



Orange County Housing Report: Powerful, Strong, Resilient

October 5, 2020

Regardless of the vantage point, housing is lining up favorably for both buyers and sellers as the market flexes its strength in starting the fourth quarter of 2020.



A Powerful Market: With a low supply and extremely strong demand, the Expected Market Time is at its lowest level to start October since tracking began in 2004.

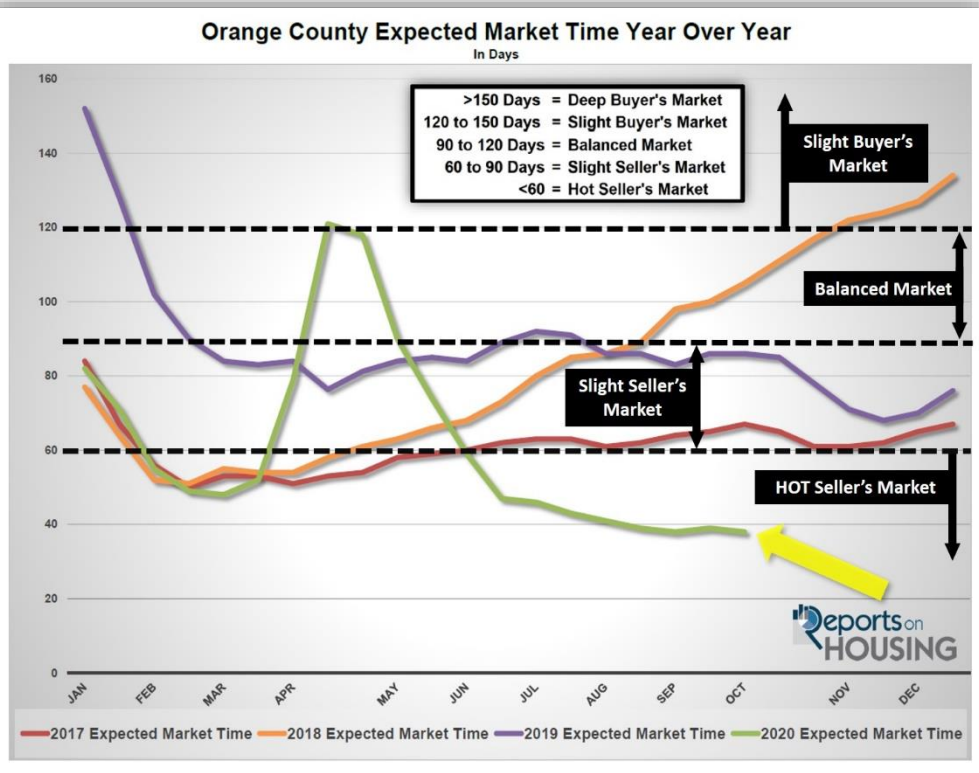
Lighthouses are built to withstand the unrelenting pounding of the ocean's surge. They stand tall, strong, and resilient as they warn boats of perilously rocky coasts, stretching their bright beacons across the sea regardless of the weather. Their power and strength persevere as they continue to serve their purpose through the years.

The lighthouse is a perfect metaphor for something that is powerful, strong, and resilient. It is a great metaphor for the current Orange County housing market. It too is extremely strong and is at a powerful level that will endure for quite some time. The momentum and force of housing will push through the current pandemic and economic turbulence.

At the root of housing's strength is simple supply and demand. The active listing inventory is currently at 4,153 homes, its lowest level for a start to October since tracking began in 2004. Only 2012 came close with 4,400 homes. All other years had at least an additional 1,200 homes. In fact, there were 6,616 homes to start October in 2019, an extra 2,463 or 59% more.

The record low interest rate environment is fueling unprecedented demand. Rates have reached 9 record lows so far this year. With mortgage rates below 3%, current demand is off the charts. Demand, the number of pending sales over the prior 30-days, is at 3,254. The last time it was this high was in 2012 when it reached 3,255 at the start of October, yet there were 1,167 short sales and foreclosures embedded in those numbers, 36% of demand. Since short sales required lenders agreeing to take less, many of those short sales never closed. Today there are only 13 short sales and foreclosures included in demand, 0.4%. Last year demand was at 2,311 pending sales, 943 fewer or 29% less.

