



Orange County Housing Report: Unhealthy Pace

August 23, 2021

Although home values have been skyrocketing at a record pace, eating into affordability, the housing market is not going to cool anytime soon.

Housing Will Remain Hot

The Expected Market Time has remained at unprecedented lows will not budge much for the rest of the year.



Everybody looks forward to the Super Bowl. It is not just the excitement surrounding championship football, or the extravagant, over-the-top television commercials, or getting together with family and friends to enjoy the game. It is also about the bountiful feast, the plethora of food options. Hamburgers, hot dogs, chicken wings, several varieties of chips, nachos, chili-cheese dip, spinach-artichoke dip, cheese, crackers, nuts, pretzels, beer, soda, brownies, cookies, candy, and so much more. By the second half of the game, it gets harder and harder to dip just one more corn chip into the chili-cheese dip. It is an unhealthy pace in eating for one afternoon per year.

Similarly, with market time at unprecedented low levels, home values are shooting skyward, eroding home affordability at an unhealthy pace. Yet, it has been going strong since July of last year and will not slow for the rest of the year and into 2022. It is great to be a homeowner, but for those aspiring to own a home sometime in the future, the goal is getting harder and harder to reach, and, for some, out of reach.

It's important to clear the air and explain that just because housing is appreciating at an unhealthy rate, it does not mean that a bubble is inflating or that housing will inevitably crash. There is absolutely nothing in the charts/data that support that conclusion statistically. Instead, housing is becoming unattainable for more first-time homebuyers and renters.

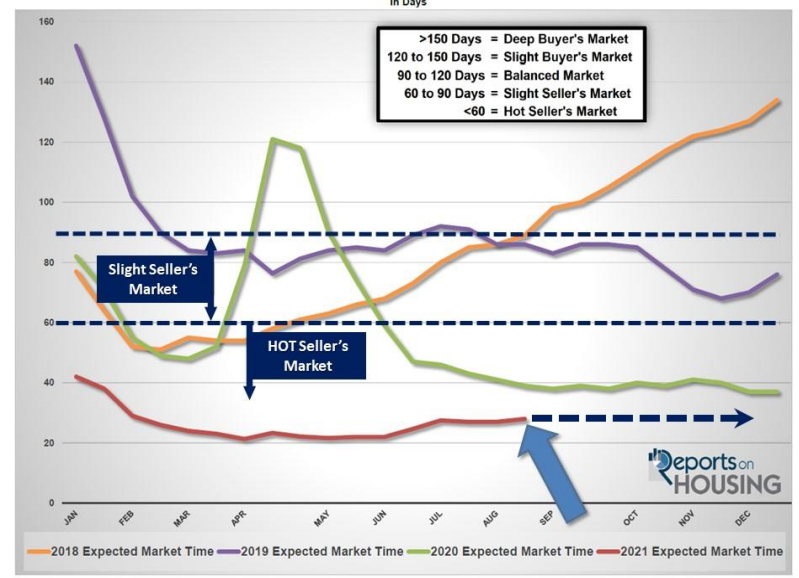
In looking at the Expected Market Time (the amount of time between hammering in the FOR-SALE sign to opening escrow), it has remained below 45-days since the end of July 2020. Anything below 45-days indicates an insane, scorching hot housing market where buyers are tripping over themselves to be the first to see a home that just hit the market, multiple offers is the norm, and homes are selling above their list prices. In fact, according to the California

Association of REALTORS®, **70% of all closed sales in the month of July sold above their asking prices.** It has been 10-consecutive months that more than 50% of closed sales sold above their asking price. Today's 28-day Expected Market Time is far below that 45-day threshold; the lower the market time, the hotter the market.

Housing will remain hot because the supply crisis will continue into 2022 and the historically low mortgage rate environment is not going to fade away anytime soon. It is all boils down to good old-fashioned supply and demand. So, how did the supply crisis materialize? It started in January 2020. The 3,901-home level was the third lowest start to a year behind 2013 and 2018. Then, when the economy shut down in March 2020 with the beginning of the pandemic and a national stay-at-home order, fewer homeowners opted to sell their homes. In 2020, there were 7% fewer homes that came on the market in Orange County compared to the 3-year average between 2017 and 2019, which equated to 2,611 missing FOR-SALE signs.

