



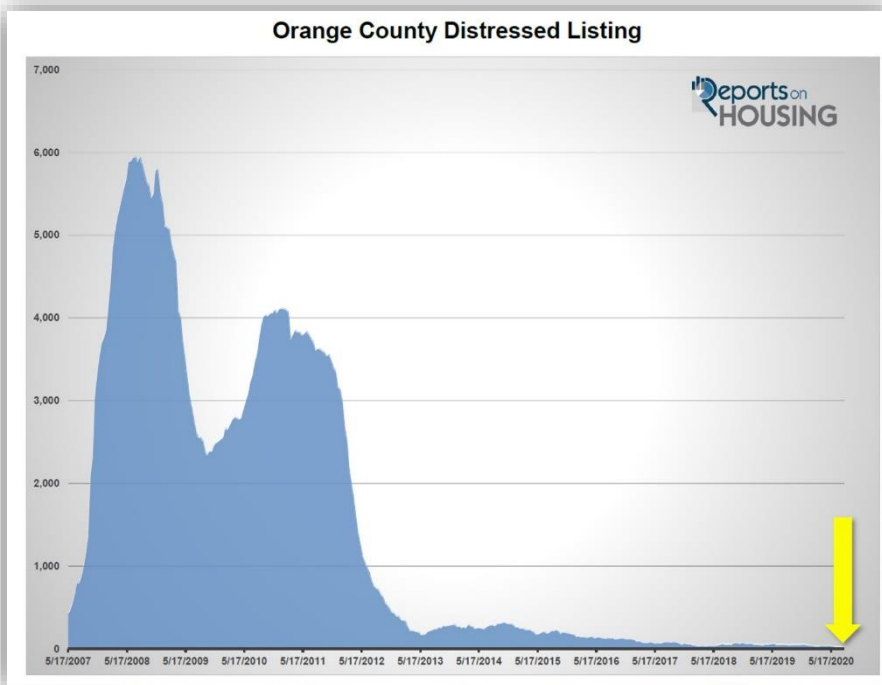
Orange County Housing Report: A Wave of Foreclosures?

August 10, 2020

Foreclosures and short sales have played an exceedingly small part in the housing market for years, yet many feel that is about to change.



The Distressed Market: Foreclosures and short sales make up less than half a percent of the listing inventory and demand.



Parents worry about their kids all the time. Often, their minds jump to the worst-case scenario. As their newly licensed teenager drives down the street solo for the first time, mom and dad are concerned that their inexperience could result in a devastating accident. Hiking as a family on one of Southern California's many hilly trails often leads to unexpected sheer cliffs just feet away. Many parents visualize the potential for one of their children to lose their footing and slip to their peril. Parenting is full of anguish. To keep their kids safe, they, unfortunately, must consider the most severe outcome that can reasonably be projected to occur in every situation. Similarly, due to the recession, everybody is jumping to the worst-case scenario for housing, the inevitable wave of foreclosures to come.

It is crucial to immediately point out the simple fact that just because the economy

is in the midst of a recession does not mean that the housing market will tank, values must go down, and many homeowners will lose their homes due to foreclosures or short sales. In fact, in the past five recessions, only two have led to declines in real estate values, the recession that began in 1991 and the Great Recession that started in 2008. Both were fueled by asset bubbles in housing that eventually popped. The recession in 1991 was powered by the savings and loan crisis. The Great Recession was driven by subprime lending and risky investments in mortgage securities. Thus, a wave of foreclosures ensued.

Today, there are only 11 foreclosures and 7 short sales to purchase in all of Orange County, that is 18 total distressed listings, the lowest level since initially tracking distressed listings began back in 2007. It represents only 0.4% of the active listing inventory and 0.4% of demand. Compare that to January 2009 when there were 5,104 distressed listings, 44% of the active listing inventory, and demand (the last 30-days of pending sales) was at 1,428 pendings, 67% of total demand.

That meant that two-thirds of all escrows were distressed. Lenders were in control of the market, either through bank owned listings, foreclosures, or short sales where the lender (or lenders) needed to approve taking less than the outstanding loan balance.

Today, the supply of homes to purchase is low, demand is high, and home values are on the rise. Multiple offers are once again the norm. Homes are flying off the market and into escrow. And, tight lending qualifications continue to be the bedrock and strength of housing.



