



## Orange County Housing Report: The Rest of 2020

July 27, 2020

Even though housing came to a standstill in April, the market roared back and trends have developed that foreshadow continued strength.



### Housing Trends: With a low supply and strong demand, the market has not been this hot since 2013.

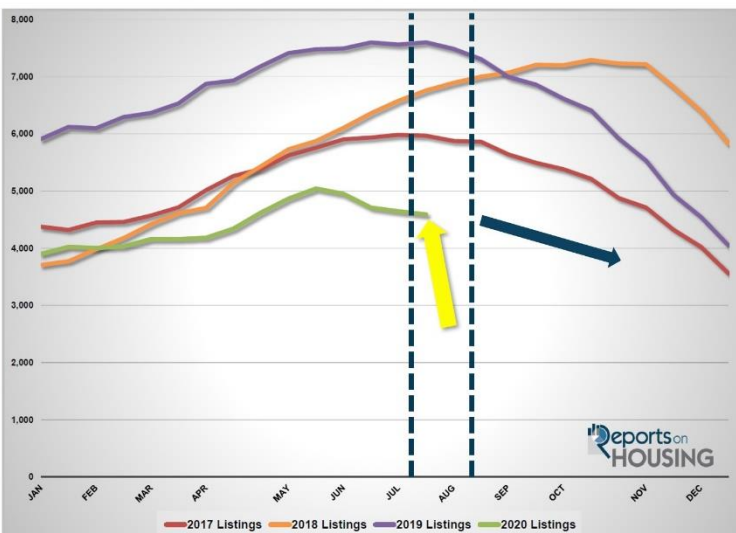
It was sudden. It was unnerving. Nobody had seen anything like it in their lifetime. A pandemic unfolded before everyone's eyes. Major sports leagues suspended their seasons. Disneyland closed its gates. Schools went online. The state of California announced a "stay at home" order. Life as everybody knew it came to a grinding halt.

That was just four months ago. Since no one had experienced a pandemic and the shutting down of the economy, people turned to hoarding toilet paper and cleaning products, and stocking their cupboards and refrigerators. Yet, slowly but surely, everyone began to adapt to a "new normal," living with a virus. Businesses turned to Zoom to keep industries moving along. Dining out shifted to DoorDash, Grubhub and Uber Eats. New car dealers turned to online listings and "virtual" test drives. The real estate industry adapted as well with masks, gloves, physical distancing, and a myriad of contracts that outlined the proper protocols needed to sell homes.

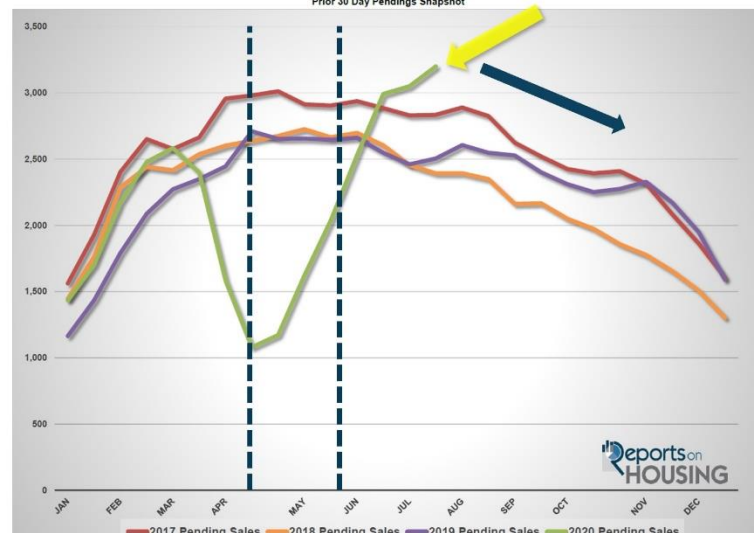
While unemployment is still high and the overall economy is slowly crawling its way out of a forced stoppage, housing has been a bright spot with a "V-Shaped" recovery. It came roaring back and trends have emerged that pave the way to a strong finish to 2020 in Orange County:

**The active listing inventory has dropped to unprecedentedly low levels.** Even at the start of the year, there were not that many homes on the market. Anything that did come on the market quickly opened escrow. Even prior to the shutdown, the inventory had only increased from 3,901 at the beginning of January to 4,159 by March 5<sup>th</sup>, an increase of only 7%. In March, it was at low levels last experienced in 2013. During the lockdown, COVID-19 suppressed the number of homeowners coming on the market. In April, there were 54% fewer homes that came on the market compared to the 5-year average. Today, there are only 6% fewer homes entering the fray. COVID-19's grip on preventing homeowners from listing their homes is disappearing. Yet, the lack of new homeowners coming on the market over the last several months has substantially contributed to the current ultra-low active listing inventory, its lowest end of July level since tracking began in 2004 with only 4,590 homes today. The inventory peak typically occurs anywhere between July and