After reaching a peak of 5,044 homes in May 2020 (peaks typically occur between July and August), its lowest peak since tracking began in 2004 by a

Orange County Expected Market Time Year Over Year





landslide, the inventory shed an additional 2,369 homes, or 47%, by year's end. That paved the way to a record low start to 2021 with 2,522 homes, 20% below the prior 3,161 home record low start in 2013. From January-July there were 1,562 fewer new FOR-SALE signs in Orange County, 6% less than the 3-year avg from 2017 to 2019. While it may not seem like much of a difference, it is still adding to the scarcity of available homes and exasperating the inventory crisis. Today there are only 2,528 homes available for buyers, the lowest level for this time of the year since tracking began in 2004, and 41% below last year's record low level of 4,320 homes. The 3-year average for homes available at this time of the year (2017 to 2019) was 6,723, or 166% more, two-and-a-half times today's anemic level.

The demand side of the equation is not going to change much at all. It will continue to be elevated due to persistent, record-low rates. The only way the market would slow would be with rising rates, which would further erode home affordability and slow demand. Payments would rise and many buyers would stop their search. However, rates are no longer forecasted to rise through the end of the year and into 2022; thus, demand (the number of new escrows in the prior month) will remain strong. Orange County is one of three Southern California counties where the current demand reading is **higher** than the current active inventory, meaning that the last 30-days of pending sales activity is higher than the number of available homes to purchase today. That phenomenon occurred for the first time since tracking began in February of this year. The ultra-low supply matched up against record-low mortgage rate induced demand has led to the skyrocketing home values. The continued imbalance will continue to drive appreciation.

Soaring home values is not healthy and ultimately will limit the number of buyers able to purchase. While affordability is not yet an issue due to record low rates (affordability factors prices, rates, and incomes), eventually values in Orange County will climb to a point where the housing market will slow as more and more buyers stop their search due to monthly payments that are just out of reach. When that occurs depends upon how high values climb, any eventual rise in rates, and the limits to rising incomes. For now, it is not an issue, and the current pace will not change for the rest of 2021.

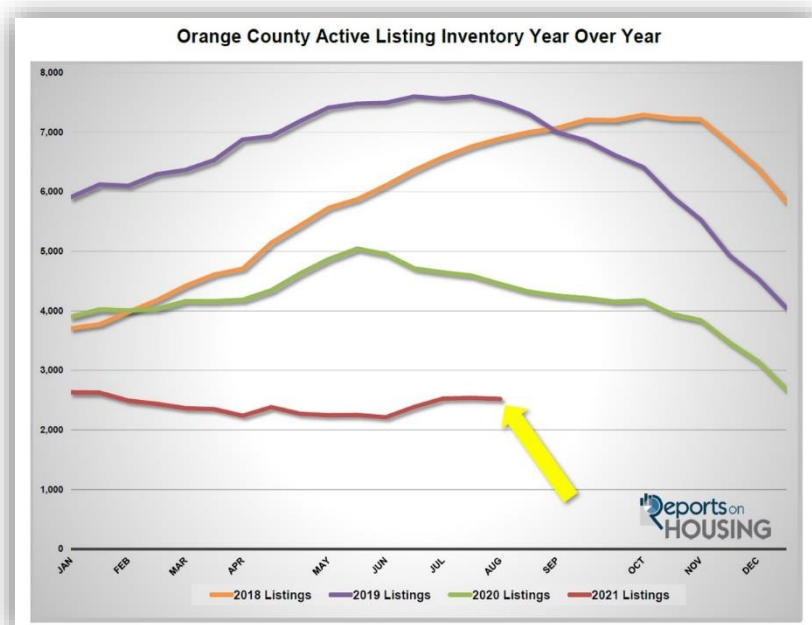
Active Listings

The current active inventory remained unchanged in the past couple of weeks.

