



Orange County Housing Report: Broad Market Interruption

April 20, 2020

Like the rest of “daily life,” the housing market has not been spared from the sweeping effects of sheltering in place.



Supply and Demand: A low supply is confronted with low demand.

Life has changed. Public schools, private schools, day care, universities, date night, dine-in restaurants, sporting events, organized sports, concerts, movie theaters, trips to the mall, amusement parks, public pools, beaches, neighborhood parks, travel, and frozen yogurt have all been put on hold. The “stay at home” order has affected every aspect of daily life. The Orange County housing market is no different.

A man in Orange County tested positive for COVID-19 on January 25th, becoming the first confirmed case in California. On March 4th, Gov. Newsom declared a state of emergency for the Golden State. Disneyland closed its gates and most major sports leagues suspended their seasons on March 12th. Schools closed on March 13th. The “stay at home” order was announced by the governor on March 19th. That means that California citizens had been sheltering in place for four weeks as of April 16th.

Demand is defined as the past 30-days of pending sales activity. Up to this point, demand readings have included weeks prior to the order when the housing market was still hitting on all cylinders. The market was scorching hot at the very beginning of march despite the state of emergency that was declared. The market began to decelerate in the second week of March. By March 19th, with the kids already at home and preparing for online learning, housing demand slowed to a COVID-19 crawl. It was at inherent demand levels.

Now that it has been more than four weeks of virus suppressed demand, the Orange County demand readings are a true depiction of the number of pending sales that will take place under the “stay at home” circumstances. The current reading is an accurate indicator of the current market until the economy begins to reopen down the road. There is a broad housing market interruption due to the Coronavirus that has had a major impact on the velocity of the market, demand, and the supply of homes, the active inventory. Both have been impacted significantly. Yes, demand is at ultra-low, anemic levels, but so is the active listing inventory. Buyers are not writing that many offers, and fewer homeowners are pounding FOR SALE signs in their front yards.

As a result of everyday life grinding to a halt, demand dropped by 55% in the past month, from 2,398 pending sales to 1,080. These demand levels were last seen in 2007. Since the “stay at home” order on March 19th, the number of homes placed on the market dropped by 52% compared to the prior 5-year average. That is 1,972 fewer homeowners entering the fray. Consequently, the active inventory has only grown by 185 homes in the past four weeks, a 4% rise, and the inventory now sits at 4,344 homes. While demand may be at Great Recession levels, the inventory is not growing like it did in 2006 through 2008 when it reached nearly 18,000 homes.

In looking at the county’s different price ranges and detached versus attached, the entire market has been impacted. Yet, there are a few ranges that are still functioning. They have evolved from an extremely hot price range to one that still favors sellers but a bit slower. For detached homes, everything below \$1 million lines up at least slightly in the seller’s favor. Between \$500,000 to \$750,000, the “bread and butter” of the local housing market, detached homes are obtaining more offers than any other range and sellers get to call most of the shots. The Expected Market Time (the time between hammering in the FOR-SALE sign to opening escrow) for that range is at 49 days, a Seller’s Market. Four weeks ago, it was at 25 days. For detached above \$1,000,000, the market slows considerably, leaning in favor of buyers. Above \$2 million has nearly ground to a halt. For attached, only condominiums between \$250,000 to \$500,000 slightly favors sellers with an Expected Market Time of 85 days. It was at 34 days four weeks ago. The \$500,000 to \$750,000 price range for condominiums is balanced. All other condominium ranges, including those below \$250,000, favor buyers. For attached above \$1 million, the market is extremely slow.



Expected Market Time							
Detached		% of Inventory	% of Demand	Attached		% of Inventory	% of Demand
All of O.C.	123 Days	100%	100%	All of O.C.	117 Days	100%	100%
O.C. \$0-\$500k	78 Days	2%	2%	O.C. \$0-\$250k	138 Days	7%	6%
O.C. \$500k-\$750k	49 Days	14%	36%	O.C. \$250k-\$500k	85 Days	32%	45%
O.C. \$750k-\$1m	85 Days	23%	33%	O.C. \$500k-\$750k	106 Days	33%	37%
O.C. \$1m-\$1.25m	169 Days	13%	10%	O.C. \$750k-\$1m	185 Days	12%	7%
O.C. \$1.25m-\$1.5m	196 Days	9%	6%	O.C. \$1m+	415 Days	15%	4%
O.C. \$1.5m-\$2m	227 Days	10%	6%				
O.C. \$2m-\$4m	350 Days	18%	6%				
O.C. \$4m+	1,084 Days	10%	1%				