Even with the strength, many homeowners are worried that the housing market will tank again, and a wave of foreclosures will inevitably follow. This stems from remembering the burn from the Great Recession. Everybody was either burned or knew someone who was hurt by the collapse in housing prices. The economy ground to a halt and unemployment grew to levels last seen at the beginning of the 1980's. With COVID-19, the economy stopped and unemployment spiked to levels not seen since the Great Depression. As a result, everyone is jumping to the worst-case scenario in their collective minds: housing must suffer.

The current recession is unprecedented. Recessions occur due to a weakness in one area of the economy that is preceded by an implosion of an asset bubble. However, the current COVID-19 recession was instigated by a forced stop of the economy, which allowed United States citizens the ability to hunker down and flatten the curve in the spread of the Coronavirus. It was the pandemic that caused the recession and not a single sector of the economy. This is precisely why the recovery has been distinctly different than a customary recovery. Housing has seen a "v-shaped" recovery, and so has manufacturing and retail sales.

A closer look at unemployment illustrates that it is affecting the lower wage earners. According to the Wall Street Journal, Bureau of Statistics, employment has only dropped 2% since December 2019 for those with bachelor's degrees. For 16 to 24-year olds, employment has dropped by 20.6%. Restaurants, movie theaters, amusement parks, and many retail stores have been hit hard. Younger workers have been hit the hardest. Younger, lower wage earners are not homeowners.

There are about 4 million homeowners in active forbearance, which is 7.5% of all active mortgage. Of all current forbearances which are past due on their mortgage payment, 77% have at least 20% equity in their homes, and 90% have at least 10% equity. Upon exiting forbearance, homeowners can negotiate a payment plan to pay back the missed mortgage payments or defer the payments to the back end of their loans. If they are continuing to experience a hardship and are forced to sell, most will have plenty of equity to tap into that will allow them to sell, avoiding the short sale or foreclosure route.

With about 10% of homeowners in forbearance with less than 10% equity, those owners are vulnerable to becoming a distressed sale if they experience a financial hardship. That amounts to approximately 400,000 homeowners. But not all 100% will suffer this fate. Also, with values on the rise, their equity positions will increase in time. Some will not be able to avoid becoming a foreclosure or short sale statistic, but that is a 2021 story. It will be more of ripple than a wave.

The bottom line: do not count on a wave of foreclosures or short sales due to the economic fallout of the COVID-19 recession. While there may be a bit more distressed in 2021, a slight rise, it will pale in comparison to the Great Recession. Nobody should expect any type of a deal anytime soon, especially with mortgage rates that dipped below 3%, reaching yet another record low.

Active Listings: The current active inventory decreased by 3% in the last two weeks.

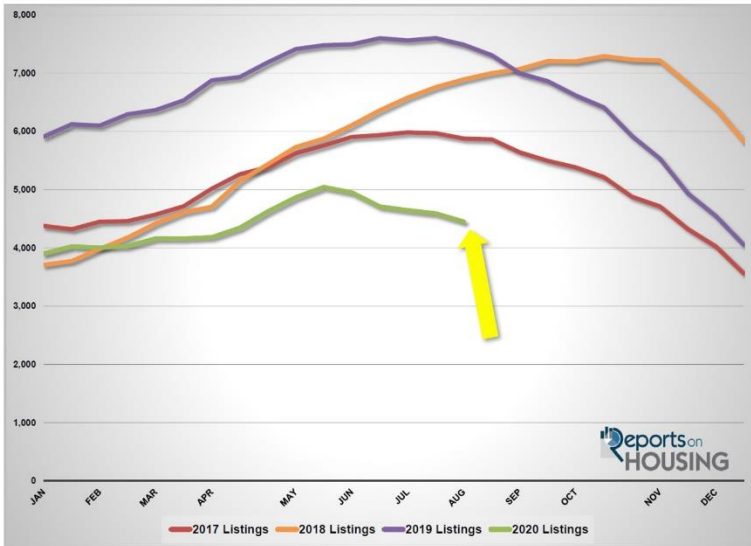
The active listing inventory shed 141 homes in the past two-weeks, down 3%, and now sits at 4,449, the lowest level for August since tracking began in 2004. The active inventory reached a peak back in May at 5,044 homes and has dropped by 12% since. Expect the active inventory to continue to slowly drop from here and pick up steam during the holidays. It appears as if 2021 is going to start at a record low level.