Orange County Active Listing Inventory Year Over Year



Orange County Demand Year Over Year

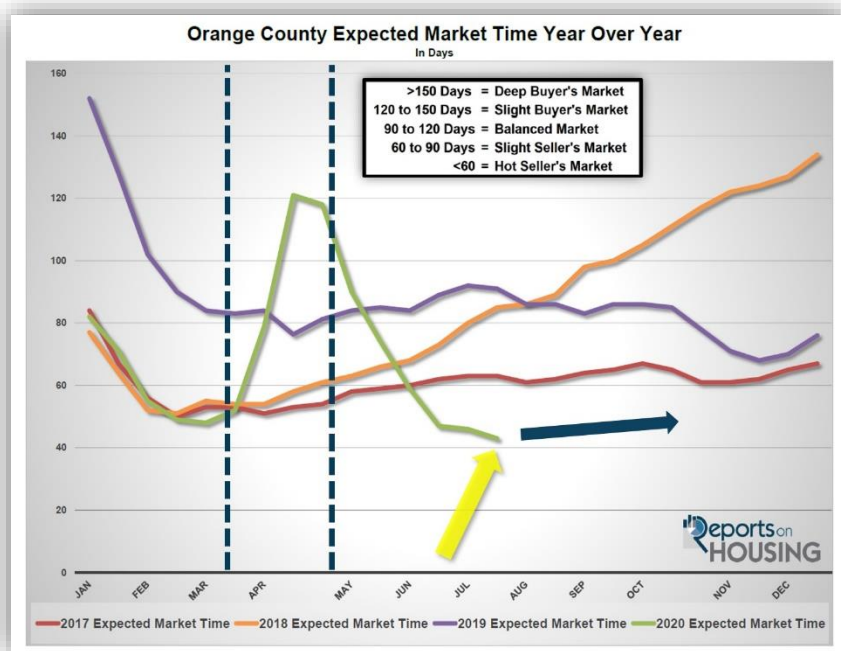




August, but this year it occurred at the end of May with 5,044 homes. It has dropped by 9% since. For the rest of the year, expect the inventory to slowly drop as housing transitions to the Autumn Market in August with kids returning to another school year. Families find it less advantageous to make a move during the school year. It will drop further when housing evolves into the Holiday/Winter Market, one week prior to Thanksgiving.

**Demand is at its hottest level since 2012.** Prior to the virus lockdown at the start of March, with 3.75% interest rates, demand (the last 30-days of pending sales) had reached 2,583 pending sales, levels not seen since 2015. Amid the lockdown, COVID-19 suppressed buyer activity and demand dropped to 1,008 pending sales in mid-April, a low last hit in 2008 during the Great Recession. However, the real estate industry adapted and became an essential service. Demand had doubled from its April lows by the end of May and had tripled by the start of July. Interest rates have continued to drop and have reached 3%, a record low. The low mortgage rate environment has been the rocket fuel that has propelled demand to 3,200 pending sales today, its highest level since 2012. And rates are expected to remain at these low levels for the remainder of the year. In Orange County, demand typically peaks between April and May, during the Spring Market, yet that was during the “stay at home” order. Essentially, the Spring Market was postponed, and housing is currently in the middle of the strongest demand of the year and is poised to peak between now and the start of August. For the rest of the year, expect demand to remain strong, fueled by historically low rates. It will downshift slightly as housing transitions to the Autumn Market when kids return to school and fewer families opt to purchase. It will downshift further during the holidays.

**The Expected Market Time is at its hottest level since June 2013.** The story is not only a “V-Shaped” recovery, its that the market has not been this hot in seven years. The Expected Market Time (the amount of time between hammering in the FOR-SALE sign to opening escrow) is currently at its lowest point of the year, 43 days, and has not been this low in July since 2005. Anything below 60-days is considered a Hot Seller’s Market, where homes are appreciating, and multiple offers is the norm. On March 5<sup>th</sup>, prior to the lockdown, it was at 48 days, the lowest start to a March since 2013. So, Orange County housing was already pumping on all cylinders. But, by mid-April, the Expected Market Time climbed all the way to 121 days, a slight Buyer’s Market. It quickly reversed course, dropping to 90 days, a Slight Seller’s Market, by mid-May. It dipped below 60 days at the start of June and has never looked back. The Expected Market Time is a statistic that is derived from both supply (the active listing inventory) and demand (recent pending sales). With an ultra-low supply combined with piping hot demand, the Expected Market Time has dropped to unprecedented levels for the middle of summer. As the market transitions into the Autumn Market next month, and both the active inventory and demand slowly drop, the Expected Market Time will gradually rise. It will remain a Seller’s Market for the balance of 2020.