<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <div style="display: flex; justify-content: space-between; border-bottom: 1px solid black; padding-bottom: 2px;"> Seller's Market </div> <div style="display: flex; justify-content: space-between; border-bottom: 1px solid black; padding-bottom: 2px;"> Slight Seller's Market </div> <div style="display: flex; justify-content: space-between; padding-bottom: 2px;"> Balanced Market </div> </div> <div style="width: 45%;"> <div style="display: flex; justify-content: space-between; border-bottom: 1px solid black; padding-bottom: 2px;"> Slight Buyer's Market </div> <div style="display: flex; justify-content: space-between; padding-bottom: 2px;"> Buyer's Market </div> <div style="display: flex; justify-content: space-between; padding-bottom: 2px;"> Deep Buyer's Market </div> </div> </div>	
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WARNING TO BUYERS: There is very little price movement within the overall Orange County housing market; do not expect a deal. From the real estate trenches, some prospective buyers are expecting values to drop 10%, 20%, or even 30% like they did during the Great Recession. The current Expected Market Time for Orange County is 121 days, a *slight* Buyer's Market, a market where buyers get to call more of the shots, but values are not changing much at all. During the Great Recession the Expected Market Time climbed to nearly 500-days for all of Orange County. Only at those levels will values drop substantially,

WARNING TO SELLERS: Until the shelter in place order is lifted expect meager buyer activity, showings, and offers. Even with real estate being reclassified as an essential service, it really has not moved the needle in terms of demand. Expect demand to remain at its current, inherent levels and the active inventory to continue to slightly grow, ultimately slowing the market further until the economy is unlocked.

Across the board, the broad housing market has been interrupted and the disruption will continue. Even when the governor opens economic activity, it will not be a light switch flipped to "on;" instead, it will be more like a dimmer. Demand will slowly thaw as more homeowners opt to place their homes on the market. It will be a slow, gradual evolution and there will not be a sudden spike in either supply or demand.

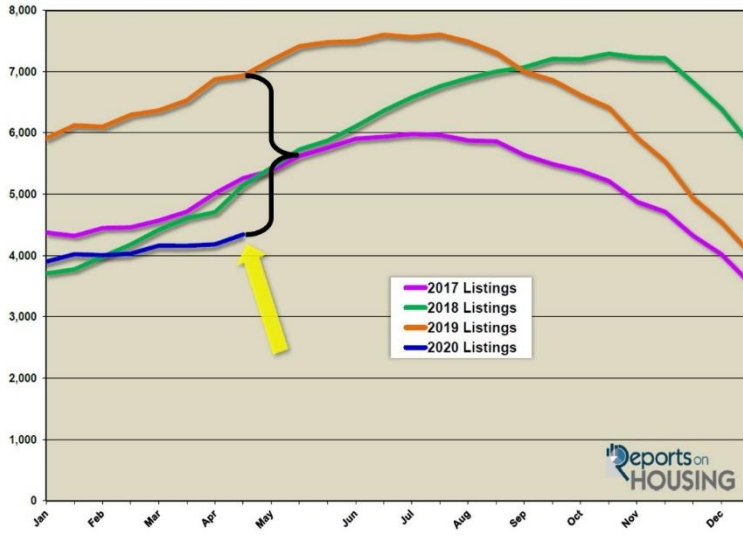
Active Inventory: The current active inventory increased by 4% homes in the past two-weeks.

The active listing inventory increased by 161 homes in the past two-weeks, up 4%, and now sits at 4,344. This is the lowest level for mid-April since 2013, when the inventory reached the most anemic level of the housing expansion. Quite simply, there are very few homes on the market right now. This is due primarily to homeowners opting to NOT come on the market right now, with 52% fewer new FOR SALE signs in the past four-weeks compared to the prior 5-year average. This will continue until the economy is opened for business.

Last year at this time, there were 6,933 homes on the market, 2,589 more than today, a 60% difference. There were a lot more choices for buyers last year.