The active listing added 8 homes in the past couple of weeks, nearly unchanged, and now sits at 2,528 homes. The inventory has not changed much at all since the beginning of July when it reached 2,528 homes, identical to today. It appears as if the Orange County active listing inventory may have reached its peak at the end of July at 2,537 homes. Only time will tell. Typically, the active listing inventory peaks between July and August. Now that the kids have gone back to school, the housing market transitions to the Autumn Market when fewer homes come on the market. It is less advantageous for families to move while the kids are in school; instead, they look to the following Spring Market, the peak season to sell a home.

Last year in mid-August, there were 4,320 homes on the market, 1,792 additional homes, or 71% more.

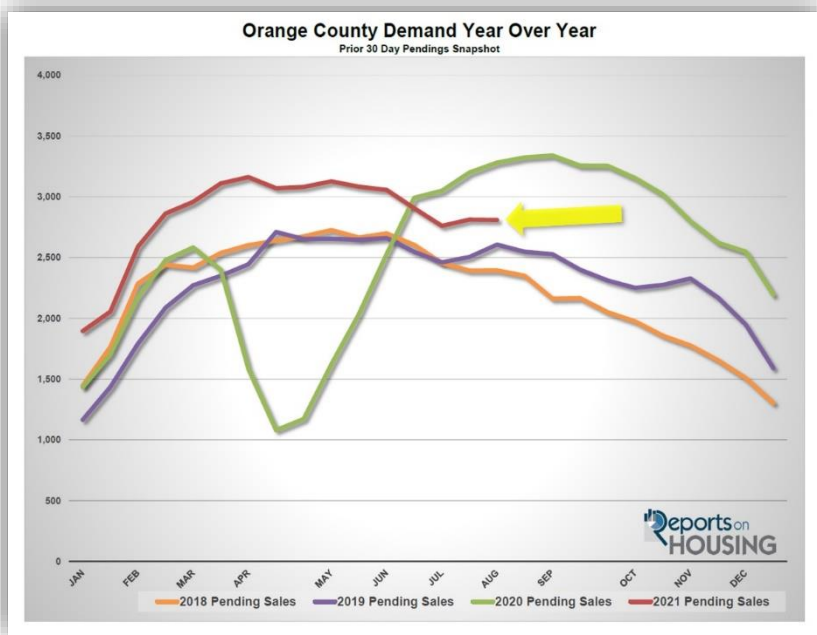
Since comparing year over year data in housing is not accurate this year due to COVID-19 skewing the data last year, it is much better to compare current levels to the 3-year average from 2017 to 2019. In July, there were 152 fewer new FOR-SALE signs in Orange County, 4% less than the 3-year average. At this point, ever missing FOR-SALE just adds to the inventory crisis.





Demand

Demand dropped by 4% in the past couple of weeks.



Demand, a snapshot of the number of new pending sales over the prior month, decreased from 2,809 to 2,694 in the past couple of weeks, shedding 115 pending sales, down 4% and its largest drop since the start of July. Demand readings are a bit subdued due to the lack of homes available for buyers today. If there were more homes to choose from, the demand readings would certainly be a lot higher. Fewer homes available limits the number of potential escrows. With mortgage rates remaining at record low levels, homes will continue to be placed into escrow nearly as fast as they come on the market. According to Freddie Mac's Primary Mortgage Market Survey®, rates were at 2.86% as of August 19th and have remained below 3% since the start of July. With the start of the Autumn Market, expect demand to slowly drop from now until mid-November when it picks up steam and drops to the lowest point by year's end.

Last year, demand was at 3,323 and climbing, **23% more than today**. It did not reach a peak until the start of September, a four month delay due to COVID.

With a large drop in demand in the past couple of weeks, the Expected Market Time (the number of days to sell all Orange County listings at the current buying pace) increased from 27 to 28 days. At 28 days, the housing market is nothing short of 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 39 days. The 3-year average from 2017 through 2019 was at 79 days, much slower than today, but still a Slight Seller's Market.

Luxury End

The luxury market did not change much in the past couple of weeks.








