



Orange County Housing Report: Permanently Parked

July 26, 2021

Ever since the Great Recession, far fewer homeowners have been selling their homes annually, and now even fewer are opting to participate in selling their homes.

Lack of Sellers -

Fewer homeowners are opting to sell despite homes appreciating to record levels.



This is the time of year when Southern Californians flock to the beach to escape the heat and enjoy the cool surf of the Pacific. After a long day of jumping in and out of the water, chasing the waves, building sandcastles, and basking in the warmth of the sun, many experienced beach goers realize that they forgot to reapply sunscreen. Upon returning home and gazing in the mirror, they quickly confirm that they have a lobster red sunburn from head to toe. Nearly everybody has experienced the pain of this sunburn. The pain is a helpful reminder to never forget to reapply sunscreen again.

Similarly, owners across the nation watched the housing market take a pounding during the Great Recession as their equity vanished in a blink. Many lost their homes to foreclosures or short sales. Everybody was either personally burned or they knew somebody who experienced the painful sting of the downturn. As a result, a new trend emerged to avoid that lobster red burn with staying power: homeowners remain in their homes for a lot longer. They are content in keeping *their home*. There are fewer homeowners who opt to sell every year, and even with record home values, the trend continues.

From 2000 to 2008, there were an average of 1,347 more homes that came on the market every single month compared to the past 10 years. That is an extra 16,158 sellers every year, 39% more. That has been the storyline for more than a decade, not enough homes are offered for sale. It is not just an Orange County phenomenon or isolated to just Southern California. Nor is it unique to the state of California. A lack of sellers has been a national issue that has plagued the real estate market and made it very difficult for buyers to isolate a home.

The lack of supply and years of red-hot demand, juiced by record low interest rates (especially since the start of the pandemic), has resulted in homes appreciating to record highs in OC, erasing the losses and sting of the Great Recession entirely. This more than a decade long trend is now the norm. Homeowners are not moving as often as they used to.

Based upon 2020 closed sales, the turnover rate for the Orange County's housing stock is once every 24 years, down slightly from 2019's once every 25 years. It has bounced between 20 years and 25 years for the past decade. Remarkably, only 4.1% of all homeowners opted to sell their homes last year.

County	Total SFR/Condo	Closed Sales in 2020	Turnover Per Year	Projected Average Time In Home Based on 2020
Los Angeles County	1,740,277	62,152	3.6%	28 Years
Orange County	731,197	30,555	4.2%	24 Years
Riverside County	607,439	38,468	6.3%	16 Years
San Bernardino County	497,284	25,127	5.1%	20 Years
San Diego County	761,298	37,302	4.9%	20 Years
All of SoCal	4,337,495	193,604	4.5%	22 Years

There are numerous reasons why homeowners in Orange County and across the nation are opting to stay put. After feeling the burn from the Great Recession, many are turning their homes into "Forever Homes." Most homeowners have refinanced to historically low interest rates, some as low as the mid-twos, making moving a lot more challenging as rates eventually rise. Most baby boomers plan on staying put instead of downsizing after retirement. They are not moving like many had originally anticipated. They have been selling at a much slower pace than prior generations. This may be due to



a longer life expectancy and a healthier lifestyle. They are happy just aging in place. And builders have not been building homes in the lower price ranges like they did in prior decades. These factors combined have contributed to the low turnover rate in the housing stock.