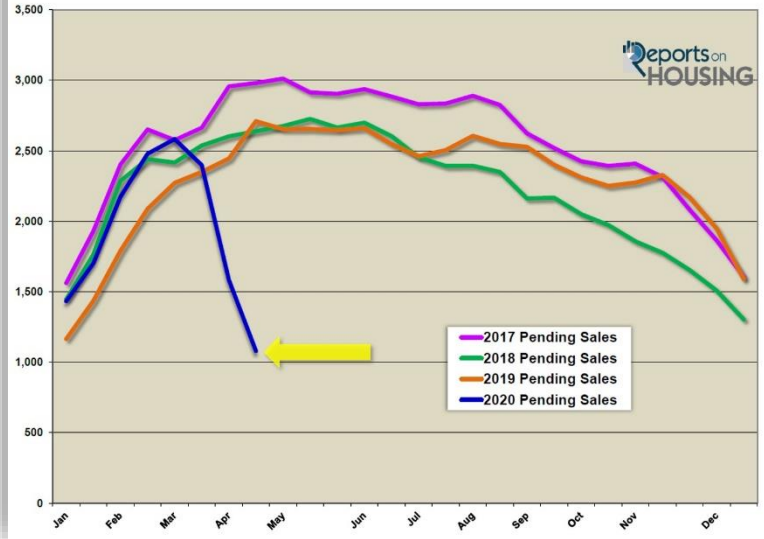


Orange County Active Listing Inventory Year Over Year



Orange County Demand Year Over Year

Prior 30 Day Pending Sales Snapshot



Demand: In the past two-weeks demand continued to plunge.

Demand, the number of new pending sales over the prior month, decreased from 1,584 to 1,080, shedding 504 pending sales, down 32%. Demand reflects all new escrows within the past four weeks. The current level is the first accurate picture of COVID-19 suppressed demand. Prior snapshots have included weeks prior to sheltering in place, with higher demand readings. Current demand is a much more accurate depiction of the business that can take place in the current environment. It will no longer continue to “plunge” as it has for the prior month. It will flatten from here until the economic activity at large can resume. At that point, demand will begin to thaw and rise once again.

Last year, there were 1,644 more pending sales compared to today, 152% extra, more than double.

In the past two-weeks the Expected Market Time increased from 79 to 121 days, a **SLIGHT** Buyer’s Market (between 120 and 150 days), where buyers get to call more of the shots, but home values are not appreciating much at all. Expect the market to only slightly cool from here as the inventory slightly rises and demand remains flat. Last year the Expected Market Time was at 76 days, much better than today.

Luxury End: The luxury market is nearly grinding to a halt.

In the past two-weeks, demand for homes above \$1.25 million decreased by 66 pending sales, down 32%, and now totals 140. The luxury home inventory increased by 29 homes, up 2%, and now totals 1,501. Many luxury homeowners will continue to opt to wait to list their homes until after the outbreak and demand will remain at these low levels. With a substantial drop in demand, the overall Expected Market Time for homes priced above \$1.25 million increased from 214 to 322 days in the past couple of weeks.

Year over year, luxury demand is down by 284 pending sales, or 67%, and the active luxury listing inventory is down by 778 homes, or 34%. The Expected Market Time last year was at 161 days, much better than today.

For homes priced between \$1.25 million and \$1.5 million, in the past two-weeks, the Expected Market Time increased from 120 to 205 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time increased from 140 to 252 days. For homes priced between \$2 million and \$4 million, the Expected Market Time increased from 323 to 363 days. For homes priced above \$4 million, the Expected Market Time increased from 903 to 1,118 days. At 1,118 days, a seller would be looking at placing their home into escrow around **May 2023**.



	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	77 Days	36%	56%	55 Days
O.C. \$750k-\$1m	96 Days	19%	24%	66 Days
O.C. \$1m-\$1.25m	185 Days	10%	7%	83 Days
O.C. \$1.25m-\$1.5m	205 Days	7%	4%	108 Days
O.C. \$1.5m-\$2m	252 Days	8%	4%	133 Days
O.C. \$2m-\$4m	363 Days	13%	4%	186 Days
O.C. \$4m+	1118 Days	7%	1%	425 Days

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Orange County Housing Market Summary:

- The active listing inventory increased by 161 homes in the past two-weeks, up 4%, and now totals 4,344. In the past four-weeks, 52% fewer homes were placed on the market compared to the prior 5-year average. Last year, there were 6,933 homes on the market, 2,589 more than today, a 60% difference.
- Demand, the number of pending sales over the prior month, decreased by 504 pending sales in the past two-weeks, down 32%, and now totals 1,080. In the past 5-years, demand has increased an average of 4%. The drop is due to the Coronavirus. Last year, there were 2,724 pending sales, 152% more than today.
- The Expected Market Time for all of Orange County increased from 79 days to 121, a slight Seller's Market (between 120 and 150 days). The increase is due to the Coronavirus. It was at 76 days last year, much better than today.
- 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 77 days. This range represents 36% of the active inventory and 56% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 96 days, a Balanced Market (between 90 and 120 days). This range represents 19% of the active inventory and 24% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 185 days, a Buyer's Market (greater than 150 days).
- For luxury homes priced between \$1.25 million and \$1.5 million, in the past two weeks, the Expected Market Time increased from 120 to 205 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time increased from 140 to 252 days. For luxury homes priced between \$2 million and \$4 million, the Expected Market Time increased from 323 to 363 days. For luxury homes priced above \$4 million, the Expected Market Time increased from 903 to 1,118 days.
- The luxury end, all homes above \$1.25 million, accounts for 35% 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 1.7% of demand. There are only 18 foreclosures and 23 short sales available to purchase today in all of Orange County, 41 total distressed homes on the active market, down 4 from two-weeks ago. Last year there were 59 total distressed homes on the market, slightly more than today.
- There were 2,383 closed residential resales in March, 5% more than March 2019's 2,277 closed sales. March marked a 17% increase compared to February 2020. The sales to list price ratio was 98.4% for all of Orange County. Foreclosures accounted for just 0.4% of all closed sales, and short sales accounted for 0.5%. That means that 99.1% of all sales were good ol' fashioned sellers with equity.



	Current Actives 4/16/2020	Demand (Last 30 Days Pending s)	Market Time (In Days) 4/16/2020	Market Time 2-Weeks Ago 4/2/2020	Market Time 4-Weeks Ago 3/19/2020	Market Time 1-Year Ago 4/18/2019	Market Time 2-Years Ago 4/19/2018	Average Active List Price 4/16/2020
Aliso Viejo	65	33	59	40	30	52	44	\$748k
Anaheim	164	65	76	55	33	51	33	\$621k
Anaheim Hills	55	25	66	38	27	59	53	\$1.3m
Brea	53	19	84	71	30	66	50	\$962k
Buena Park	41	24	51	46	32	63	41	\$673k
Corona Del Mar	100	6	500	200	118	119	149	\$5.4m
Costa Mesa	112	31	108	70	42	69	57	\$1.0m
Coto De Caza	70	9	233	230	77	99	127	\$2.4m
Cypress	40	13	92	70	26	32	30	\$774k
Dana Point	158	22	215	226	122	131	125	\$3.5m
Dove Canyon	12	1	360	90	30	75	86	\$1.2m
Foothill Ranch	15	6	75	41	30	51	30	\$719k
Fountain Valley	33	14	71	39	28	47	34	\$759k
Fullerton	115	50	69	44	28	71	40	\$919k
Garden Grove	90	35	77	55	37	40	32	\$714k
Huntington Beach	272	65	126	81	53	65	47	\$1.3m
Irvine	510	65	235	147	70	109	51	\$1.4m
La Habra	38	27	42	28	23	42	45	\$634k
La Palma	7	4	53	21	17	57	70	\$785k
Ladera Ranch	67	19	106	63	51	98	57	\$1.2m
Laguna Beach	190	9	633	297	259	267	220	\$4.8m
Laguna Hills	69	10	207	165	68	88	76	\$1.4m
Laguna Niguel	129	38	102	82	55	90	55	\$1.5m
Laguna Woods	181	27	201	108	72	118	77	\$348k
Lake Forest	80	16	150	66	35	91	30	\$798k
Los Alamitos	9	2	135	60	13	78	24	\$928k
Mission Viejo	138	55	75	51	41	54	42	\$864k
Newport Beach	270	24	338	277	161	145	146	\$3.1m
Newport Coast	64	7	274	266	207	133	237	\$5.6m
North Tustin	44	13	102	59	82	110	70	\$2.5m
Orange	128	48	80	53	36	56	48	\$988k
Placentia	31	18	52	66	26	36	29	\$702k
Portola Hills	26	11	71	42	35	45	15	\$936k
Rancho Mission Viejo	59	16	111	56	46	175	99	\$846k
Rancho Santa Marg.	45	21	64	31	21	55	29	\$649k
Rossmoor	10	6	50	65	45	96	64	\$1.6m
San Clemente	172	35	147	88	52	62	71	\$1.4m
San Juan	91	22	124	99	73	68	107	\$2.2m
Santa Ana	146	48	91	54	37	63	46	\$599k
Seal Beach	113	20	170	81	52	108	112	\$456k
Stanton	9	7	39	50	21	42	38	\$803k
Talega	37	5	222	104	41	37	54	\$1.3m
Tustin	74	20	111	50	35	56	36	\$1.0m
Villa Park	16	2	240	55	43	71	188	\$1.8m
Westminster	41	15	82	79	52	28	40	\$751k
Yorba Linda	127	39	98	59	44	76	63	\$1.5m
All of O.C.	4,344	1,080	121	79	52	76	58	\$1.6m