Do not expect a flood of new inventory due to the first period of Forbearance coming to an end in September. Many will extend the benefit to March 2021. It is also important to note that 90% of all homes in Forbearance have more than 10% equity, and 77% have more than 20% equity. That means that if any of these owners are forced to sell due to a financial hardship, they can tap into their equity in order to sell.

Also, many wonder where the high level of buyer demand is coming from given the fact that there are 16.2 million continuing claims for unemployment insurance. It is important to highlight the fact that there are over 120 million people who are employed and able to make a home purchase. Additionally, a majority of the unemployed fall within the lower income levels, which could have an impact on rentals and not the residential resale market.



**The Rest of 2020 Summary:** expect the active listing inventory to remain at low levels, demand to remain strong, mortgage rates to remain low, and the Expected Market Time to remain at its lowest level in years.

**Active Listings:** The current active inventory decreased by 1% in the last two weeks.

The active listing inventory shed 55 homes in the past two-weeks, down 1%, and now sits at 4,590, the lowest level for a July since tracking began in 2004. It appears as if the active inventory reached a peak back in May at 5,044 homes and has shed 454 homes since, a 9% drop. Expect the active inventory to continue to slowly drop.

Last year at this time, there were 7,601 homes on the market, 3,011 additional homes, or 66% more. There were a lot more choices for buyers last year.

**Demand:** Demand continued to climb, rising by 5% in the past two weeks.

Demand, the number of new pending sales over the prior month, increased from 3,050 to 3,200, an additional 150 pending sales, up 5% in two weeks. This is the highest demand reading since October 2012, nearly eight years ago. Typically demand reaches its peak between April and May, but COVID-19 delayed the absolute best time of the year based upon buyer activity and as of today has not quite reached the 2020 peak. That should occur between now and the start to August.

Last year, demand was at 2,505, that is 695 fewer pending sales compared to today, or 22% less.

In the past two-weeks the Expected Market Time dropped from 46 to 43 days, a Hot Seller's Market (less than 60 days), where sellers get to call the shots during the negotiating process and home values are on the rise. Last year the Expected Market Time was at 91 days, much slower than today.

**Luxury End:** It appears as if the luxury market is reaching its peak for the hottest time of the year.

In the past two-weeks, demand for homes above \$1.25 million increased by 12 pending sales, up 2%, and now totals 566. Luxury demand is at unbelievably high, unprecedented levels. It appears as if it is reaching a peak, as the growth in demand is slowing. The luxury home inventory increased by 11 homes, up 0.6%, and now totals 1,770. With the small rise in demand slightly outpacing the rise in supply, the overall Expected Market Time for homes priced above \$1.25 million decreased from 95 to 94 days in the past couple of weeks. The luxury market remains healthy and strong.

Year over year, luxury demand is up by 250 pending sales, or 79%, and the active luxury listing inventory is down by 781 homes, or 31%. The Expected Market Time last year was at 242 days, drastically slower compared to today.

For homes priced between \$1.25 million and \$1.5 million, in the past two-weeks, the Expected Market Time decreased from 60 to 53 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time increased from 71 to 81 days. For homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 113 to 109 days. For homes priced above \$4 million, the Expected Market Time increased from 249 to 274 days. At 274 days, a seller would be looking at placing their home into escrow around **April 2021**.

	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	31 Days	34%	47%	62 Days
O.C. \$750k-\$1m	29 Days	17%	26%	73 Days
O.C. \$1m-\$1.25m	48 Days	10%	9%	116 Days
O.C. \$1.25m-\$1.5m	53 Days	8%	6%	147 Days
O.C. \$1.5m-\$2m	81 Days	8%	4%	240 Days
O.C. \$2m-\$4m	109 Days	14%	6%	288 Days
O.C. \$4m+	274 Days	8%	1%	500 Days