The ultra-low supply coupled with feverish demand has paved the way for an Expected Market Time



FOR-SALE sign to opening escrow) of 38 days, tying its record level for the year set at the beginning of September. At 38 days, the Orange County housing market is a Hot Seller's Market, anything below 60 days. When a home is priced right



according to its **Fair Market Value**, this is a market that yields a flood of showing activity, multiple offers pit against each other, sales prices close to their asking prices, and appreciating values. The Expected Market Time is well below 60 days, indicating that the market is hovering around powerfully strong levels and will most likely remain hot through the end of the year and into 2021.

Housing is at its strongest level this deep into the year since tracking began in 2012. Last year it was at 86 days, a Slight Seller's Market, where sellers got to call more of the shots, there were fewer multiple offers, and values were not accelerating much at all.

For sellers who are just entering the fray, they are met with an eager flood of buyers waiting for homes to come onto the market. The pace is swift for an Autumn Market when demand is typically dropping along with supply.

Instead, housing is moving at a spring like pace with both supply and demand not changing much at all. Since the start of August, the active listing inventory has dropped from 4,449 homes to 4,153, shedding only 296 homes. Demand has dropped from 3,281 to 3,254, a drop of less than 1%. With supply and demand stubbornly unyielding, do not expect much of a change in the market anytime soon.

2020	2019	2018	2017	2016	2015	2014	2013	2012
38 Days	86 Days	105 Days	67 Days	72 Days	85 Days	99 Days	81 Days	39 Days

A Note to Buyers: The intense pace of the housing market can be frustrating, but do not give up. Affordability has dramatically improved due to the record low rate environment, which is fueling current demand. Contemplating waiting until the environment improves is not a wise approach. The market is going to remain heated and values will rise as these low rates continue for some time.

A Note to Sellers: Carefully pricing is still fundamental to success. Testing the market by overpricing a home will only result in wasted market time, fewer showings, no offers, and a whole lot of frustration. It also results in not taking advantage of the most activity a home receives after coming on the market, the initial first few weeks when buyers are literally waiting for fresh inventory to hit the market.

The current market is powerful, strong, and resilient. Expect its power to continue to carve out a Hot Seller's Market for the remainder of 2020 and into the New Year.

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

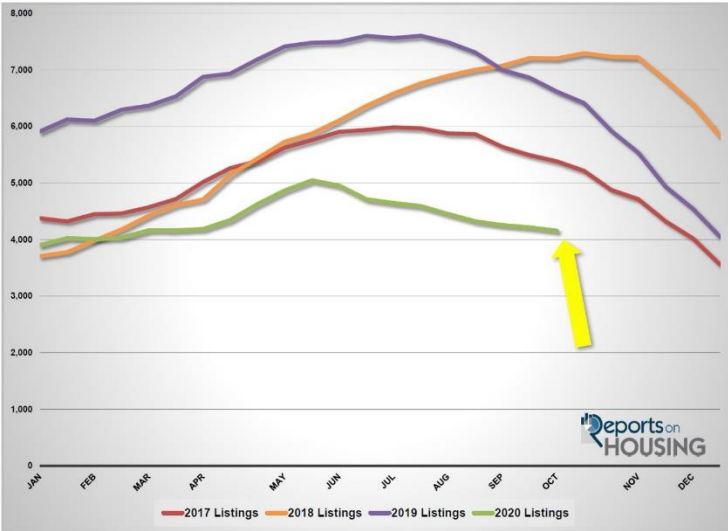
The active listing inventory shed 60 homes in the past two-weeks, down 1%, and now sits at 4,153, the lowest level for a start to October since tracking began in 2004. Typically, during the Autumn Market, the active listing inventory is dropping at a much swifter pace. Not this year. Even with sky high demand for this time of the year, it really is not eating much into the supply. Homes are coming on the market almost as fast as they are being placed into escrow. This is due to an increase in the supply of fresh inventory. This trend developed in August and gained steam in September.

COVID-19 had suppressed the number of homes coming on the market from March through June, but the hot market has lured more homeowners to enter the fray in the past couple of months. In August, 14% more homes were placed on the market compared to 2019. In September, that difference grew to a staggering 21%, not just a blip, but a growing trend. There were 3,621 homes placed on the market in September compared to 2,988 last year, 633 additional homes. This trend is quite prevalent in Los Angeles and Riverside as well, and is just starting in San Bernardino and San Diego.