Attached Homes

	Current Actives 4/16/2020	Demand (Last 30 Days) Pending	Market Time (In Days) 4/16/2020	Market Time 2-Weeks 4/2/2020	Market Time 4-Weeks 3/19/2020	Market Time 1-Year Ago 4/18/2019	Market Time 2-Years 4/19/2018	Average Active List Price 4/16/2020
All of O.C.	1,538	393	117	70	43	72	45	\$722k
O.C. \$0-\$250k	115	25	138	64	53	96	61	\$186k
O.C. \$250k-\$500k	499	177	85	60	34	57	36	\$388k
O.C. \$500k-\$750k	510	145	106	60	35	65	36	\$621k
O.C. \$750k-\$1m	179	29	185	92	63	120	66	\$858k
O.C. \$1m+	235	17	415	171	134	140	133	\$1.8m

Current Actives Vacant **42.6%**

Detached Homes

	Current Actives 4/16/2020	Demand (Last 30 Days) Pending	Market Time (In Days) 4/16/2020	Market Time 2-Weeks 4/2/2020	Market Time 4-Weeks 3/19/2020	Market Time 1-Year Ago 4/18/2019	Market Time 2-Years 4/19/2018	Average Active List Price 4/16/2020
All of O.C.	2,806	687	123	85	58	79	67	\$2.2m
O.C. \$0-\$500k	44	17	78	44	38	44	38	\$413k
O.C. \$500k-\$750k	400	246	49	36	25	44	35	\$669k
O.C. \$750k-\$1m	646	228	85	56	34	59	42	\$877k
O.C. \$1m-\$1.25m	378	67	169	102	61	78	68	\$1.1m
O.C. \$1.25m-\$1.5m	261	40	196	113	72	103	107	\$1.4m
O.C. \$1.5m-\$2m	287	38	227	135	73	134	127	\$1.7m
O.C. \$2m-\$4m	501	43	350	358	260	190	195	\$2.9m
O.C. \$4m+	289	8	1084	973	377	456	373	\$8.5m

Current Actives Vacant **28.1%**

All Homes

	Current Actives 4/16/2020	Demand (Last 30 Days) Pending	Market Time (In Days) 4/16/2020	Market Time 2-Weeks 4/2/2020	Market Time 4-Weeks 3/19/2020	Market Time 1-Year Ago 4/18/2019	Market Time 2-Years 4/19/2018	Average Active List Price 4/16/2020
All of O.C.	4,344	1,080	121	79	52	76	58	\$1.6m
O.C. \$0-\$500k	658	219	90	59	36	60	38	\$354k
O.C. \$500k-\$750k	910	391	70	47	30	52	35	\$642k
O.C. \$750k-\$1m	825	257	96	61	39	66	45	\$873k
O.C. \$1m-\$1.25m	450	73	185	109	65	83	71	\$1.1m
O.C. \$1.25m-\$1.5m	314	46	205	120	80	108	104	\$1.4m
O.C. \$1.5m-\$2m	344	41	252	140	80	133	129	\$1.7m
O.C. \$2m-\$4m	545	45	363	323	248	186	208	\$2.9m
O.C. \$4m+	298	8	1118	903	377	425	386	\$8.4m