## Orange County Housing Summary

- The active listing inventory decreased by 55 homes in the past two-weeks, down 1%, and now totals 4,590, its lowest level for July since tracking began in 2004. In the past four-weeks, 6% fewer homes were placed on the market compared to the prior 5-year average. It was a 54% difference at the end of April; thus, COVID-19's grip on suppressing the inventory is diminishing. Last year, there were 7,601 homes on the market, 3,011 additional homes, or 66% more.
- Demand, the number of pending sales over the prior month, increased by 150 pending sales in the past two-weeks, up 5%, and now totals 3,200, its highest level since October 2012. COVID-19 currently has no effect on demand. Last year, there were 2,505 pending sales, 22% fewer than today.
- The Expected Market Time for all of Orange County decreased from 46 days to 43, a Hot Seller's Market (less than 60 days). It was at 91 days last year, **much 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 31 days. This range represents 34% of the active inventory and 47% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 29 days, a hot Seller's Market. This range represents 17% of the active inventory and 26% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 48 days, a hot Seller's Market.
- For luxury homes priced between \$1.25 million and \$1.5 million, in the past two weeks, the Expected Market Time decreased from 60 to 53 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time increased from 71 to 81 days. For luxury homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 113 to 109 days. For luxury homes priced above \$4 million, the Expected Market Time increased from 249 to 274 days.
- The luxury end, all homes above \$1.25 million, accounts for 38% of the inventory and only 17% of demand.
- Distressed homes, both short sales and foreclosures combined, made up only 0.5% of all listings and 0.6% of demand. There are only 12 foreclosures and 13 short sales available to purchase today in all of Orange County, 25 total distressed homes on the active market, down 2 from two-weeks ago. Last year there were 56 total distressed homes on the market, slightly more than today.
- There were 2,169 closed residential resales in June, 20% fewer than June 2019's 2,715 closed sales. The sold data is beginning to reflect the recent surge in demand. **June marked a 56% increase compared to May 2020.** The sales to list price ratio was 97.6% for all of Orange County. Foreclosures accounted for just 0.4% of all closed sales, and short sales accounted for 0.2%. That means that 99.4% of all sales were good ol' fashioned sellers with equity.



Orange County Cities	Current Actives	Demand (Last 30 Days Pendings)	Market Time (In Days)	Market Time 2-Weeks Ago	Market Time 4-Weeks Ago	Market Time 1-Year Ago	Market Time 2-Years Ago	Average Active List Price
	7/23/2020	7/23/2020	7/23/2020	7/9/2020	6/25/2020	7/25/2019	7/26/2019	7/23/2020
Aliso Viejo	63	69	27	36	30	65	63	\$766k
Anaheim	146	156	28	27	29	49	55	\$638k
Anaheim Hills	71	79	27	26	24	69	69	\$1.2m
Brea	62	39	48	29	35	52	73	\$1.1m
Buena Park	47	53	27	28	23	52	53	\$703k
Corona Del Mar	127	24	159	118	83	306	248	\$5.5m
Costa Mesa	107	83	39	42	41	96	81	\$1.1m
Coto De Caza	47	36	39	47	80	156	183	\$2.7m
Cypress	29	47	19	27	21	72	41	\$746k
Dana Point	162	73	67	74	74	199	130	\$3.4m
Dove Canyon	8	7	34	24	27	290	150	\$1.2m
Foothill Ranch	9	14	19	20	13	83	57	\$749k
Fountain Valley	34	47	22	35	32	52	46	\$805k
Fullerton	130	126	31	40	39	60	72	\$983k
Garden Grove	96	93	31	34	37	50	54	\$711k
Huntington Beach	247	197	38	38	45	69	68	\$1.5m
Irvine	658	292	68	67	79	113	88	\$1.4m
La Habra	37	62	18	29	26	48	88	\$730k
La Palma	1	8	4	3	8	48	32	\$750k
Ladera Ranch	64	64	30	32	41	107	77	\$1.5m
Laguna Beach	225	54	125	123	135	358	309	\$4.6m
Laguna Hills	47	45	31	48	51	103	76	\$1.6m
Laguna Niguel	135	119	34	41	42	116	107	\$1.6m
Laguna Woods	208	71	88	90	73	123	85	\$335k
Lake Forest	59	80	22	36	38	41	84	\$833k
Los Alamitos	8	13	18	25	25	35	43	\$813k
Mission Viejo	113	123	28	30	28	67	72	\$878k
Newport Beach	331	104	95	100	120	179	204	\$3.5m
Newport Coast	95	21	136	138	145	357	210	\$6.9m
North Tustin	53	26	61	64	69	91	150	\$2.2m
Orange	132	143	28	30	26	81	65	\$1.1m
Placentia	46	56	25	25	22	56	55	\$779k
Portola Hills	7	13	16	21	13	83	69	\$896k
Rancho Mission Viejo	50	45	33	32	38	180	84	\$756k
Rancho Santa Marg.	49	73	20	27	25	61	86	\$647k
Rossmoor	27	9	90	86	79	60	68	\$1.6m
San Clemente	156	109	43	46	42	149	93	\$1.6m
San Juan	87	54	48	39	55	157	112	\$2.4m
Santa Ana	141	120	35	42	40	66	69	\$545k
Seal Beach	100	61	49	57	61	125	85	\$534k
Stanton	12	19	19	17	19	39	65	\$556k
Talega	27	25	32	44	40	146	109	\$1.1m
Tustin	83	72	35	32	40	62	63	\$948k
Villa Park	21	2	315	220	53	63	158	\$1.7m
Westminster	33	29	34	29	33	73	63	\$815k
Yorba Linda	130	110	35	37	44	90	80	\$1.6m
All of O.C.	4,590	3,200	43	46	47	91	85	\$1.8m