Last year at this time, there were 6,616 homes on the market, 2,463 additional homes, or 59% more. There were a lot more choices for buyers last year.

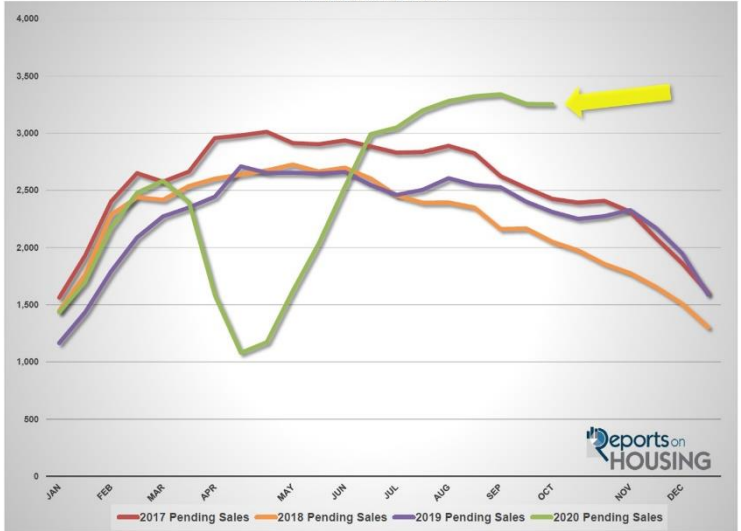


Orange County Active Listing Inventory Year Over Year



Orange County Demand Year Over Year

Prior 30 Day Pending Sales Snapshot



Demand: Demand decreased by 2 pending sales in the past two weeks, nearly unchanged.

Demand, the number of new pending sales over the prior month, decreased from 3,256 to 3,254, shedding only 2 pending sales, nearly unchanged. This is the highest start to an October since 2012 when it totaled 3,255, almost identical to today. Fueled by record low rates, demand remains elevated and strong for an Autumn Market when demand is usually dropping. In the past five years, demand has dropped an average of 106 pendings, or 5%, in the same two week period. Not this year. Demand will most likely remain elevated through Thanksgiving when it will drop with all the holiday distractions. Yet, it will still outpace prior years.

Last year, demand was at 2,311, that is 943 fewer pending sales compared to today, or 29% less.

In the past two-weeks the Expected Market Time decreased from 39 to 38 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. It tied the low for the year set four weeks ago. For this time of the year, it is the strongest level since tracking began in 2004. Last year the Expected Market Time was at 86 days, much slower than today.

Luxury End: With a drop in both the luxury supply and luxury demand, the high-end market remains strong.

In the past two-weeks, demand for homes above \$1.25 million decreased by 13 pending sales, down 2%, and now totals 574. Unlike the rest of the market, luxury is behaving like it should during the Autumn Market with drops in both supply and demand. The luxury home inventory shed 24 homes, a 1% drop, and now totals 1,596. With a drop in both supply and demand, the overall Expected Market Time for homes priced above \$1.25 million remained at 83 days in the past couple of weeks. That is a hot market for luxury.

Year over year, luxury demand is up by 270 pending sales, or 89%, and the active luxury listing inventory is down by 661 homes, or 29%. The Expected Market Time last year was at 223 days, exceptionally slower than today.

For homes priced between \$1.25 million and \$1.5 million, in the past two-weeks, the Expected Market Time increased from 47 to 48 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 63 to 61 days. For homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 106 to 100 days. For homes priced above \$4 million, the Expected Market Time increased from 234 to 315 days. At 315 days, a seller would be looking at placing their home into escrow around **August 2021**.