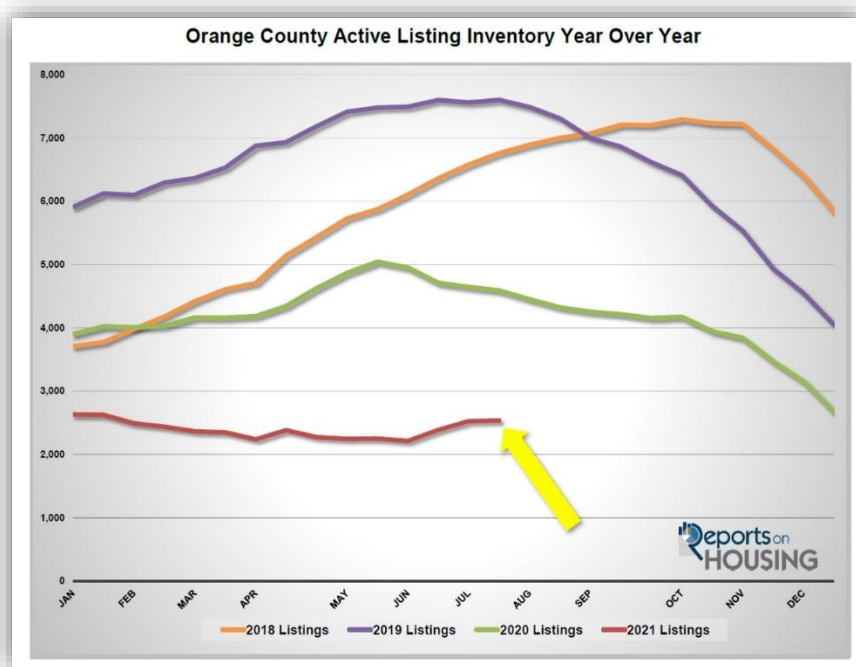
COVID-19 intensified the trend of fewer homeowners opting to sell. Last year in Orange County, 6% fewer homes were placed on the market compared to the prior 5-year average from 2015 to 2019. That translates to 2,535 missing FOR-SALE signs. That paved the way to 2021's lowest active listing inventory since tracking began in 2004. Today, it is not COVID that is keeping homeowners from selling, it is the lack of replacement homes after selling. Many are pointing to the fact that if they sell there will be "nothing to buy," limiting the number of homeowners willing to participate in a market with such an anemic level of available homes to purchase. In the first half of 2021, 8% fewer homes were placed on the market compared to the 5-year average from 2015 to 2019 (intentionally excluding 2020 due to COVID skewing the data), 1,829 fewer FOR-SALE signs.

Buyers must understand the low turnover rate in the housing stock is here to stay. The pandemic did not help the issue either. This trend is here to stay, which means that the anemic inventory is not going to change much for the rest of the year and into 2022 as well. Most homeowners are simply content with staying put. As a buyer, waiting for a lot more choices is futile. Buyers who opt to wait will be kicking themselves later. Instead, cashing in on today's historically low rates now is the right move. The housing market has the legs to continue at its current trajectory for quite some time.

Active Listings - The current active inventory was nearly unchanged in the past couple of weeks.

The active listing inventory added 9 homes in the past couple of weeks, nearly unchanged, and now sits at 2,537 homes, its highest level since January. This year is following a normal, cyclical, seasonal pattern with an increase in the active listing inventory during the Summer Market. Typically, during the Autumn Market, which starts at the end of August with the kids going back to school, fewer homeowners opt to place their homes on the market. It is more disruptive to a family in placing a home on the market after school resumes. This year may be a bit different as many homeowners may decide to take advantage of housing's strength, which would mean that the active inventory would continue to climb and peak later in the year. The inventory typically peaks between July and August, but this year may be an exception, only time will tell.

Last year at the end of July, there were 4,590 homes on the market, 2,053 additional homes, or 81% more. The 5-year average from 2015 to 2019 (intentionally omitting 2020 due to COVID skewing the data) is 6,916, an extra 4,379 homes, or 173% more. There were a lot more choices for buyers compared to today.