Attached Homes	Current Actives	Demand (Last 30 Days Pendings)	Market Time (In Days)	Market Time 2-Weeks Ago	Market Time 4-Weeks Ago	Market Time 1-Year Ago	Market Time 2-Years Ago	Average Active List Price
	7/23/2020	7/23/2020	7/23/2020	7/9/2020	6/25/2020	7/25/2019	7/26/2019	7/23/2020
All of O.C.	1,761	1,176	45	45	46	87	73	\$805k
O.C. \$0-\$250k	111	56	59	74	58	102	61	\$190k
O.C. \$250k-\$500k	545	453	36	38	40	65	60	\$391k
O.C. \$500k-\$750k	550	473	35	34	34	83	70	\$631k
O.C. \$750k-\$1m	236	131	54	57	73	118	97	\$859k
O.C. \$1m+	319	63	152	129	127	266	180	\$2.0m

**Current Actives Vacant: 36.4%**

Detached Homes	Current Actives	Demand (Last 30 Days Pendings)	Market Time (In Days)	Market Time 2-Weeks Ago	Market Time 4-Weeks Ago	Market Time 1-Year Ago	Market Time 2-Years Ago	Average Active List Price
	7/23/2020	7/23/2020	7/23/2020	7/9/2020	6/25/2020	7/25/2019	7/26/2019	7/23/2020
All of O.C.	2,829	2,024	42	46	48	93	91	\$2.4m
O.C. \$0-\$500k	26	25	31	34	41	39	53	\$388k
O.C. \$500k-\$750k	314	509	19	23	21	45	47	\$672k
O.C. \$750k-\$1m	562	692	24	28	28	66	72	\$881k
O.C. \$1m-\$1.25m	386	274	42	43	47	107	95	\$1.1m
O.C. \$1.25m-\$1.5m	285	185	46	56	73	141	102	\$1.4m
O.C. \$1.5m-\$2m	309	126	74	63	81	234	187	\$1.7m
O.C. \$2m-\$4m	583	172	102	112	128	279	282	\$2.9m
O.C. \$4m+	364	41	266	248	233	498	692	\$8.7m

**Current Actives Vacant: 22.2%**

All Homes	Current Actives	Demand (Last 30 Days Pendings)	Market Time (In Days)	Market Time 2-Weeks Ago	Market Time 4-Weeks Ago	Market Time 1-Year Ago	Market Time 2-Years Ago	Average Active List Price
	7/23/2020	7/23/2020	7/23/2020	7/9/2020	6/25/2020	7/25/2019	7/26/2019	7/23/2020
All of O.C.	4,590	3,200	43	46	47	91	85	\$1.8m
O.C. \$0-\$500k	682	534	38	41	42	66	60	\$359k
O.C. \$500k-\$750k	864	982	26	28	27	59	56	\$646k
O.C. \$750k-\$1m	798	823	29	33	34	73	76	\$875k
O.C. \$1m-\$1.25m	476	295	48	49	53	116	95	\$1.1m
O.C. \$1.25m-\$1.5m	360	205	53	60	80	147	107	\$1.4m
O.C. \$1.5m-\$2m	374	139	81	71	83	240	187	\$1.7m
O.C. \$2m-\$4m	652	180	109	113	128	288	300	\$2.8m
O.C. \$4m+	384	42	274	249	239	500	718	\$8.6m

**Current Actives Vacant: 27.8%**

\*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.