In the past two weeks the luxury inventory of homes priced above \$1.5 million increased by 3 homes, nearly unchanged, and now sits at 794. At the same time, luxury demand decreased by 3 pending sales, down 1%, and now sits at 434. With a slight increase in the supply and a slight decrease in demand, the overall Expected Market Time for luxury homes priced above \$1.5 million remained increased from 54 to 55 days, a very Hot Seller's Market for luxury.

Expect the luxury market to slightly cool as housing transitions into the Autumn Market.

Year over year, luxury demand is up by 38 pending sales, or 10%, and the active luxury listing inventory is down by 523 homes, or 40%. The Expected Market Time last year was at 100 days, extremely hot for luxury, and dropping fast due to the delay in the Spring Market due to COVID. Still, it was nearly double where it is right now, indicating just how hot the luxury market is today.

For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 31 to 25 days. For homes priced between \$2 million and \$4 million, the Expected Market Time increased from 52 to 62 days. For homes priced above \$4 million, the Expected Market Time increased from 128 to 132 days. At 132 days, a seller would be looking at placing their home into escrow around **January 2022**.



Price Ranges	Expected Market Time	Market Speed	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	24 Days		29%	35%	28 Days
O.C. \$750k-\$1m	22 Days		22%	28%	28 Days
O.C. \$1m-\$1.25m	22 Days		10%	13%	40 Days
O.C. \$1.25m-\$1.5m	24 Days		8%	9%	52 Days
O.C. \$1.5m-\$2m	25 Days		7%	8%	62 Days
O.C. \$2m-\$4m	62 Days		14%	6%	107 Days
O.C. \$4m+	132 Days		11%	2%	193 Days

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Orange County Housing Summary

- The active listing inventory increased by 8 homes in the past two-weeks, nearly unchanged, and now totals 2,528. In July, there were 4% fewer homes that came on the market compared to the 3-year average between 2017 to 2019 (2020 was skewed do to COVID-19), 152 less. Last year, there were 4,320 homes on the market, 1,792 additional homes, or 71% more.
- Demand, the number of pending sales over the prior month, decreased by 115 pending sales in the past two-weeks, down 4%, and now totals 2,694. Last year, there were 3,323 pending sales, **23% more than today**, due to a delayed Spring Market.
- With not much of a change in supply or demand, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased from 27 to 28 days in the past couple of weeks, an extremely Hot Seller's Market (less than 60 days). It was at 39 days last year slightly 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 24 days. This range represents 29% of the active inventory and 35% of demand.
- For homes priced between \$750,000 and \$1 million, the Expected Market Time is 22 days, a Hot Seller's Market. This range represents 22% of the active inventory and 28% of demand.
- For homes priced between \$1 million to \$1.25 million, the Expected Market Time is 22 days, a Hot Seller's Market. This range represents 10% of the active inventory and 13% of demand
- For homes priced between \$1.25 million to \$1.5 million, the Expected Market Time is 24 days, a Hot Seller's Market. This range represents 8% of the active inventory and 9% of demand
- For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 31 to 25 days. For homes priced between \$2 million and \$4 million, the Expected Market Time increased from 52 to 62 days. For homes priced above \$4 million, the Expected Market Time increased from 128 to 132 days.
- The luxury end, all homes above \$1.5 million, accounts for 31% of the inventory and 16% of demand.
- Distressed homes, both short sales and foreclosures combined, made up only 0.5% of all listings and 0.3% 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, down 1 from two-weeks ago. Last year there 15 total distressed homes on the market, very similar to today.
- There were 3,205 closed residential resales in July, 6% more than July 2020's 3,011 closed sales. July marked a 10% drop compared to July 2021. The sales to list price ratio was 101.5% 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.