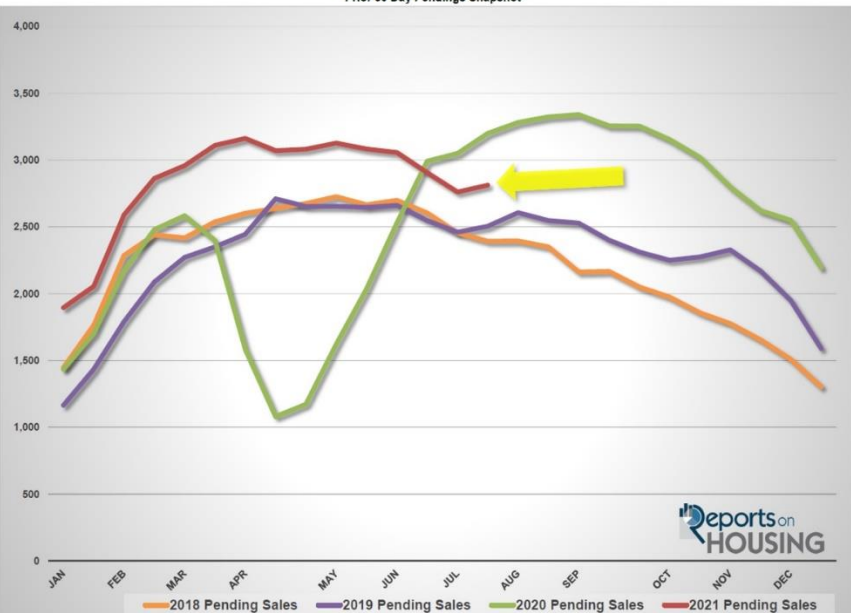




Demand - Demand increased by 2% in the past couple of weeks.

Orange County Demand Year Over Year

Prior 30 Day Pending Sales Snapshot



Demand, a snapshot of the number of new pending sales over the prior month, increased from 2,761 to 2,812 in the past couple of weeks, adding 51 pending sales, up 2%. It is still down 11% since peaking back on April 1st at 3,162 pending sales. Demand will continue to slowly descend from now through the Summer and Autumn Markets. It will then pick up steam and fall at a much faster pace during the Holiday Market beginning the week prior to Thanksgiving. Orange County demand is following a normal cyclical pattern this year, peaking during the Spring Market and then slowing dropping after reaching its peak.

Last year, demand was at 3,200, **14% more than today**, with the arrival of a very late Spring Market due to COVID. It is better to compare today's market to the 5-year average for demand from 2015 through 2019, which was at 2,682 pending sales, 145 fewer pending sales, or 5% less than today.

With the inventory rising slightly and demand rising as well, in the past two-weeks the Expected Market Time (the number of days to sell all Orange County listings at the current buying pace) remained unchanged at 27 days, its highest level since the start of February. At 27 days, it is an extremely insane, Hot Seller's Market (less than 60 days) where there are a ton of showings, sellers get to call the shots during the negotiating process, multiple offers are the norm, and home values are rising rapidly. Last year the Expected Market Time was at 43 days and dropping. The 5-year average from 2015 through 2019 was at 78 days, much slower than today, but still a Slight Seller's Market.

Luxury End

The luxury market improved with a drop in the supply of available homes to purchase.

In the past two weeks the luxury inventory of homes priced above \$1.5 million decreased by 40 homes, down 5%, and now sits at 798. At the same time, luxury demand increased by 1 pending sale, nearly unchanged, and now sits at 447. With a decrease in the supply of luxury homes, the overall Expected Market Time for luxury homes priced above \$1.5 million decreased from 56 to 54 days. At 54 days, it remains a very Hot Seller's Market for luxury.

Expect the luxury market to slightly cool with all the distractions of summer.

Year over year, luxury demand is up by 86 pending sales, or 24%, and the active luxury listing inventory is down by 612 homes, or 43%. The Expected Market Time last year was at 117 days and plunging fast due to the delay in the Spring Market due to COVID. Year over year statistics for luxury are a lot more comparable today than they have been for a while. It indicates that today's luxury market is the hottest on record.

For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 30 to 28 days. For homes priced between \$2 million and \$4 million, the Expected Market Time remained unchanged at 55 days. For homes priced above \$4 million, the Expected Market Time decreased from 168 to 131 days. At 131 days, a seller would be looking at placing their home into escrow around **December 2021**.



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Price Ranges	Expected Market Time	Market Speed	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	20 Days		28%	37%	31 Days
O.C. \$750k-\$1m	23 Days		22%	26%	29 Days
O.C. \$1m-\$1.25m	23 Days		10%	12%	48 Days
O.C. \$1.25m-\$1.5m	27 Days		9%	9%	53 Days
O.C. \$1.5m-\$2m	28 Days		7%	7%	81 Days
O.C. \$2m-\$4m	55 Days		13%	6%	109 Days
O.C. \$4m+	131 Days		11%	2%	274 Days

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Orange County Housing Summary