	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	28 Days	34%	47%	56 Days
O.C. \$750k-\$1m	27 Days	18%	26%	75 Days
O.C. \$1m-\$1.25m	37 Days	9%	10%	101 Days
O.C. \$1.25m-\$1.5m	48 Days	8%	6%	121 Days
O.C. \$1.5m-\$2m	61 Days	8%	5%	171 Days
O.C. \$2m-\$4m	100 Days	14%	5%	332 Days
O.C. \$4m+	315 Days	9%	1%	557 Days

reports HOUSING

Orange County Housing Summary

- The active listing inventory decreased by 60 homes in the past two-weeks, down 1%, and now totals 4,153, its lowest level for a start to October since tracking began in 2004. COVID-19 is not suppressing the inventory; in September there were 21% more homes that came on the market compared to last year. This trend evolved in August when there were 14% more homes year over year. Last year, there were 6,616 homes on the market, 2,463 additional homes, or 59% more.
- Demand, the number of pending sales over the prior month, decreased by 2 pending sales in the past two-weeks, nearly unchanged, and now totals 3,254. COVID-19 currently has no effect on demand. Record low rates are fueling today's exceptional demand. Last year, there were 2,311 pending sales, 29% fewer than today.
- The Expected Market Time for all of Orange County decreased from 39 days to 38, a Hot Seller's Market (less than 60 days). It was at 86 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 28 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 27 days, a hot Seller's Market. This range represents 18% of the active inventory and 26% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 37 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 increased from 47 to 48 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 63 to 61 days. For luxury homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 106 to 100 days. For luxury homes priced above \$4 million, the Expected Market Time increased from 234 to 315 days.
- The luxury end, all homes above \$1.25 million, accounts for 39% 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 8 foreclosures and 8 short sales available to purchase today in all of Orange County, 16 total distressed homes on the active market, up 2 from two-weeks ago. Last year there were 54 total distressed homes on the market, more than today.
- There were 3,153 closed residential resales in August, 12% more than August 2019's 2,823 closed sales. August marked a 5% increase compared to July 2020. The sales to list price ratio was 98.8% for all of Orange County. Foreclosures accounted for just 0.2% of all closed sales, and short sales accounted for 0.2%. That means that 99.6% of all sales were good ol' fashioned sellers with equity.



Orange County Cities	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	Average Active List Price
	10/1/2020	10/1/2020	10/1/2020	9/17/2020	9/3/2020	10/3/2019	10/4/2019	10/1/2020
Aliso Viejo	68	86	24	38	28	49	49	\$843k
Anaheim	120	187	19	25	26	49	49	\$644k
Anaheim Hills	68	66	31	26	18	77	77	\$1.4m
Brea	36	46	23	23	29	75	75	\$1.1m
Buena Park	42	58	22	21	18	30	30	\$686k
Corona Del Mar	127	22	173	132	140	265	265	\$5.5m
Costa Mesa	112	83	40	48	44	87	87	\$1.1m
Coto De Caza	51	32	48	56	47	105	105	\$2.7m
Cypress	31	45	21	16	15	51	51	\$764k
Dana Point	139	49	85	54	51	159	159	\$4.1m
Dove Canyon	14	6	70	27	39	68	68	\$1.2m
Foothill Ranch	17	10	51	30	25	50	50	\$648k
Fountain Valley	23	51	14	18	20	34	34	\$896k
Fullerton	102	122	25	24	22	59	59	\$844k
Garden Grove	71	109	20	23	23	37	37	\$689k
Huntington Beach	211	197	32	27	31	68	68	\$1.4m
Irvine	609	304	60	61	60	135	135	\$1.5m
La Habra	37	63	18	17	16	55	55	\$734k
La Palma	3	13	7	13	23	39	39	\$849k
Ladera Ranch	47	65	22	25	24	138	138	\$1.4m
Laguna Beach	188	51	111	119	137	252	252	\$4.8m
Laguna Hills	51	49	31	35	25	79	79	\$1.6m
Laguna Niguel	127	113	34	33	30	85	85	\$1.5m
Laguna Woods	218	82	80	89	91	124	124	\$334k
Lake Forest	66	84	24	31	26	60	60	\$788k
Los Alamitos	9	8	34	40	68	67	67	\$1.1m
Mission Viejo	124	141	26	26	26	63	63	\$812k
Newport Beach	261	102	77	79	67	159	159	\$4.2m
Newport Coast	80	13	185	98	100	595	595	\$6.3m
North Tustin	40	42	29	36	46	95	95	\$2.3m
Orange	111	142	23	21	24	57	57	\$1.1m
Placentia	42	40	32	31	24	48	48	\$793k
Portola Hills	22	15	44	28	45	113	113	\$802k
Rancho Mission Viejo	26	32	24	28	38	150	150	\$855k
Rancho Santa Marg.	47	76	19	17	21	39	39	\$561k
Rossmoor	7	10	21	19	20	80	80	\$1.7m
San Clemente	131	98	40	39	32	110	110	\$1.9m
San Juan	85	43	59	65	57	150	150	\$2.6m
Santa Ana	152	106	43	37	33	68	68	\$610k
Seal Beach	69	59	35	34	35	94	94	\$408k
Stanton	26	18	43	23	39	72	72	\$578k
Talega	19	24	24	18	19	86	86	\$1.3m
Tustin	91	92	30	35	36	57	57	\$842k
Villa Park	14	6	70	90	53	188	188	\$1.8m
Westminster	38	41	28	22	43	54	54	\$772k
Yorba Linda	126	105	36	40	35	92	92	\$1.3m
All of O.C.	4,153	3,254	38	39	38	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
	10/1/2020	10/1/2020	10/1/2020	9/17/2020	9/3/2020	10/3/2019	10/4/2019	10/1/2020
All of O.C.	1,603	1,282	38	37	38	80	80	\$790k
O.C. \$0-\$250k	121	73	50	77	82	83	83	\$185k
O.C. \$250k-\$500k	529	474	33	33	33	65	65	\$396k
O.C. \$500k-\$750k	463	516	27	25	26	69	69	\$620k
O.C. \$750k-\$1m	227	134	51	49	58	139	139	\$852k
O.C. \$1m+	263	85	93	86	82	205	205	\$2.1m