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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
	8/19/2021	8/19/2021	8/19/2021	8/5/2021	7/22/2021	8/20/2020	8/22/2019	8/19/2021
Aliso Viejo	38	68	17	18	20	32	53	\$963k
Anaheim	118	131	27	20	26	27	63	\$713k
Anaheim Hills	33	44	23	16	15	23	58	\$1.5m
Brea	38	38	30	22	26	30	60	\$1.0m
Buena Park	30	45	20	13	13	14	40	\$865k
Corona Del Mar	56	28	60	77	104	125	219	\$9.0m
Costa Mesa	67	65	31	30	30	43	72	\$1.3m
Coto De Caza	24	22	33	37	32	40	113	\$3.1m
Cypress	40	42	29	18	23	15	54	\$811k
Dana Point	58	58	30	33	33	71	190	\$4.9m
Dove Canyon	4	5	24	13	15	48	120	\$1.3m
Foothill Ranch	10	17	18	18	23	25	74	\$766k
Fountain Valley	25	49	15	20	28	18	31	\$1.2m
Fullerton	78	109	21	23	17	22	52	\$1.1m
Garden Grove	87	70	37	41	39	19	46	\$842k
Huntington Beach	170	161	32	28	29	37	66	\$1.4m
Irvine	214	300	21	23	23	64	131	\$2.4m
La Habra	45	55	25	32	24	27	48	\$917k
La Palma	4	9	13	13	26	7	17	\$999k
Ladera Ranch	19	39	15	23	22	32	104	\$1.4m
Laguna Beach	114	39	88	73	69	139	253	\$7.6m
Laguna Hills	38	38	30	26	36	25	115	\$1.4m
Laguna Niguel	77	86	27	20	24	30	99	\$2.1m
Laguna Woods	109	79	41	31	22	89	107	\$358k
Lake Forest	57	62	28	20	20	27	56	\$808k
Los Alamitos	5	10	15	26	40	24	75	\$1.3m
Mission Viejo	84	136	19	23	21	22	69	\$1000k
Newport Beach	137	68	60	46	48	72	204	\$4.6m
Newport Coast	37	21	53	59	105	92	261	\$14.5m
North Tustin	30	23	39	46	36	50	88	\$2.6m
Orange	103	98	32	34	28	24	67	\$1.1m
Placentia	38	50	23	19	24	39	42	\$746k
Portola Hills	6	7	26	30	30	18	32	\$1.5m
Rancho Mission Viejo	6	15	12	5	12	26	61	\$1.0m
Rancho Santa Marg.	30	58	16	13	14	18	53	\$711k
Rossmoor	5	7	21	23	15	32	77	\$2.0m
San Clemente	78	67	35	32	27	31	124	\$3.1m
San Juan	49	35	42	52	34	50	145	\$3.1m
Santa Ana	118	114	31	27	30	36	62	\$647k
Seal Beach	29	60	15	16	16	35	103	\$1.3m
Stanton	12	14	26	28	17	19	35	\$655k
Talega	9	14	19	3	9	14	195	\$1.5m
Tustin	46	47	29	19	18	33	68	\$1.0m
Villa Park	10	14	21	36	42	54	240	\$2.3m
Westminster	16	46	10	28	48	39	65	\$893k
Yorba Linda	79	88	27	26	25	36	93	\$1.6m
All of O.C.	2,528	2,694	28	27	27	39	86	\$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
	8/19/2021	8/19/2021	8/19/2021	8/5/2021	7/22/2021	8/20/2020	8/22/2019	8/19/2021
All of O.C.	901	1,002	27	24	25	40	81	\$861k
O.C. \$0-\$250k	39	31	38	27	18	61	95	\$139k
O.C. \$250k-\$500k	241	297	24	22	23	34	72	\$410k
O.C. \$500k-\$750k	306	406	23	19	19	28	69	\$623k
O.C. \$750k-\$1m	165	171	29	29	25	57	98	\$863k
O.C. \$1m+	150	97	46	43	54	99	190	\$2.3m

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
	8/19/2021	8/19/2021	8/19/2021	8/5/2021	7/22/2021	8/20/2020	8/22/2019	8/19/2021
All of O.C.	1,627	1,692	29	29	29	39	96	\$3.0m
O.C. \$0-\$500k	28	10	84	51	28	43	45	\$402k
O.C. \$500k-\$750k	125	187	20	18	17	18	59	\$686k
O.C. \$750k-\$1m	391	584	20	20	23	23	78	\$881k
O.C. \$1m-\$1.25m	203	296	21	21	21	36	98	\$1.1m
O.C. \$1.25m-\$1.5m	163	214	23	27	25	45	105	\$1.4m
O.C. \$1.5m-\$2m	148	196	23	29	24	59	135	\$1.8m
O.C. \$2m-\$4m	304	145	63	53	53	108	277	\$2.9m
O.C. \$4m+	265	60	133	121	127	187	453	\$11.0m