- The active listing inventory increased by 9 homes in the past two-weeks, nearly unchanged, and now totals 2,537, its highest level since January. In June, there were 12% fewer homes that came on the market compared to 5-year average between 2015 to 2019 (2020 was skewed do to COVID-19), 476 less. Last year, there were 4,590 homes on the market, 2,053 additional homes, or 81% more.
- Demand, the number of pending sales over the prior month, increased by 51 pending sales in the past two-weeks, up 2%, and now totals 2,812. Last year, there were 3,200 pending sales, **14% more than today**, due to a delayed Spring Market.
- With a slight increase in the supply and an increase in demand, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, remained unchanged at 27 days in the past couple of weeks, its highest level since February, but still an extremely Hot Seller's Market (less than 60 days). It was at 43 days last year and getting hotter.
- For homes priced below \$750,000, the market is a Hot Seller's Market (less than 60 days) with an Expected Market Time of 20 days. This range represents 28% of the active inventory and 37% of demand.
- For homes priced between \$750,000 and \$1 million, the Expected Market Time is 23 days, a Hot Seller's Market. This range represents 22% of the active inventory and 26% of demand.
- For homes priced between \$1 million to \$1.25 million, the Expected Market Time is 23 days, a Hot Seller's Market. This range represents 20% of the active inventory and 12% of demand
- For homes priced between \$1.25 million to \$1.5 million, the Expected Market Time is 28 days, a Hot Seller's Market. This range represents 9% of the active inventory and 9% of demand
- For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 30 to 28 days. For homes priced between \$2 million and \$4 million, the Expected Market Time remained unchanged at 55 days. For homes priced above \$4 million, the Expected Market Time decreased from 168 to 131 days.
- The luxury end, all homes above \$1.5 million, accounts for 31% of the inventory and 15% of demand.
- Distressed homes, both short sales and foreclosures combined, made up only 0.5% of all listings and 0.4% of demand. There are only 7 foreclosures and 5 short sales available to purchase today in all of Orange County, 12 total distressed homes on the active market, up 5 from two-weeks ago. Last year there were 25 total distressed homes on the market, slightly more than today.
- There were 3,545 closed residential resales in June, 63% more than June 2020's 2,169 closed sales. June marked a 10% increase compared to May 2021. The sales to list price ratio was 101.4% for all of Orange County. Foreclosures accounted for just 0.1% of all closed sales, and short sales accounted for 0.1%. That means that 99.8% of all sales were good ol' fashioned sellers with equity.

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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
	7/22/2021	7/22/2021	7/22/2021	7/8/2021	6/24/2021	7/25/2020	7/26/2019	7/22/2021
Aliso Viejo	37	55	20	19	12	27	65	\$898k
Anaheim	112	130	26	25	16	28	49	\$744k
Anaheim Hills	29	57	15	19	19	27	69	\$1.4m
Brea	34	39	26	23	17	48	52	\$1.2m
Buena Park	29	66	13	23	14	27	52	\$784k
Corona Del Mar	69	20	104	101	56	159	306	\$8.2m
Costa Mesa	69	70	30	26	29	39	96	\$1.3m
Coto De Caza	27	25	32	40	25	39	156	\$3.2m
Cypress	32	42	23	25	13	19	72	\$862k
Dana Point	60	54	33	48	32	67	199	\$4.3m
Dove Canyon	4	8	15	4	20	34	290	\$1.5m
Foothill Ranch	15	20	23	19	20	19	83	\$965k
Fountain Valley	33	36	28	26	17	22	52	\$1.1m
Fullerton	69	122	17	27	29	31	60	\$1.0m
Garden Grove	72	55	39	35	19	31	50	\$805k
Huntington Beach	175	180	29	25	26	38	69	\$1.4m
Irvine	249	322	23	27	28	68	113	\$1.9m
La Habra	47	59	24	18	33	18	48	\$848k
La Palma	7	8	26	7	20	4	48	\$703k
Ladera Ranch	29	40	22	13	22	30	107	\$1.2m
Laguna Beach	110	48	69	101	66	125	358	\$7.4m
Laguna Hills	36	30	36	23	19	31	103	\$1.4m
Laguna Niguel	83	102	24	39	26	34	116	\$2.3m
Laguna Woods	86	115	22	18	20	88	123	\$300k
Lake Forest	43	66	20	16	11	22	41	\$781k
Los Alamitos	8	6	40	30	15	18	35	\$1.1m
Mission Viejo	91	132	21	24	19	28	67	\$1.0m
Newport Beach	131	82	48	53	53	95	179	\$4.6m
Newport Coast	56	16	105	118	87	136	357	\$12.3m
North Tustin	23	19	36	27	31	61	91	\$2.2m
Orange	96	104	28	21	22	28	81	\$1.2m
Placentia	31	39	24	26	12	25	56	\$758k
Portola Hills	7	7	30	34	30	16	83	\$1.6m
Rancho Mission Viejo	7	17	12	14	13	33	180	\$1.1m
Rancho Santa Marg.	30	63	14	11	15	20	61	\$687k
Rossmoor	5	10	15	20	20	90	60	\$1.6m
San Clemente	79	89	27	27	28	43	149	\$3.6m
San Juan	46	41	34	35	32	48	157	\$3.3m
Santa Ana	112	112	30	32	30	35	66	\$651k
Seal Beach	30	57	16	15	20	49	125	\$1.3m
Stanton	11	20	17	21	18	19	39	\$708k
Talega	7	23	9	14	28	32	146	\$1.1m
Tustin	31	51	18	16	18	35	62	\$1.0m
Villa Park	14	10	42	25	43	315	63	\$2.2m
Westminster	37	23	48	21	13	34	73	\$877k
Yorba Linda	75	90	25	25	18	35	90	\$1.5m
All of O.C.	2,537	2,812	27	27	25	43	91	\$2.3m