Orange County Cities	Units Sold June 2020	Average Sales Price	Average List Price	Sales to List Price Ratio	Low Price	High Price	Avg. Square Feet	Avg. \$ Per Square Feet	Units Sold June 2019
Aliso Viejo	46	\$641,735	\$648,035	99.0%	\$340k	\$1.7m	1,451	\$442	67
Anaheim	95	\$566,656	\$568,569	99.7%	\$118k	\$810k	1,412	\$401	108
Anaheim Hills	49	\$804,881	\$814,395	98.8%	\$383k	\$1.7m	2,080	\$387	63
Brea	35	\$749,265	\$746,668	100.3%	\$466k	\$1.3m	1,896	\$395	38
Buena Park	38	\$668,009	\$675,805	98.8%	\$440k	\$979k	1,742	\$383	57
Corona Del Mar	23	\$3,468,317	\$3,684,478	94.1%	\$940k	\$15.0m	2,604	\$1,332	13
Costa Mesa	65	\$944,143	\$952,974	99.1%	\$441k	\$2.3m	1,752	\$539	87
Coto De Caza	19	\$1,189,132	\$1,226,337	97.0%	\$699k	\$1.6m	3,500	\$340	28
Cypress	29	\$751,885	\$758,278	99.2%	\$510k	\$1.2m	1,784	\$422	37
Dana Point	49	\$1,918,847	\$2,014,171	95.3%	\$387k	\$8.1m	2,420	\$793	57
Dove Canyon	7	\$995,557	\$989,829	100.6%	\$700k	\$1.5m	2,763	\$359	3
Foothill Ranch	18	\$701,064	\$706,077	99.3%	\$400k	\$1.1m	1,627	\$435	13
Fountain Valley	33	\$808,573	\$815,935	99.1%	\$409k	\$1.2m	1,889	\$428	42
Fullerton	70	\$654,596	\$664,115	98.6%	\$169k	\$1.8m	1,685	\$388	127
Garden Grove	59	\$620,990	\$625,681	99.3%	\$300k	\$865k	1,458	\$426	77
Huntington Beach	146	\$999,500	\$1,034,853	96.6%	\$340k	\$4.8m	1,879	\$532	161
Irvine	189	\$978,805	\$1,006,923	97.2%	\$318k	\$4.7m	1,997	\$490	255
La Habra	43	\$594,184	\$594,572	99.9%	\$275k	\$1.3m	1,526	\$389	43
La Palma	4	\$697,500	\$696,750	100.1%	\$494k	\$808k	1,610	\$433	10
Ladera Ranch	45	\$1,041,994	\$1,061,100	98.2%	\$395k	\$2.8m	2,776	\$375	52
Laguna Beach	36	\$2,620,718	\$2,777,167	94.4%	\$555k	\$9.1m	2,475	\$1,059	33
Laguna Hills	36	\$962,671	\$991,568	97.1%	\$325k	\$2.4m	2,381	\$404	46
Laguna Niguel	78	\$936,681	\$954,542	98.1%	\$370k	\$4.3m	2,037	\$460	92
Laguna Woods	39	\$302,818	\$311,107	97.3%	\$9k	\$905k	1,106	\$274	71
Lake Forest	71	\$705,963	\$709,996	99.4%	\$289k	\$1.7m	1,716	\$420	59
Los Alamitos	7	\$745,929	\$748,141	99.7%	\$450k	\$1.1m	1,699	\$439	5
Mission Viejo	114	\$701,009	\$708,952	98.9%	\$260k	\$1.2m	1,765	\$397	116