In July, there were 2% more homes placed on the market compared to last year, and it was identical to the 5-year average. COVID-19's grip on suppressing the inventory has finally vanished.

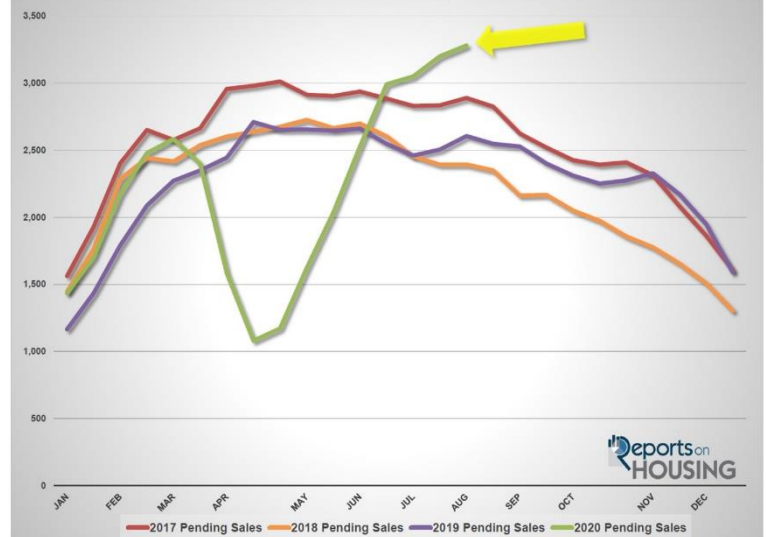
Last year at this time, there were 7,488 homes on the market, 3,039 additional homes, or 68% more. There were a lot more choices for buyers last year.



Orange County Active Listing Inventory Year Over Year



Orange County Demand Year Over Year
Prior 30 Day Pending Sales Snapshot



Demand: Demand increased by 3% in the past two weeks.

Demand, the number of new pending sales over the prior month, increased from 3,200 to 3,281, an additional 81 pending sales, up 3% in two weeks. This is the highest demand reading since September 2012, eight years ago. Demand customarily reaches a peak between April and May, but due to COVID-19 freezing the market in April, the incredible Spring Market activity was pushed to the Summer Market. The velocity of this current market is unprecedented for the summer months. Once the kids go back to school later this month, anticipate demand to slowly drop. It may not be as large of a drop due to record low mortgage rates and the ability for families to move more readily with online learning.

Last year, demand was at 2,606, that is 375 fewer pending sales compared to today, or 21% less.

In the past two-weeks the Expected Market Time dropped from 43 to 41 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. This is the strongest level since June 2013. Last year the Expected Market Time was at 86 days, much slower than today.

Luxury End: The luxury market continued to improve with a drop in the supply and a rise in demand.

In the past two-weeks, demand for homes above \$1.25 million increased by 9 pending sales, up 2%, and now totals 575. Luxury demand remains elevated at unprecedented levels. Demand is not growing as much and should reach a peak very soon, but it appears that it will remain at a strong level. The luxury home inventory shed 59 homes, a 3% drop, and now totals 1,711. With a small rise in demand coupled with a slight drop in the supply, the overall Expected Market Time for homes priced above \$1.25 million decreased from 94 to 89 days in the past couple of weeks. The luxury market remains healthy and strong.

Year over year, luxury demand is up by 244 pending sales, or 74%, and the active luxury listing inventory is down by 796 homes, or 32%. The Expected Market Time last year was at 227 days, drastically 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 53 to 49 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 81 to 68 days. For homes priced between \$2 million and \$4 million, the Expected Market Time increased from 109 to 115



days. For homes priced above \$4 million, the Expected Market Time decreased from 274 to 262 days. At 262 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	29 Days	34%	48%	58 Days
O.C. \$750k-\$1m	29 Days	18%	25%	70 Days
O.C. \$1m-\$1.25m	42 Days	10%	10%	109 Days
O.C. \$1.25m-\$1.5m	49 Days	8%	6%	130 Days
O.C. \$1.5m-\$2m	68 Days	8%	6%	244 Days
O.C. \$2m-\$4m	115 Days	14%	5%	280 Days
O.C. \$4m+	262 Days	8%	1%	404 Days

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Orange County Housing Summary