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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
	7/22/2021	7/22/2021	7/22/2021	7/8/2021	6/24/2021	7/25/2020	7/26/2019	
All of O.C.	874	1,069	25	24	21	45	87	\$926k
O.C. \$0-\$250k	35	60	18	17	19	59	102	\$108k
O.C. \$250k-\$500k	235	308	23	21	19	36	65	\$412k
O.C. \$500k-\$750k	276	427	19	20	16	35	83	\$625k
O.C. \$750k-\$1m	146	173	25	24	26	54	118	\$858k
O.C. \$1m+	182	101	54	46	41	152	266	\$2.3m

Current Actives Vacant: 34.2%

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
	7/22/2021	7/22/2021	7/22/2021	7/8/2021	6/24/2021	7/25/2020	7/26/2019	
All of O.C.	1,663	1,743	29	30	27	42	93	\$3.0m
O.C. \$0-\$500k	17	18	28	32	41	31	39	\$401k
O.C. \$500k-\$750k	138	239	17	20	18	19	45	\$680k
O.C. \$750k-\$1m	416	554	23	21	18	24	66	\$881k
O.C. \$1m-\$1.25m	203	293	21	22	16	42	107	\$1.1m
O.C. \$1.25m-\$1.5m	188	227	25	27	24	46	141	\$1.4m
O.C. \$1.5m-\$2m	154	190	24	28	29	74	234	\$1.8m
O.C. \$2m-\$4m	284	160	53	52	56	102	279	\$2.9m
O.C. \$4m+	263	62	127	165	136	266	498	\$11.2m

Current Actives Vacant: 20.0%

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
	7/22/2021	7/22/2021	7/22/2021	7/8/2021	6/24/2021	7/25/2020	7/26/2019	
All of O.C.	2,537	2,812	27	27	25	43	91	\$2.3m
O.C. \$0-\$500k	287	386	22	21	19	38	66	\$374k
O.C. \$500k-\$750k	414	666	19	20	17	26	59	\$643k
O.C. \$750k-\$1m	562	727	23	22	20	29	73	\$875k
O.C. \$1m-\$1.25m	254	336	23	22	18	48	116	\$1.1m
O.C. \$1.25m-\$1.5m	222	250	27	28	24	53	147	\$1.4m
O.C. \$1.5m-\$2m	187	203	28	30	29	81	240	\$1.8m
O.C. \$2m-\$4m	331	180	55	55	57	109	288	\$2.9m
O.C. \$4m+	280	64	131	168	144	274	500	\$10.9m

Current Actives Vacant: 25.8%

*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.