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
	8/19/2021	8/19/2021	8/19/2021	8/5/2021	7/22/2021	8/20/2020	8/22/2019	8/19/2021
All of O.C.	2,528	2,694	28	27	27	39	86	\$2.3m
O.C. \$0-\$500k	308	338	27	24	22	37	57	\$375k
O.C. \$500k-\$750k	431	593	22	18	19	23	57	\$641k
O.C. \$750k-\$1m	556	755	22	22	23	28	74	\$875k
O.C. \$1m-\$1.25m	248	337	22	22	23	40	117	\$1.1m
O.C. \$1.25m-\$1.5m	191	237	24	28	27	52	149	\$1.4m
O.C. \$1.5m-\$2m	173	204	25	31	28	62	162	\$1.8m
O.C. \$2m-\$4m	344	167	62	52	55	107	249	\$2.9m
O.C. \$4m+	277	63	132	126	131	193	509	\$10.9m

*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 July 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 July 2020
Aliso Viejo	71	\$845,225	\$799,900	105.7%	\$403k	\$2.1m	1,644	\$514	69
Anaheim	167	\$710,491	\$687,137	103.4%	\$307k	\$1.2m	1,528	\$465	141
Anaheim Hills	61	\$1,037,258	\$1,019,051	101.8%	\$600k	\$2.4m	2,305	\$450	77
Brea	46	\$1,025,272	\$975,465	105.1%	\$425k	\$2.7m	2,220	\$462	44
Buena Park	54	\$795,921	\$780,217	102.0%	\$475k	\$1.8m	1,583	\$503	39
Corona Del Mar	39	\$3,557,695	\$3,717,765	95.7%	\$1.1m	\$14.3m	2,433	\$1,462	25
Costa Mesa	81	\$1,134,042	\$1,094,007	103.7%	\$415k	\$3.2m	1,739	\$652	89
Coto De Caza	34	\$1,857,495	\$1,851,347	100.3%	\$575k	\$7.8m	3,971	\$468	22
Cypress	46	\$872,416	\$833,774	104.6%	\$522k	\$1.5m	1,722	\$507	48
Dana Point	58	\$2,010,193	\$2,066,886	97.3%	\$215k	\$10.5m	2,298	\$875	73
Dove Canyon	6	\$1,286,334	\$1,227,150	104.8%	\$1.2m	\$1.4m	2,754	\$467	6
Foothill Ranch	21	\$978,271	\$933,380	104.8%	\$380k	\$1.6m	1,998	\$490	25
Fountain Valley	36	\$920,931	\$864,925	106.5%	\$440k	\$1.5m	1,688	\$546	32
Fullerton	98	\$866,570	\$841,665	103.0%	\$38k	\$2.9m	1,805	\$480	97
Garden Grove	83	\$759,329	\$728,901	104.2%	\$310k	\$1.7m	1,469	\$517	75
Huntington Beach	215	\$1,203,090	\$1,181,602	101.8%	\$385k	\$4.1m	1,877	\$641	187
Irvine	341	\$1,237,374	\$1,216,524	101.7%	\$380k	\$10.8m	2,110	\$587	259
La Habra	59	\$740,330	\$697,011	106.2%	\$330k	\$1.5m	1,554	\$476	44
La Palma	8	\$965,000	\$943,588	102.3%	\$590k	\$1.3m	2,257	\$428	13
Ladera Ranch	38	\$1,299,745	\$1,253,252	103.7%	\$585k	\$4.0m	2,629	\$494	58
Laguna Beach	52	\$3,014,857	\$3,076,913	98.0%	\$870k	\$9.0m	2,305	\$1,308	48
Laguna Hills	50	\$1,166,955	\$1,143,458	102.1%	\$350k	\$3.4m	2,382	\$490	38
Laguna Niguel	104	\$1,144,893	\$1,122,784	102.0%	\$355k	\$5.2m	2,052	\$558	116
