C. \$500k-\$750k	771	16	2.1%
Laguna Beach	179	2	1.1%	O.C. \$750k-\$1m	675	5	0.7%
Laguna Hills	44	1	2.3%	O.C. \$1m-\$1.25m	396	3	0.8%
Laguna Niguel	124	1	0.8%	O.C. \$1.25m-\$1.5m	279	1	0.4%
Laguna Woods	221	5	2.3%	O.C. \$1.5m-\$2m	322	2	0.6%
Lake Forest	57	1	1.8%	O.C. \$2m-\$4m	562	5	0.9%
Los Alamitos	9	0	0.0%	O.C. \$4m+	359	1	0.3%
Mission Viejo	118	4	3.4%	County High Shares - Account for 53%			
Newport Beach	260	0	0.0%	Portola Hills	13	1	7.7%
Newport Coast	78	0	0.0%	Rossmoor	17	1	5.9%
North Tustin	42	0	0.0%	Ladera Ranch	68	3	4.4%
Orange	118	4	3.4%	Talega	26	1	3.8%
Placentia	31	0	0.0%	Fountain Valley	28	1	3.6%
Portola Hills	13	1	7.7%	Mission Viejo	118	4	3.4%
Rancho Mission Viejo	34	0	0.0%	Orange	118	4	3.4%
Rancho Santa Marg.	29	0	0.0%	Garden Grove	61	2	3.3%
Rossmoor	17	1	5.9%	Santa Ana	125	4	3.2%
San Clemente	146	3	2.1%	Anaheim	135	4	3.0%
San Juan	87	2	2.3%	County Low Shares - No Distressed			
Santa Ana	125	4	3.2%	Aliso Viejo	Los Alamitos	Villa Park	
Seal Beach	118	0	0.0%	Anaheim Hills	Newport Beach		
Stanton	15	0	0.0%	Brea	Newport Coast		
Talega	26	1	3.8%	Costa Mesa	North Tustin		
Tustin	59	0	0.0%	Cypress	Placentia		
Villa Park	15	0	0.0%	Dove Canyon	Rancho Mission Viejo		
Westminster	25	0	0.0%	Foothill Ranch	Rancho Santa Marg.		
Yorba Linda	124	1	0.8%	Fullerton	Seal Beach		
All of O.C.	4,023	47	1.2%	Huntington Beach	Stanton		
				La Palma	Tustin	Westminster	
Orange County Distressed Breakdown							
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)				
Total Foreclosures	20	8	75				
Total Short Sale	24	13	55				

*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 1/23/2020	Demand (Last 30 Days Pendings)	Market Time (In Days) 1/23/2020	Market Time 2-Weeks Ago 1/9/2020	Market Time 4-Weeks Ago 12/26/2019	Market Time 1-Year Ago 1/24/2019	Market Time 2-Years Ago 1/25/2018
Los Angeles County	8,770	3,551	74	80	72	126	70
Orange County	4,023	1,702	71	82	76	128	64
Riverside County	7,363	2,128	104	114	120	148	109
San Bernardino County	4,841	1,594	91	101	102	124	75
San Diego County	4,658	2,282	61	77	72	103	59
Ventura County	1,138	664	51	64	63	87	52
SOCAL TOTALS	30,793	11,921	75	86	84	119	75

Distressed Properties - Foreclosures and Short Sales

	Current Actives 1/23/2020	Demand (Last 30 Days Pendings)	Market Time (In Days) 1/23/2020	Market Time 2-Weeks Ago 1/9/2020	Market Time 4-Weeks Ago 12/26/2019	Market Time 1-Year Ago 1/24/2019	Market Time 2-Years Ago 1/25/2018
Los Angeles County	103	78	40	47	42	58	36
Orange County	44	21	63	59	64	56	36
Riverside County	161	76	64	69	65	93	56
San Bernardino County	123	56	66	52	69	68	54
San Diego County	37	21	53	48	53	60	33
Ventura County	13	16	24	24	35	48	20
SOCAL TOTALS	481	268	52	50	54	64	43