- The active listing inventory decreased by 141 homes in the past two-weeks, down 3%, and now totals 4,449, its lowest level for August since tracking began in 2004. In July, there were 2% more homes placed on the market compared to last year and identical to the 5-year average; thus, COVID-19's grip on suppressing the inventory has vanished. Last year, there were 7,488 homes on the market, 3,039 additional homes, or 68% more.
- Demand, the number of pending sales over the prior month, increased by 81 pending sales in the past two-weeks, up 3%, and now totals 3,281, its highest level since September 2012. COVID-19 currently has no effect on demand. Last year, there were 2,606 pending sales, 21% fewer than today.
- The Expected Market Time for all of Orange County decreased from 43 days to 41, a Hot Seller's Market (less than 60 days). It was at 89 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 29 days. This range represents 34% of the active inventory and 48% 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 18% of the active inventory and 25% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 42 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 53 to 49 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 81 to 68 days. For luxury homes priced between \$2 million and \$4 million, the Expected Market Time increased from 109 to 115 days. For luxury homes priced above \$4 million, the Expected Market Time decreased from 274 to 262 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 0.4% of all listings and 0.4% of demand. There are only 11 foreclosures and 7 short sales available to purchase today in all of Orange County, 18 total distressed homes on the active market, down 7 from two-weeks ago. Last year there were 48 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
	8/6/2020	8/6/2020	8/6/2020	7/23/2020	7/9/2020	8/8/2019	8/9/2019	8/6/2020
Aliso Viejo	62	61	30	27	36	49	68	\$853k
Anaheim	145	152	29	28	27	59	59	\$638k
Anaheim Hills	73	76	29	27	26	53	67	\$1.2m
Brea	49	48	31	48	29	45	87	\$1.1m
Buena Park	51	70	22	27	28	48	66	\$725k
Corona Del Mar	123	24	154	159	118	335	249	\$5.5m
Costa Mesa	117	96	37	39	42	78	86	\$1.1m
Coto De Caza	47	37	38	39	47	190	195	\$2.5m
Cypress	35	42	25	19	27	55	49	\$774k
Dana Point	164	63	78	67	74	184	121	\$3.4m
Dove Canyon	6	8	23	34	24	140	375	\$1.3m
Foothill Ranch	17	13	39	19	20	85	45	\$745k
Fountain Valley	35	52	20	22	35	46	84	\$768k
Fullerton	104	144	22	31	40	48	91	\$930k
Garden Grove	79	114	21	31	34	45	48	\$727k
Huntington Beach	258	197	39	38	38	69	73	\$1.6m
Irvine	647	292	66	68	67	119	93	\$1.4m
La Habra	41	57	22	18	29	55	59	\$690k
La Palma	2	9	7	4	3	24	47	\$650k
Ladera Ranch	57	66	26	30	32	78	85	\$1.4m
Laguna Beach	218	51	128	125	123	229	300	\$4.6m
Laguna Hills	47	50	28	31	48	92	103	\$1.7m
Laguna Niguel	137	115	36	34	41	107	96	\$1.8m
Laguna Woods	223	65	103	88	90	142	92	\$337k
Lake Forest	70	75	28	22	36	52	72	\$777k
Los Alamitos	7	13	16	18	25	35	23	\$840k
Mission Viejo	106	141	23	28	30	63	83	\$852k
Newport Beach	310	112	83	95	100	224	225	\$3.6m
Newport Coast	84	27	93	136	138	240	184	\$7.7m
North Tustin	47	27	52	61	64	82	129	\$2.2m
Orange	116	144	24	28	30	65	71	\$1.2m
Placentia	43	52	25	25	25	42	51	\$743k
Portola Hills	8	12	20	16	21	43	64	\$792k
Rancho Mission Viejo	37	47	24	33	32	96	81	\$754k
Rancho Santa Marg.	41	73	17	20	27	57	72	\$653k
Rossmoor	24	14	51	90	86	81	47	\$1.5m
San Clemente	136	124	33	43	46	127	107	\$1.7m
San Juan	82	50	49	48	39	178	124	\$2.5m
Santa Ana	146	116	38	35	42	67	63	\$559k
Seal Beach	94	68	41	49	57	118	72	\$510k
Stanton	14	10	42	19	17	42	47	\$531k
Talega	24	30	24	32	44	131	88	\$1.1m
Tustin	85	74	34	35	32	58	59	\$934k
Villa Park	19	9	63	315	220	83	360	\$1.7m
Westminster	26	37	21	34	29	53	55	\$801k
Yorba Linda	118	103	34	35	37	88	93	\$1.6m
All of O.C.	4,449	3,281	41	43	46	86	86	\$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
	8/6/2020	8/6/2020	8/6/2020	7/23/2020	7/9/2020	8/8/2019	8/9/2019	8/6/2020
All of O.C.	1,696	1,201	42	45	45	79	74	\$799k
O.C. \$0-\$250k	115	64	54	59	74	83	65	\$190k
O.C. \$250k-\$500k	543	447	36	36	38	63	60	\$394k
O.C. \$500k-\$750k	509	497	31	35	34	71	69	\$627k
O.C. \$750k-\$1m	229	119	58	54	57	112	111	\$857k
O.C. \$1m+	300	74	122	152	129	266	182	\$2.0m