Newport Beach	76	\$2,113,197	\$2,184,618	96.7%	\$336k	\$10.3m	2,299	\$919	79
Newport Coast	10	\$1,775,200	\$1,852,600	95.8%	\$807k	\$3.2m	2,283	\$777	20
North Tustin	16	\$1,356,938	\$1,381,806	98.2%	\$980k	\$1.9m	2,953	\$459	36
Orange	92	\$719,310	\$725,251	99.2%	\$331k	\$1.3m	1,725	\$417	115
Placentia	29	\$699,100	\$699,393	100.0%	\$348k	\$1.1m	1,970	\$355	39
Portola Hills	6	\$903,750	\$894,799	101.0%	\$470k	\$1.8m	2,116	\$427	13
Rancho Mission Viejo	24	\$859,638	\$870,454	98.8%	\$536k	\$1.5m	2,141	\$402	16
Rancho Santa Marg.	68	\$709,488	\$713,747	99.4%	\$318k	\$1.5m	1,817	\$411	62
Rosmoor	7	\$1,226,429	\$1,262,000	97.2%	\$875k	\$1.9m	2,278	\$538	11
San Clemente	94	\$1,174,193	\$1,205,151	97.4%	\$320k	\$3.9m	2,424	\$484	111
San Juan	27	\$1,174,766	\$1,216,488	96.6%	\$439k	\$2.3m	3,067	\$383	38
Santa Ana	80	\$539,666	\$543,514	99.3%	\$200k	\$1.5m	1,348	\$400	100
Seal Beach	29	\$625,752	\$647,145	96.7%	\$140k	\$2.1m	1,538	\$407	55
Stanton	13	\$457,000	\$452,423	101.0%	\$343k	\$650k	1,153	\$396	11
Talega	20	\$1,033,720	\$1,050,750	98.4%	\$539k	\$1.6m	2,901	\$362	31
Tustin	45	\$843,546	\$852,990	98.9%	\$328k	\$4.2m	1,885	\$447	68
Villa Park	5	\$1,648,825	\$1,740,800	94.7%	\$735k	\$2.2m	3,614	\$456	5
Westminster	37	\$697,885	\$703,513	99.2%	\$380k	\$1.1m	1,708	\$418	29
Yorba Linda	81	\$999,564	\$1,021,225	97.9%	\$377k	\$2.7m	2,542	\$393	91
All of O.C.	2,169	\$949,394	\$972,544	97.6%	\$10k	\$17.0m	1,940	\$485	2,715
O.C. \$0-\$500k	350	\$384,944	\$389,027	99.0%	\$9k	\$500k	1,016	\$379	651
O.C. \$500k-\$750k	716	\$637,986	\$643,036	99.2%	\$501k	\$750k	1,490	\$428	982
O.C. \$750k-\$1m	534	\$854,645	\$865,078	98.8%	\$752k	\$1.0m	2,019	\$423	664
O.C. \$1m-\$1.25m	212	\$1,112,686	\$1,142,965	97.4%	\$1.0m	\$1.3m	2,560	\$435	251
O.C. \$1.25m-\$1.5m	129	\$1,374,284	\$1,397,551	98.3%	\$1.3m	\$1.5m	2,981	\$461	160
O.C. \$1.5m-\$2m	111	\$1,747,430	\$1,802,139	97.0%	\$1.5m	\$2.0m	3,196	\$547	114
O.C. \$2m-4m	93	\$2,653,769	\$2,775,491	95.6%	\$2.0m	\$3.9m	3,234	\$821	140
O.C. \$4m+	24	\$6,558,328	\$7,090,479	92.5%	\$4.1m	\$17.0m	5,158	\$1,472	17