Current Actives Vacant: 36.5%

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
	10/1/2020	10/1/2020	10/1/2020	9/17/2020	9/3/2020	10/3/2019	10/4/2019	10/1/2020
All of O.C.	2,550	1,972	39	40	38	89	89	\$2.5m
O.C. \$0-\$500k	28	29	29	18	31	61	61	\$443k
O.C. \$500k-\$750k	277	442	19	18	17	39	39	\$663k
O.C. \$750k-\$1m	533	703	23	23	23	66	66	\$881k
O.C. \$1m-\$1.25m	312	277	34	42	36	97	97	\$1.1m
O.C. \$1.25m-\$1.5m	265	183	43	45	47	113	113	\$1.4m
O.C. \$1.5m-\$2m	289	150	58	58	54	162	162	\$1.8m
O.C. \$2m-\$4m	495	154	96	101	96	345	345	\$2.9m
O.C. \$4m+	351	34	310	233	214	583	583	\$8.7m

Current Actives Vacant: 21.1%

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
	10/1/2020	10/1/2020	10/1/2020	9/17/2020	9/3/2020	10/3/2019	10/4/2019	10/1/2020
All of O.C.	4,153	3,254	38	39	38	86	86	\$1.8m
O.C. \$0-\$500k	678	576	35	36	37	67	67	\$360k
O.C. \$500k-\$750k	740	958	23	22	22	51	51	\$636k
O.C. \$750k-\$1m	760	837	27	28	28	75	75	\$873k
O.C. \$1m-\$1.25m	379	309	37	44	39	101	101	\$1.1m
O.C. \$1.25m-\$1.5m	324	203	48	47	49	121	121	\$1.4m
O.C. \$1.5m-\$2m	338	166	61	63	58	171	171	\$1.8m
O.C. \$2m-\$4m	567	170	100	106	97	332	332	\$2.9m
O.C. \$4m+	367	35	315	234	222	557	557	\$8.7m