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Orange County Cities	Units Sold June 2021	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 2020
Aliso Viejo	92	\$868,431	\$834,996	104.0%	\$392k	\$2.0m	1,697	\$512	46
Anaheim	156	\$696,200	\$673,396	103.4%	\$295k	\$1.7m	1,494	\$466	95
Anaheim Hills	88	\$1,134,806	\$1,117,552	101.5%	\$445k	\$4.6m	2,530	\$449	49
Brea	54	\$880,721	\$825,709	106.7%	\$365k	\$1.8m	1,858	\$474	35
Buena Park	72	\$775,042	\$745,760	103.9%	\$480k	\$1.4m	1,592	\$487	38
Corona Del Mar	34	\$4,645,179	\$4,747,176	97.9%	\$1.3m	\$17.4m	3,034	\$1,531	23
Costa Mesa	68	\$1,211,535	\$1,184,050	102.3%	\$385k	\$2.9m	1,838	\$659	65
Coto De Caza	46	\$1,831,236	\$1,816,528	100.8%	\$829k	\$5.0m	3,897	\$470	19
Cypress	40	\$846,738	\$810,140	104.5%	\$400k	\$1.3m	1,718	\$493	29
Dana Point	72	\$2,273,626	\$2,300,574	98.8%	\$190k	\$17.5m	2,492	\$913	49
Dove Canyon	11	\$1,205,000	\$1,166,717	103.3%	\$925k	\$1.4m	2,670	\$455	7
Foothill Ranch	1	\$581,000	\$580,000	100.2%	\$581k	\$581k	1,015	\$572	18
Fountain Valley	47	\$913,349	\$873,213	104.6%	\$370k	\$1.9m	1,772	\$516	33
Fullerton	112	\$952,623	\$925,619	102.9%	\$259k	\$3.8m	1,935	\$492	70
Garden Grove	111	\$763,274	\$736,677	103.6%	\$388k	\$1.4m	1,537	\$497	59
Huntington Beach	208	\$1,235,209	\$1,219,569	101.3%	\$355k	\$5.7m	1,904	\$649	146
Irvine	369	\$1,337,645	\$1,325,404	100.9%	\$310k	\$8.7m	2,312	\$578	189
La Habra	52	\$748,531	\$716,669	104.4%	\$350k	\$1.7m	1,653	\$453	43
La Palma	13	\$911,154	\$876,984	103.9%	\$630k	\$1.0m	1,904	\$479	4
Ladera Ranch	60	\$1,275,958	\$1,223,715	104.3%	\$530k	\$4.9m	2,755	\$463	45
Laguna Beach	64	\$3,883,318	\$3,789,136	102.5%	\$675k	\$19.8m	2,461	\$1,578	36
Laguna Hills	48	\$1,310,871	\$1,271,008	103.1%	\$389k	\$4.7m	2,439	\$538	36
Laguna Niguel	116	\$1,065,574	\$1,027,148	103.7%	\$364k	\$4.5m	1,899	\$561	78
Laguna Woods	98	\$399,235	\$406,051	98.3%	\$22k	\$1.4m	1,161	\$344	39
Lake Forest	156	\$882,132	\$858,079	102.8%	\$325k	\$2.3m	1,819	\$498	71
Los Alamitos	12	\$1,190,333	\$1,160,042	102.6%	\$700k	\$2.0m	2,197	\$542	7
Mission Viejo	145	\$920,398	\$885,084	104.0%	\$310k	\$3.0m	1,893	\$486	114