\*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.



Orange County Cities	Current Actives	Number of Foreclosures & Short Sale Actives	% of Active Inventory	Attached	Current Actives	Number of Foreclosures & Short Sale Actives	% of Active Inventory
	7/23/2020	7/23/2020	7/23/2020		7/23/2020	7/23/2020	7/23/2020
Aliso Viejo	63	1	1.6%	All of O.C.	1,761	10	0.6%
Anaheim	146	2	1.4%	O.C. \$0-\$250k	111	1	0.9%
Anaheim Hills	71	2	2.8%	O.C. \$250k-\$500k	545	6	1.1%
Brea	62	0	0.0%	O.C. \$500k-\$750k	550	2	0.4%
Buena Park	47	0	0.0%	O.C. \$750k-\$1m	236	1	0.4%
Corona Del Mar	127	0	0.0%	O.C. \$1m+	319	0	0.0%
Costa Mesa	107	0	0.0%	<b>Detached</b>			
Coto De Caza	47	0	0.0%	All of O.C.	2,829	19	0.7%
Cypress	29	0	0.0%	O.C. \$0k-\$500k	26	0	0.0%
Dana Point	162	0	0.0%	O.C. \$500k-\$750k	314	4	1.3%
Dove Canyon	8	0	0.0%	O.C. \$750k-\$1m	562	7	1.2%
Foothill Ranch	9	0	0.0%	O.C. \$1m-\$1.5m	386	2	0.5%
Fountain Valley	34	0	0.0%	O.C. \$1.25m-\$1.5m	285	1	0.4%
Fullerton	130	1	0.8%	O.C. \$1.5m-\$2m	309	0	0.0%
Garden Grove	96	1	1.0%	O.C. \$2m-\$4m	583	4	0.7%
Huntington Beach	247	0	0.0%	O.C. \$4m+	364	1	0.3%
Irvine	658	2	0.3%	<b>All Homes</b>			
La Habra	37	0	0.0%	All of O.C.	4,590	29	0.6%
La Palma	1	0	0.0%	O.C. \$0k-\$500k	682	7	1.0%
Ladera Ranch	64	0	0.0%	O.C. \$500k-\$750k	864	6	0.7%
Laguna Beach	225	2	0.9%	O.C. \$750k-\$1m	798	8	1.0%
Laguna Hills	47	1	2.1%	O.C. \$1m-\$1.25m	476	2	0.4%
Laguna Niguel	135	3	2.2%	O.C. \$1.25m-\$1.5m	360	1	0.3%
Laguna Woods	208	2	1.0%	O.C. \$1.5m-\$2m	374	0	0.0%
Lake Forest	59	1	1.7%	O.C. \$2m-\$4m	652	4	0.6%
Los Alamitos	8	0	0.0%	O.C. \$4m+	384	1	0.3%
Mission Viejo	113	2	1.8%	<b>County High Shares - Account for 62%</b>			
Newport Beach	331	1	0.3%	Anaheim Hills	71	2	2.8%
Newport Coast	95	0	0.0%	Laguna Niguel	135	3	2.2%
North Tustin	53	0	0.0%	Laguna Hills	47	1	2.1%
Orange	132	0	0.0%	Santa Ana	141	3	2.1%
Placentia	46	0	0.0%	Rancho Mission Vi	50	1	2.0%
Portola Hills	7	0	0.0%	Mission Viejo	113	2	1.8%
Rancho Mission Viejo	50	1	2.0%	Lake Forest	59	1	1.7%
Rancho Santa Marg.	49	0	0.0%	Aliso Viejo	63	1	1.6%
Rossmoor	27	0	0.0%	Anaheim	146	2	1.4%
San Clemente	156	2	1.3%	San Clemente	156	2	1.3%
San Juan	87	1	1.1%	<b>County Low Shares - No Distressed</b>			
Santa Ana	141	3	2.1%	Brea	Huntington Rancho Santa Marg.		
Seal Beach	100	0	0.0%	Buena Park	La Habra Rossmoor		
Stanton	12	0	0.0%	Corona Del Mar	La Palma Seal Beach		
Talega	27	0	0.0%	Costa Mesa	Ladera Ran Stanton		
Tustin	83	0	0.0%	Coto De Caza	Los Alamitc Talega		
Villa Park	21	0	0.0%	Cypress	Newport Cc Tustin		
Westminster	33	0	0.0%	Dana Point	North Tusti Villa Park		
Yorba Linda	130	0	0.0%	Dove Canyon	Orange Westminster		
All of O.C.	4,590	29	0.6%	Foothill Ranch	Placentia Yorba Linda		
<b>Orange County Distressed Breakdown</b>				Fountain Valley	Portola Hills		
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)				
Total Foreclosures	12	9	40				
Total Short Sale	13	11	35				

\*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	Demand (Last 30 Days Pending)	Market Time (In Days)	Market Time 2-Weeks Ago	Market Time 4-Weeks Ago	Market Time 1-Year Ago	Market Time 2-Years Ago
	7/25/2019		7/25/2019	7/11/2019	6/27/2019	7/26/2018	7/27/2017
Los Angeles County	10,021	6,528	46	48	51	80	75
Orange County	4,590	3,200	43	46	48	91	85
Riverside County	4,458	4,359	31	40	43	88	98
San Bernardino County	2,809	3,235	26	31	35	84	81
San Diego County	4,397	3,870	34	38	37	72	74
Ventura County	1,032	779	40	35	35	61	67
<b>SOCAL TOTALS</b>	<b>27,307</b>	<b>21,971</b>	<b>37</b>	<b>40</b>	<b>42</b>	<b>79</b>	<b>83</b>

Distressed Properties Foreclosures and Short Sales	Current Actives	Demand (Last 30 Days Pending)	Market Time (In Days)	Market Time 2-Weeks Ago	Market Time 4-Weeks Ago	Market Time 1-Year Ago	Market Time 2-Years Ago
	7/25/2019		7/25/2019	7/11/2019	6/27/2019	7/26/2018	7/27/2017
Los Angeles County	83	54	46	43	49	41	42
Orange County	25	20	38	41	44	47	54
Riverside County	78	42	56	35	30	74	64
San Bernardino County	40	48	25	26	25	58	58
San Diego County	16	32	15	24	32	57	55
Ventura County	6	6	30	39	33	35	62
<b>SOCAL TOTALS</b>	<b>248</b>	<b>202</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>52</b>	<b>55</b>