Current Actives Vacant **33.3%**

*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 Mar 2020	Average Sales Price	Average List Price	Sales to List Ratio	Low Price	High Price	Avg. Square Feet	Avg. \$ Per Square Feet	Units Sold Mar 2019
Aliso Viejo	63	\$743,887	\$748,579	99.4%	\$345k	\$1.7m	1,755	\$424	9
Anaheim	110	\$592,843	\$590,547	100.4%	\$280k	\$835k	1,512	\$392	14
Anaheim Hills	43	\$844,400	\$853,044	99.0%	\$415k	\$2.5m	2,241	\$377	7
Brea	44	\$844,236	\$842,650	100.2%	\$425k	\$2.2m	2,134	\$396	4
Buena Park	39	\$641,123	\$638,382	100.4%	\$440k	\$865k	1,557	\$412	6
Corona Del Mar	24	\$3,193,497	\$3,411,063	93.6%	\$1.3m	\$7.6m	2,671	\$1,196	2
Costa Mesa	74	\$919,161	\$931,536	98.7%	\$435k	\$2.0m	1,827	\$503	12
Coto De Caza	20	\$1,153,925	\$1,180,730	97.7%	\$520k	\$2.5m	3,129	\$369	3
Cypress	27	\$667,754	\$674,093	99.1%	\$390k	\$1.4m	1,649	\$405	1
Dana Point	52	\$1,163,257	\$1,186,296	98.1%	\$369k	\$5.9m	1,946	\$598	2
Dove Canyon	7	\$1,059,000	\$1,062,000	99.7%	\$785k	\$1.2m	3,144	\$342	0
Foothill Ranch	10	\$706,190	\$705,569	100.1%	\$320k	\$1.0m	1,682	\$423	12
Fountain Valley	31	\$855,468	\$833,769	102.6%	\$403k	\$1.6m	1,946	\$440	6
Fullerton	93	\$714,230	\$713,251	100.1%	\$157k	\$2.0m	1,758	\$406	7
Garden Grove	53	\$599,491	\$599,439	100.0%	\$290k	\$849k	1,404	\$427	13
Huntington Beach	158	\$955,721	\$965,066	99.0%	\$150k	\$3.0m	1,820	\$525	15
Irvine	232	1,078,729	\$1,098,485	98.2%	\$390k	\$6.4m	2,115	\$510	29
La Habra	46	\$543,918	\$542,519	100.3%	\$279k	\$1.2m	1,417	\$384	9
La Palma	7	\$781,143	\$783,618	99.7%	\$675k	\$895k	2,127	\$367	3
Ladera Ranch	42	\$951,977	\$954,678	99.7%	\$473k	\$3.2m	2,453	\$388	5
Laguna Beach	32	\$2,199,058	\$2,349,922	93.6%	\$628k	\$6.9m	2,088	\$1,053	7
Laguna Hills	33	\$912,976	\$926,300	98.6%	\$410k	\$3.7m	2,240	\$408	4
Laguna Niguel	87	\$1,006,973	\$1,036,925	97.1%	\$347k	\$9.5m	2,140	\$471	14
Laguna Woods	62	\$343,040	\$349,921	98.0%	\$40k	\$964k	1,152	\$298	7
Lake Forest	46	\$753,939	\$758,925	99.3%	\$335k	\$1.9m	1,804	\$430	79
Los Alamitos	5	\$920,800	\$904,398	101.8%	\$635k	\$1.4m	1,853	\$497	8
Mission Viejo	125	\$714,246	\$714,934	99.9%	\$300k	\$1.4m	1,804	\$396	19
Newport Beach	71	\$2,287,232	\$2,387,955	95.8%	\$576k	\$9.0m	2,520	\$908	14
Newport Coast	17	\$3,491,529	\$3,605,523	96.8%	\$1.0m	\$7.9m	3,883	\$899	3
North Tustin	17	\$1,234,661	\$1,257,789	98.2%	\$913k	\$1.9m	2,755	\$448	5
Orange	110	\$749,902	\$755,394	99.3%	\$310k	\$2.3m	1,864	\$402	7
Placentia	38	\$698,881	\$700,473	99.8%	\$290k	\$1.1m	1,898	\$368	2
Portola Hills	10	\$813,300	\$824,579	98.6%	\$456k	\$1.8m	2,162	\$376	1
Rancho Mission Viejo	29	\$821,403	\$827,220	99.3%	\$533k	\$1.5m	2,082	\$395	1
Rancho Santa Marg.	50	\$565,133	\$563,817	100.2%	\$315k	\$899k	1,345	\$442	41
Rosmoor	12	\$1,160,917	\$1,170,641	99.2%	\$575k	\$1.7m	2,264	\$513	1
San Clemente	86	\$1,099,464	\$1,104,765	99.5%	\$390k	\$4.2m	2,231	\$493	6
San Juan	41	\$999,851	\$1,011,185	98.9%	\$297k	\$2.5m	2,437	\$410	7
Santa Ana	83	\$623,099	\$628,181	99.2%	\$262k	\$4.5m	1,506	\$414	4
Seal Beach	41	\$428,378	\$441,322	97.1%	\$141k	\$1.8m	1,179	\$363	5
Stanton	13	\$534,991	\$532,745	100.4%	\$325k	\$730k	1,303	\$411	2
Talega	18	\$1,040,444	\$1,042,694	99.8%	\$510k	\$1.9m	2,687	\$389	19
Tustin	47	\$837,383	\$847,165	98.8%	\$310k	\$3.1m	1,903	\$440	5
Villa Park	6	\$1,482,434	\$1,549,767	95.7%	\$975k	\$2.3m	3,709	\$400	1
Westminster	24	\$727,892	\$722,999	100.7%	\$465k	\$1.0m	1,548	\$470	7
Yorba Linda	78	\$955,609	\$970,760	98.4%	\$235k	\$3.0m	2,410	\$397	8
All of O.C.	2,383	\$930,066	\$945,474	98.4%	\$40k	\$9.5m	1,930	\$482	2,277
O.C. \$0-\$500k	427	\$380,806	\$381,778	99.7%	\$40k	\$500k	1,006	\$379	488
O.C. \$500k-\$750k	782	\$639,978	\$640,585	99.9%	\$504k	\$750k	1,491	\$429	839
O.C. \$750k-\$1m	588	\$862,358	\$867,169	99.4%	\$752k	\$1.0m	2,094	\$412	525
O.C. \$1m-\$1.25m	210	\$1,124,915	\$1,136,504	99.0%	\$1.0m	\$1.25m	2,551	\$441	160
O.C. \$1.25m-\$1.5m	132	\$1,359,901	\$1,380,129	98.5%	\$1.26m	\$1.5m	2,830	\$480	103
O.C. \$1.5m-\$2m	123	\$1,724,756	\$1,769,341	97.5%	\$1.5m	\$2.0m	3,183	\$542	111
O.C. \$2m-\$4m	92	\$2,690,588	\$2,801,904	96.0%	\$2.0m	\$4.0m	3,530	\$762	96
O.C. \$4m+	29	\$5,889,498	\$6,309,134	93.3%	\$4.2m	\$9.5m	5,037	\$1,169	13