Newport Beach	103	\$3,237,268	\$3,291,308	98.4%	\$599k	\$14.5m	2,630	\$1,231	76
Newport Coast	35	\$6,580,166	\$6,962,457	94.5%	\$1.2m	\$20.8m	5,033	\$1,307	10
North Tustin	38	\$1,927,461	\$1,899,567	101.5%	\$1.1m	\$4.0m	3,875	\$497	16
Orange	149	\$916,642	\$890,028	103.0%	\$340k	\$3.7m	1,883	\$487	92
Placentia	58	\$776,000	\$740,430	104.8%	\$330k	\$1.4m	1,713	\$453	29
Portola Hills	23	\$897,836	\$867,153	103.5%	\$450k	\$1.7m	1,988	\$474	6
Rancho Mission Viejo	29	\$906,600	\$893,427	101.5%	\$485k	\$1.5m	1,908	\$475	24
Rancho Santa Marg.	101	\$889,935	\$858,226	103.7%	\$338k	\$1.5m	1,889	\$493	68
Rosmoor	12	\$1,591,942	\$1,549,324	102.8%	\$1.1m	\$2.9m	2,520	\$632	7
San Clemente	99	\$1,461,431	\$1,438,305	101.6%	\$375k	\$4.4m	2,332	\$627	94
San Juan	56	\$1,578,473	\$1,570,560	100.5%	\$334k	\$4.8m	2,976	\$530	27
Santa Ana	151	\$681,004	\$654,404	104.1%	\$205k	\$3.7m	1,386	\$491	80
Seal Beach	76	\$546,141	\$545,734	100.1%	\$165k	\$3.1m	1,242	\$440	29
Stanton	19	\$586,105	\$576,400	101.7%	\$443k	\$785k	1,272	\$461	13
Talega	18	\$1,349,675	\$1,319,733	102.3%	\$605k	\$1.9m	2,868	\$474	20
Tustin	60	\$1,030,912	\$1,000,994	103.0%	\$316k	\$4.7m	2,055	\$502	45
Villa Park	10	\$1,783,300	\$1,698,800	105.0%	\$1.3m	\$2.5m	3,635	\$491	5
Westminster	46	\$832,811	\$801,789	103.9%	\$425k	\$1.1m	1,636	\$509	37
Yorba Linda	136	\$1,113,705	\$1,087,883	102.4%	\$425k	\$3.3m	2,367	\$471	81
All of O.C.	3,545	\$1,252,471	\$1,235,345	101.4%	\$22k	\$20.8m	2,053	\$610	2,169
O.C. \$0-\$500k	426	\$379,616	\$372,892	101.8%	\$22k	\$500k	939	\$404	350
O.C. \$500k-\$750k	737	\$637,237	\$617,477	103.2%	\$501k	\$750k	1,282	\$497	716
O.C. \$750k-\$1m	937	\$873,129	\$843,392	103.5%	\$751k	\$1.0m	1,722	\$507	534
O.C. \$1m-\$1.25m	451	\$1,127,085	\$1,085,122	103.9%	\$1.0m	\$1.3m	2,209	\$510	212
O.C. \$1.25m-\$1.5m	337	\$1,365,374	\$1,324,605	103.1%	\$1.3m	\$1.5m	2,599	\$525	129
O.C. \$1.5m-\$2m	281	\$1,722,950	\$1,685,315	102.2%	\$1.5m	\$2.0m	3,079	\$559	111
O.C. \$2m-4m	269	\$2,753,904	\$2,776,027	99.2%	\$2.0m	\$4.0m	3,736	\$737	93
O.C. \$4m+	107	\$7,449,832	\$7,654,191	97.3%	\$4.1m	\$20.8m	5,403	\$1,379	24