Current Actives Vacant: 27.2%

*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 Aug 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 Aug 2019
Aliso Viejo	63	\$648,201	\$646,105	100.3%	\$325k	\$1.6m	1,496	\$433	73
Anaheim	114	\$602,607	\$600,315	100.4%	\$215k	\$1.1m	1,541	\$391	143
Anaheim Hills	68	\$839,053	\$841,743	99.7%	\$495k	\$1.7m	2,192	\$383	79
Brea	48	\$810,363	\$805,427	100.6%	\$610k	\$1.3m	2,088	\$388	52
Buena Park	49	\$677,827	\$680,762	99.6%	\$427k	\$1.1m	1,665	\$407	68
Corona Del Mar	41	\$3,478,973	\$3,590,570	96.9%	\$895k	\$10.8m	2,839	\$1,225	18
Costa Mesa	97	\$917,049	\$922,372	99.4%	\$420k	\$1.8m	1,780	\$515	87
Coto De Caza	40	\$1,585,312	\$1,645,270	96.4%	\$732k	\$6.0m	4,063	\$390	14
Cypress	46	\$746,378	\$747,889	99.8%	\$420k	\$1.4m	1,756	\$425	32
Dana Point	59	\$1,629,114	\$1,692,038	96.3%	\$197k	\$9.7m	2,226	\$732	43
Dove Canyon	7	\$1,030,536	\$1,037,143	99.4%	\$928k	\$1.2m	2,962	\$348	4
Foothill Ranch	14	\$621,984	\$619,685	100.4%	\$330k	\$1.2m	1,455	\$427	12
Fountain Valley	52	\$839,692	\$833,485	100.7%	\$315k	\$1.6m	1,876	\$448	39
Fullerton	132	\$765,601	\$765,095	100.1%	\$223k	\$1.6m	1,910	\$401	107
Garden Grove	96	\$619,750	\$618,752	100.2%	\$275k	\$972k	1,542	\$402	103
Huntington Beach	199	\$1,057,900	\$981,700	107.8%	\$385k	\$18.8m	1,877	\$564	188
Irvine	298	\$976,045	\$995,087	98.1%	\$265k	\$3.9m	2,000	\$488	273
La Habra	48	\$622,735	\$615,150	101.2%	\$279k	\$1.1m	1,535	\$406	53
La Palma	9	\$728,778	\$717,655	101.5%	\$475k	\$935k	1,764	\$413	11
Ladera Ranch	69	\$1,008,850	\$1,017,981	99.1%	\$485k	\$2.4m	2,657	\$380	53
Laguna Beach	54	\$3,424,170	\$3,597,016	95.2%	\$645k	\$12.5m	2,649	\$1,293	27
Laguna Hills	51	\$787,759	\$790,549	99.6%	\$297k	\$2.6m	1,905	\$414	41
Laguna Niguel	117	\$909,968	\$918,128	99.1%	\$295k	\$3.0m	1,961	\$464	86
Laguna Woods	56	\$361,102	\$370,526	97.5%	\$130k	\$1.1m	1,179	\$306	78
Lake Forest	69	\$693,326	\$698,494	99.3%	\$270k	\$1.3m	1,782	\$389	73
Los Alamitos	11	\$808,468	\$786,216	102.8%	\$433k	\$1.1m	1,788	\$452	13
Mission Viejo	114	\$812,789	\$817,611	99.4%	\$300k	\$3.1m	2,008	\$405	125