*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 #####	Number of Foreclosures & Short Sale Actives 4/16/2020	% of Active Inventory 4/16/2020	Attached	Current Actives 4/16/2020	Number of Foreclosures & Short Sale Actives 4/16/2020	% of Active Inventory 4/16/2020
Aliso Viejo	65	0	0.0%	All of O.C.	1,538	16	1.0%
Anaheim	164	1	0.6%	O.C. \$0-\$250k	115	2	1.7%
Anaheim Hills	55	0	0.0%	O.C. \$250k-\$500k	499	8	1.6%
Brea	53	0	0.0%	O.C. \$500k-\$750k	510	4	0.8%
Buena Park	41	1	2.4%	O.C. \$750k-\$1m	179	2	1.1%
Corona Del Mar	100	0	0.0%	O.C. \$1m+	235	0	0.0%
Costa Mesa	112	0	0.0%	Detached			
Coto De Caza	70	1	1.4%	All of O.C.	2,806	25	0.9%
Cypress	40	0	0.0%	O.C. \$0k-\$500k	44	2	4.5%
Dana Point	158	1	0.6%	O.C. \$500k-\$750k	400	5	1.3%
Dove Canyon	12	0	0.0%	O.C. \$750k-\$1m	646	7	1.1%
Foothill Ranch	15	0	0.0%	O.C. \$1m-\$1.5m	378	4	1.1%
Fountain Valley	33	2	6.1%	O.C. \$1.25m-\$1.5m	261	0	0.0%
Fullerton	115	1	0.9%	O.C. \$1.5m-\$2m	287	2	0.7%
Garden Grove	90	2	2.2%	O.C. \$2m-\$4m	501	3	0.6%
Huntington Beach	272	0	0.0%	O.C. \$4m+	289	2	0.7%
Irvine	510	2	0.4%	All Homes			
La Habra	38	3	7.9%	All of O.C.	4,344	41	0.9%
La Palma	7	0	0.0%	O.C. \$0k-\$500k	658	12	1.8%
Ladera Ranch	67	1	1.5%	O.C. \$500k-\$750k	910	9	1.0%
Laguna Beach	190	1	0.5%	O.C. \$750k-\$1m	825	9	1.1%
Laguna Hills	69	2	2.9%	O.C. \$1m-\$1.25m	450	4	0.9%
Laguna Niguel	129	3	2.3%	O.C. \$1.25m-\$1.5m	314	0	0.0%
Laguna Woods	181	4	2.2%	O.C. \$1.5m-\$2m	344	2	0.6%
Lake Forest	80	0	0.0%	O.C. \$2m-\$4m	545	3	0.6%
Los Alamitos	9	0	0.0%	O.C. \$4m+	298	2	0.7%
Mission Viejo	138	2	1.4%	County High Shares - Account for 61%			
Newport Beach	270	1	0.4%	La Habra	38	3	7.9%
Newport Coast	64	1	1.6%	Fountain Valley	33	2	6.1%
North Tustin	44	0	0.0%	Laguna Hills	69	2	2.9%
Orange	128	1	0.8%	Santa Ana	146	4	2.7%
Placentia	31	0	0.0%	Talega	37	1	2.7%
Portola Hills	26	0	0.0%	Buena Park	41	1	2.4%
Rancho Mission Viejo	59	0	0.0%	Yorba Linda	127	3	2.4%
Rancho Santa Marg.	45	0	0.0%	Laguna Niguel	129	3	2.3%
Rossmoor	10	0	0.0%	Garden Grove	90	2	2.2%
San Clemente	172	1	0.6%	Laguna Woods	181	4	2.2%
San Juan	91	2	2.2%	County Low Shares - No Distressed			
Santa Ana	146	4	2.7%	Aliso Viejo	Lake Forest		
Seal Beach	113	0	0.0%	Anaheim Hills	Los Alamitos		
Stanton	9	0	0.0%	Brea	North Tustin		
Talega	37	1	2.7%	Corona Del Mar	Placentia		
Tustin	74	0	0.0%	Costa Mesa	Portola Hills		
Villa Park	16	0	0.0%	Cypress	Rancho Mission Viejo		
Westminster	41	0	0.0%	Dove Canyon	Rancho Santa Marg.		
Yorba Linda	127	3	2.4%	Foothill Ranch	Rossmoor	Tustin	
All of O.C.	4,344	41	0.9%	Huntington Beach	Seal Beach	Villa Park	
				La Palma	Stanton	Westminster	
Orange County Distressed Breakdown				<small>*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.</small>			
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)				
Total Foreclosures	18	12	45				
Total Short Sale	23	6	115				