Current Actives Vacant: 36.6%

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
	8/6/2020	8/6/2020	8/6/2020	7/23/2020	7/9/2020	8/8/2019	8/9/2019	8/6/2020
All of O.C.	2,753	2,080	40	42	46	90	94	\$2.5m
O.C. \$0-\$500k	26	27	29	31	34	38	52	\$410k
O.C. \$500k-\$750k	307	530	17	19	23	46	52	\$669k
O.C. \$750k-\$1m	561	703	24	24	28	63	79	\$879k
O.C. \$1m-\$1.25m	363	290	38	42	43	98	91	\$1.1m
O.C. \$1.25m-\$1.5m	269	193	42	46	56	127	90	\$1.4m
O.C. \$1.5m-\$2m	305	141	65	74	63	242	183	\$1.8m
O.C. \$2m-\$4m	566	154	110	102	112	270	277	\$2.9m
O.C. \$4m+	356	42	254	266	248	399	505	\$8.9m

Current Actives Vacant: 21.3%

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
	8/6/2020	8/6/2020	8/6/2020	7/23/2020	7/9/2020	8/8/2019	8/9/2019	8/6/2020
All of O.C.	4,449	3,281	41	43	46	86	86	\$1.8m
O.C. \$0-\$500k	684	538	38	38	41	63	60	\$360k
O.C. \$500k-\$750k	816	1,027	24	26	28	56	59	\$643k
O.C. \$750k-\$1m	790	822	29	29	33	70	84	\$873k
O.C. \$1m-\$1.25m	448	319	42	48	49	109	94	\$1.1m
O.C. \$1.25m-\$1.5m	340	208	49	53	60	130	93	\$1.4m
O.C. \$1.5m-\$2m	361	159	68	81	71	244	183	\$1.8m
O.C. \$2m-\$4m	635	165	115	109	113	280	294	\$2.9m
O.C. \$4m+	375	43	262	274	249	404	523	\$8.8m

Current Actives Vacant: 27.3%

*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.