Newport Beach	120	\$2,533,963	\$2,648,162	95.7%	\$460k	\$11.3m	2,556	\$991	75
Newport Coast	22	\$3,737,682	\$3,934,364	95.0%	\$837k	\$12.0m	3,541	\$1,056	12
North Tustin	24	\$1,330,042	\$1,329,000	100.1%	\$865k	\$2.7m	2,983	\$446	30
Orange	126	\$754,929	\$753,261	100.2%	\$322k	\$1.7m	1,873	\$403	96
Placentia	58	\$663,591	\$664,171	99.9%	\$295k	\$1.2m	1,710	\$388	42
Portola Hills	12	\$831,265	\$839,798	99.0%	\$465k	\$1.5m	2,126	\$391	11
Rancho Mission Viejo	45	\$805,114	\$808,030	99.6%	\$445k	\$1.2m	2,002	\$402	12
Rancho Santa Marg.	74	\$656,602	\$654,687	100.3%	\$327k	\$1.1m	1,609	\$408	58
Rosmoor	12	\$1,275,833	\$1,318,567	96.8%	\$635k	\$1.7m	2,248	\$568	14
San Clemente	118	\$1,252,904	\$1,274,512	98.3%	\$290k	\$6.1m	2,395	\$523	76
San Juan	55	\$1,173,475	\$1,193,638	98.3%	\$314k	\$2.8m	2,904	\$404	32
Santa Ana	107	\$618,513	\$619,366	99.9%	\$225k	\$1.7m	1,496	\$413	125
Seal Beach	69	\$471,516	\$480,197	98.2%	\$140k	\$1.8m	1,196	\$394	57
Stanton	16	\$530,125	\$527,556	100.5%	\$325k	\$870k	1,305	\$406	18
Talega	25	\$990,760	\$1,001,192	99.0%	\$490k	\$2.2m	2,546	\$389	14
Tustin	69	\$768,524	\$770,202	99.8%	\$324k	\$1.6m	1,833	\$419	75
Villa Park	9	\$1,424,745	\$1,504,078	94.7%	\$1.0m	\$2.1m	3,450	\$413	11
Westminster	32	\$724,041	\$716,478	101.1%	\$490k	\$965k	1,669	\$434	34
Yorba Linda	104	\$963,820	\$979,390	98.4%	\$400k	\$2.5m	2,420	\$398	94
All of O.C.	3,153	\$1,019,819	\$1,032,010	98.8%	\$130k	\$18.8m	1,995	\$511	2,823
O.C. \$0-\$500k	489	\$380,977	\$382,779	99.5%	\$130k	\$500k	991	\$384	591
O.C. \$500k-\$750k	929	\$634,049	\$634,188	100.0%	\$501k	\$750k	1,460	\$434	1,019
O.C. \$750k-\$1m	832	\$864,719	\$865,585	99.9%	\$751k	\$1.0m	2,043	\$423	646
O.C. \$1m-\$1.25m	353	\$1,116,294	\$1,129,969	98.8%	\$1.0m	\$1.3m	2,597	\$430	216
O.C. \$1.25m-\$1.5m	181	\$1,360,631	\$1,381,825	98.5%	\$1.3m	\$1.5m	2,900	\$469	127
O.C. \$1.5m-\$2m	140	\$1,715,674	\$1,762,472	97.3%	\$1.5m	\$2.0m	3,050	\$563	81
O.C. \$2m-4m	178	\$2,694,766	\$2,799,298	96.3%	\$2.0m	\$4.0m	3,627	\$743	104
O.C. \$4m+	51	\$7,069,145	\$7,125,685	99.2%	\$4.1m	\$18.8m	4,625	\$1,528	39