Southern California Housing

All Properties

	Current Actives 4/16/2020	Demand (Last 30 Days Pendings)	Market Time (In Days) 4/16/2020	Market Time 2-Weeks Ago 4/2/2020	Market Time 4-Weeks Ago 3/19/2020	Market Time 1-Year Ago 4/18/2019	Market Time 2-Years Ago 4/19/2018
Los Angeles County	9,037	2,479	109	74	52	70	56
Orange County	4,344	1,080	121	79	52	76	58
Riverside County	7,001	1,621	130	96	68	86	78
San Bernardino County	4,616	1,351	103	81	57	72	62
San Diego County	5,079	1,738	88	66	46	60	55
Ventura County	1,202	377	96	61	43	53	46
SO CAL TOTALS	31,279	8,646	108	76	53	70	62

Distressed Properties - Foreclosures and Short Sales

	Current Actives 4/16/2020	Demand (Last 30 Days Pendings)	Market Time (In Days) 4/16/2020	Market Time 2-Weeks Ago 4/2/2020	Market Time 4-Weeks Ago 3/19/2020	Market Time 1-Year Ago 4/18/2019	Market Time 2-Years Ago 4/19/2018
Los Angeles County	108	43	75	67	40	41	29
Orange County	41	18	68	90	106	68	37
Riverside County	155	62	75	89	69	54	53
San Bernardino County	105	28	113	50	30	53	32
San Diego County	40	12	100	60	56	70	34
Ventura County	11	9	37	23	21	40	24
SO CAL TOTALS	460	172	78	63	54	54	37