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
	8/6/2020	8/6/2020	8/6/2020		8/6/2020	8/6/2020	8/6/2020
Aliso Viejo	62	0	0.0%	All of O.C.	1,696	7	0.4%
Anaheim	145	0	0.0%	O.C. \$0-\$250k	115	1	0.9%
Anaheim Hills	73	0	0.0%	O.C. \$250k-\$500k	543	4	0.7%
Brea	49	0	0.0%	O.C. \$500k-\$750k	509	1	0.2%
Buena Park	51	0	0.0%	O.C. \$750k-\$1m	229	1	0.4%
Corona Del Mar	123	0	0.0%	O.C. \$1m+	300	0	0.0%
Costa Mesa	117	0	0.0%	Detached			
Coto De Caza	47	0	0.0%	All of O.C.	2,753	11	0.4%
Cypress	35	0	0.0%	O.C. \$0k-\$500k	26	0	0.0%
Dana Point	164	0	0.0%	O.C. \$500k-\$750k	307	1	0.3%
Dove Canyon	6	0	0.0%	O.C. \$750k-\$1m	561	4	0.7%
Foothill Ranch	17	0	0.0%	O.C. \$1m-\$1.5m	363	2	0.6%
Fountain Valley	35	0	0.0%	O.C. \$1.25m-\$1.5m	269	0	0.0%
Fullerton	104	0	0.0%	O.C. \$1.5m-\$2m	305	0	0.0%
Garden Grove	79	0	0.0%	O.C. \$2m-\$4m	566	3	0.5%
Huntington Beach	258	0	0.0%	O.C. \$4m+	356	1	0.3%
Irvine	647	2	0.3%	All Homes			
La Habra	41	0	0.0%	All of O.C.	4,449	18	0.4%
La Palma	2	0	0.0%	O.C. \$0k-\$500k	684	5	0.7%
Ladera Ranch	57	0	0.0%	O.C. \$500k-\$750k	816	2	0.2%
Laguna Beach	218	1	0.5%	O.C. \$750k-\$1m	790	5	0.6%
Laguna Hills	47	0	0.0%	O.C. \$1m-\$1.25m	448	2	0.4%
Laguna Niguel	137	3	2.2%	O.C. \$1.25m-\$1.5m	340	0	0.0%
Laguna Woods	223	2	0.9%	O.C. \$1.5m-\$2m	361	0	0.0%
Lake Forest	70	1	1.4%	O.C. \$2m-\$4m	635	3	0.5%
Los Alamitos	7	0	0.0%	O.C. \$4m+	375	1	0.3%
Mission Viejo	106	2	1.9%	County High Shares - Account for 100%			
Newport Beach	310	1	0.3%	Laguna Niguel	137	3	2.2%
Newport Coast	84	0	0.0%	Santa Ana	146	3	2.1%
North Tustin	47	0	0.0%	Mission Viejo	106	2	1.9%
Orange	116	0	0.0%	Lake Forest	70	1	1.4%
Placentia	43	0	0.0%	San Juan	82	1	1.2%
Portola Hills	8	0	0.0%	Laguna Woods	223	2	0.9%
Rancho Mission Viejo	37	0	0.0%	San Clemente	136	1	0.7%
Rancho Santa Marg.	41	0	0.0%	Laguna Beach	218	1	0.5%
Rossmoor	24	0	0.0%	Newport Beach	310	1	0.3%
San Clemente	136	1	0.7%	Irvine	647	2	0.3%
San Juan	82	1	1.2%	County Low Shares - No Distressed			
Santa Ana	146	3	2.1%	Aliso Viejo	Dove Canyon	Los Alamitos	Stanton
Seal Beach	94	0	0.0%	Anaheim	Foothill Ranch	Newport Coast	Talega
Stanton	14	0	0.0%	Anaheim Hills	Fountain Valley	North Tustin	Tustin
Talega	24	0	0.0%	Brea	Fullerton	Orange	Villa Park
Tustin	85	0	0.0%	Buena Park	Garden Grove	Placentia	Westminster
Villa Park	19	0	0.0%	Corona Del Mar	Huntington Beach	Portola Hills	Yorba Linda
Westminster	26	0	0.0%	Costa Mesa	La Habra	Rancho Mission Viejo	
Yorba Linda	118	0	0.0%	Coto De Caza	La Palma	Rancho Santa Marg.	
All of O.C.	4,449	18	0.4%	Cypress	Ladera Ranch	Rossmoor	
Orange County Distressed Breakdown				Dana Point	Laguna Hills	Seal Beach	
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)				
Total Foreclosures	11	4	83				
Total Short Sale	7	10	21				

*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
	8/6/2020	8/6/2020	7/23/2020	7/9/2020	6/25/2020	8/8/2019	8/9/2018
Los Angeles County	9,944	6,691	45	46	48	77	77
Orange County	4,449	3,281	41	43	46	86	86
Riverside County	4,356	3,477	38	31	40	88	98
San Bernardino County	2,690	2,893	28	26	31	81	84
San Diego County	4,180	4,005	31	34	38	70	75
Ventura County	954	733	39	40	35	56	67
SOCAL TOTALS	26,573	21,080	37	40	42	76	84

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
	8/6/2020	8/6/2020	7/23/2020	7/9/2020	6/25/2020	8/8/2019	8/9/2018
Los Angeles County	61	49	37	46	43	47	42
Orange County	18	14	39	38	41	48	48
Riverside County	49	44	33	56	35	68	55
San Bernardino County	35	49	21	25	26	53	54
San Diego County	16	32	15	15	24	41	57
Ventura County	7	7	30	30	39	17	44
SOCAL TOTALS	186	195	29	35	35	46	51