*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
		10/1/2020	10/1/2020				10/1/2020	10/1/2020	
Aliso Viejo	68	0	0	0.0%	All of O.C.	1,603	5	0	0.3%
Anaheim	120	0	0	0.0%	O.C. \$0-\$250k	121	0	0	0.0%
Anaheim Hills	68	0	0	0.0%	O.C. \$250k-\$500k	529	4	0	0.8%
Brea	36	0	0	0.0%	O.C. \$500k-\$750k	463	1	0	0.2%
Buena Park	42	0	0	0.0%	O.C. \$750k-\$1m	227	0	0	0.0%
Corona Del Mar	127	0	0	0.0%	O.C. \$1m+	263	0	0	0.0%
Costa Mesa	112	1	0	0.9%	Detached				
Coto De Caza	51	1	0	2.0%	All of O.C.	2,550	10	0	0.4%
Cypress	31	0	0	0.0%	O.C. \$0k-\$500k	28	1	0	3.6%
Dana Point	139	0	0	0.0%	O.C. \$500k-\$750k	277	0	0	0.0%
Dove Canyon	14	0	0	0.0%	O.C. \$750k-\$1m	533	2	0	0.4%
Foothill Ranch	17	0	0	0.0%	O.C. \$1m-\$1.5m	312	2	0	0.6%
Fountain Valley	23	0	0	0.0%	O.C. \$1.25m-\$1.5m	265	2	0	0.8%
Fullerton	102	0	0	0.0%	O.C. \$1.5m-\$2m	289	0	0	0.0%
Garden Grove	71	0	0	0.0%	O.C. \$2m-\$4m	495	2	0	0.4%
Huntington Beach	211	2	0	0.9%	O.C. \$4m+	351	1	0	0.3%
Irvine	609	0	0	0.0%	All Homes				
La Habra	37	1	0	2.7%	All of O.C.	4,153	15	0	0.4%
La Palma	3	0	0	0.0%	O.C. \$0k-\$500k	678	5	0	0.7%
Ladera Ranch	47	0	0	0.0%	O.C. \$500k-\$750k	740	1	0	0.1%
Laguna Beach	188	1	0	0.5%	O.C. \$750k-\$1m	760	2	0	0.3%
Laguna Hills	51	0	0	0.0%	O.C. \$1m-\$1.25m	379	2	0	0.5%
Laguna Niguel	127	0	0	0.0%	O.C. \$1.25m-\$1.5m	324	2	0	0.6%
Laguna Woods	218	1	0	0.5%	O.C. \$1.5m-\$2m	338	0	0	0.0%
Lake Forest	66	0	0	0.0%	O.C. \$2m-\$4m	567	2	0	0.4%
Los Alamitos	9	0	0	0.0%	O.C. \$4m+	367	1	0	0.3%
Mission Viejo	124	0	0	0.0%	County High Shares - Account for 80%				
Newport Beach	261	2	0	0.8%	Portola Hills	22	1	0	4.5%
Newport Coast	80	1	0	1.3%	La Habra	37	1	0	2.7%
North Tustin	40	0	0	0.0%	Westminster	38	1	0	2.6%
Orange	111	0	0	0.0%	Coto De Caza	51	1	0	2.0%
Placentia	42	0	0	0.0%	Newport Coast	80	1	0	1.3%
Portola Hills	22	1	0	4.5%	Huntington Beach	211	2	0	0.9%
Rancho Mission Viejo	26	0	0	0.0%	Costa Mesa	112	1	0	0.9%
Rancho Santa Marg.	47	0	0	0.0%	Yorba Linda	126	1	0	0.8%
Rossmoor	7	0	0	0.0%	Newport Beach	261	2	0	0.8%
San Clemente	131	0	0	0.0%	Santa Ana	152	1	0	0.7%
San Juan	85	0	0	0.0%	County Low Shares - No Distressed				
Santa Ana	152	1	0	0.7%	Aliso Viejo	Fountain V	Mission Viejo	Stanton	
Seal Beach	69	0	0	0.0%	Anaheim	Fullerton	North Tustin	Talega	
Stanton	26	0	0	0.0%	Anaheim Hills	Garden Gro	Orange	Tustin	
Talega	19	0	0	0.0%	Brea	Irvine	Placentia	Villa Park	
Tustin	91	0	0	0.0%	Buena Park	La Palma	Rancho Mission Viejo		
Villa Park	14	0	0	0.0%	Corona Del Mar	Ladera Ran	Rancho Santa Marg.		
Westminster	38	1	0	2.6%	Cypress	Laguna Hill	Rossmoor		
Yorba Linda	126	1	0	0.8%	Dana Point	Laguna Nig	San Clemente		
All of O.C.	4,153	15	0	0.4%	Dove Canyon	Lake Forest	San Juan		
Orange County Distressed Breakdown					Foothill Ranch	Los Alamitc	Seal Beach		
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)		*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.				
Total Foreclosures	8	6	40						
Total Short Sale	8	7	34						



Southern California Housing

All Properties	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
	10/1/2020	10/1/2020	10/1/2020	9/17/2020	9/3/2020	10/3/2019	10/4/2019
Los Angeles County	10,540	6,566	48	48	45	75	96
Orange County	4,153	3,254	38	39	38	86	105
Riverside County	4,370	4,062	32	31	30	96	117
San Bernardino County	2,565	2,836	27	26	25	89	101
San Diego County	3,958	3,637	33	33	32	71	94
Ventura County	786	623	38	38	37	55	72
SOCAL TOTALS	26,372	20,978	36	36	35	79	103

Distressed Properties Foreclosures and Short Sales	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
	10/1/2020	10/1/2020	10/1/2020	9/17/2020	9/3/2020	10/3/2019	10/4/2019
Los Angeles County	57	60	29	40	45	67	56
Orange County	16	13	37	28	26	54	111
Riverside County	58	44	40	28	45	68	55
San Bernardino County	34	24	43	30	33	80	62
San Diego County	29	17	51	18	15	53	71
Ventura County	4	5	24	30	40	23	62
SOCAL TOTALS	198	163	37	29	34	58	71