*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.

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Orange County HOUSING REPORT



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
	7/22/2021	7/22/2021	7/22/2021		7/22/2021	7/22/2021	7/22/2021
Aliso Viejo	37	0	0.0%	All of O.C.	874	3	0.3%
Anaheim	112	3	2.7%	O.C. \$0-\$250k	35	0	0.0%
Anaheim Hills	29	0	0.0%	O.C. \$250k-\$500k	235	2	0.9%
Brea	34	0	0.0%	O.C. \$500k-\$750k	276	1	0.4%
Buena Park	29	0	0.0%	O.C. \$750k-\$1m	146	0	0.0%
Corona Del Mar	69	0	0.0%	O.C. \$1m+	182	0	0.0%
Costa Mesa	69	1	1.4%	Detached			
Coto De Caza	27	0	0.0%	All of O.C.	1,663	10	0.6%
Cypress	32	0	0.0%	O.C. \$0k-\$500k	17	1	5.9%
Dana Point	60	0	0.0%	O.C. \$500k-\$750k	138	2	1.4%
Dove Canyon	4	0	0.0%	O.C. \$750k-\$1m	416	3	0.7%
Foothill Ranch	15	0	0.0%	O.C. \$1m-\$1.5m	203	0	0.0%
Fountain Valley	33	0	0.0%	O.C. \$1.25m-\$1.5m	188	1	0.5%
Fullerton	69	0	0.0%	O.C. \$1.5m-\$2m	154	1	0.6%
Garden Grove	72	0	0.0%	O.C. \$2m-\$4m	284	1	0.4%
Huntington Beach	175	1	0.6%	O.C. \$4m+	263	1	0.4%
Irvine	249	0	0.0%	All Homes			
La Habra	47	0	0.0%	All of O.C.	2,537	13	0.5%
La Palma	7	0	0.0%	O.C. \$0k-\$500k	287	3	1.0%
Ladera Ranch	29	0	0.0%	O.C. \$500k-\$750k	414	3	0.7%
Laguna Beach	110	0	0.0%	O.C. \$750k-\$1m	562	3	0.5%
Laguna Hills	36	1	2.8%	O.C. \$1m-\$1.25m	254	0	0.0%
Laguna Niguel	83	0	0.0%	O.C. \$1.25m-\$1.5m	222	1	0.5%
Laguna Woods	86	1	1.2%	O.C. \$1.5m-\$2m	187	1	0.5%
Lake Forest	43	0	0.0%	O.C. \$2m-\$4m	331	1	0.3%
Los Alamitos	8	0	0.0%	O.C. \$4m+	280	1	0.4%
Mission Viejo	91	2	2.2%	County High Shares - Account for 100%			
Newport Beach	131	1	0.8%	Laguna Hills	36	1	2.8%
Newport Coast	56	1	1.8%	Anaheim	112	3	2.7%
North Tustin	23	0	0.0%	Mission Viejo	91	2	2.2%
Orange	96	1	1.0%	San Juan	46	1	2.2%
Placentia	31	0	0.0%	Newport Coast	56	1	1.8%
Portola Hills	7	0	0.0%	Costa Mesa	69	1	1.4%
Rancho Mission Viejo	7	0	0.0%	Laguna Woods	86	1	1.2%
Rancho Santa Marg.	30	0	0.0%	Orange	96	1	1.0%
Rossmoor	5	0	0.0%	Newport Beach	131	1	0.8%
San Clemente	79	0	0.0%	Huntington Beach	175	1	0.6%
San Juan	46	1	2.2%	County Low Shares - No Distressed			
Santa Ana	112	0	0.0%	Aliso Viejo	Fountain Valley	Los Alamitos	Stanton
Seal Beach	30	0	0.0%	Anaheim Hills	Fullerton	North Tustin	Talega
Stanton	11	0	0.0%	Brea	Garden Grove	Placentia	Tustin
Talega	7	0	0.0%	Buena Park	Irvine	Portola Hills	Villa Park
Tustin	31	0	0.0%	Corona Del Mar	La Habra	Rancho Mission Viejo	Westminster
Villa Park	14	0	0.0%	Coto De Caza	La Palma	Rancho Santa Ana	Yorba Linda
Westminster	37	0	0.0%	Cypress	Ladera Ranch	Rossmoor	
Yorba Linda	75	0	0.0%	Dana Point	Laguna Beach	San Clemente	
All of O.C.	2,537	13	0.5%	Dove Canyon	Laguna Niguel	Santa Ana	
Orange County Distressed Breakdown				Foothill Ranch	Lake Forest	Seal Beach	
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)				
Total Foreclosures	7	5	42				
Total Short Sale	5	7	21				

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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
	7/22/2021	7/22/2021	7/22/2021	7/8/2021	6/24/2021	7/25/2020	7/26/2019
Los Angeles County	8,621	6,320	41	39	38	46	80
Orange County	2,537	2,812	27	27	25	43	91
Riverside County	3,073	3,295	28	25	22	31	88
San Bernardino County	2,821	2,609	32	30	27	26	84
San Diego County	3,172	3,374	28	27	25	34	72
Ventura County	693	887	23	21	21	40	61
SOCAL TOTALS	20,917	19,297	33	30	29	37	83

Distressed 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
	7/22/2021	7/22/2021	7/22/2021	7/8/2021	6/24/2021	7/25/2020	7/26/2019
Foreclosures and Short Sales							
Los Angeles County	36	16	68	36	49	46	41
Orange County	12	12	30	19	33	38	47
Riverside County	13	17	23	18	37	56	74
San Bernardino County	17	15	34	30	17	25	58
San Diego County	14	9	47	46	44	15	57
Ventura County	7	1	210	72	30	30	35
SOCAL TOTALS	99	70	69	34	27	35	55