Laguna Woods	103	\$329,648	\$329,067	100.2%	\$9k	\$925k	1,095	\$301	57
Lake Forest	84	\$859,030	\$825,161	104.1%	\$366k	\$1.5m	1,834	\$468	144
Los Alamitos	6	\$1,371,167	\$1,374,817	99.7%	\$672k	\$2.4m	2,161	\$635	13
Mission Viejo	152	\$967,673	\$931,226	103.9%	\$315k	\$2.2m	1,954	\$495	141
Newport Beach	102	\$2,703,740	\$2,726,311	99.2%	\$436k	\$9.0m	2,430	\$1,113	74
Newport Coast	24	\$4,976,208	\$5,193,167	95.8%	\$1.0m	\$17.3m	4,487	\$1,109	19
North Tustin	21	\$1,662,786	\$1,606,823	103.5%	\$1.1m	\$3.2m	3,097	\$537	23
Orange	140	\$903,171	\$881,964	102.4%	\$360k	\$5.1m	1,896	\$476	147
Placentia	55	\$850,561	\$812,495	104.7%	\$358k	\$1.6m	1,947	\$437	51
Portola Hills	10	\$856,070	\$820,890	104.3%	\$505k	\$1.3m	1,789	\$478	19
Rancho Mission Viejo	16	\$1,082,452	\$1,056,544	102.5%	\$650k	\$2.0m	2,193	\$494	46
Rancho Santa Marg.	66	\$754,364	\$721,001	104.6%	\$325k	\$1.6m	1,485	\$508	95
Rosmoor	11	\$1,467,909	\$1,459,000	100.6%	\$1.1m	\$2.1m	2,504	\$586	10
San Clemente	108	\$1,408,109	\$1,399,903	100.6%	\$95k	\$8.1m	2,158	\$652	111
San Juan	55	\$1,436,047	\$1,399,880	102.6%	\$370k	\$7.3m	2,631	\$546	61
Santa Ana	109	\$673,904	\$656,975	102.6%	\$235k	\$1.8m	1,446	\$466	101
Seal Beach	65	\$786,467	\$774,251	101.6%	\$169k	\$8.6m	1,447	\$544	63
Stanton	24	\$598,221	\$572,604	104.5%	\$400k	\$885k	1,278	\$468	18
Talega	21	\$1,238,333	\$1,224,637	101.1%	\$605k	\$2.8m	2,685	\$461	32
Tustin	64	\$867,333	\$843,392	102.8%	\$207k	\$2.3m	1,738	\$499	78
Villa Park	12	\$2,075,529	\$1,993,500	104.1%	\$1.1m	\$3.7m	3,929	\$528	6
Westminster	31	\$844,948	\$800,200	105.6%	\$430k	\$1.4m	1,601	\$528	39
Yorba Linda	111	\$1,288,163	\$1,269,643	101.5%	\$400k	\$4.2m	2,627	\$490	93
All of O.C.	3,205	\$1,171,401	\$1,153,964	101.5%	\$9k	\$17.3m	1,975	\$593	3,010
O.C. \$0-\$500k	356	\$367,403	\$364,644	100.8%	\$9k	\$500k	944	\$389	480
O.C. \$500k-\$750k	706	\$641,344	\$622,409	103.0%	\$502k	\$750k	1,289	\$498	1,000
O.C. \$750k-\$1m	853	\$875,197	\$847,206	103.3%	\$752k	\$1.0m	1,707	\$513	777
O.C. \$1m-\$1.25m	441	\$1,122,137	\$1,078,802	104.0%	\$1.0m	\$1.3m	2,159	\$520	295
O.C. \$1.25m-\$1.5m	300	\$1,363,593	\$1,323,255	103.0%	\$1.3m	\$1.5m	2,535	\$538	145
O.C. \$1.5m-\$2m	245	\$1,722,923	\$1,694,336	101.7%	\$1.5m	\$2.0m	2,898	\$595	136
O.C. \$2m-4m	225	\$2,679,091	\$2,694,934	99.4%	\$2.0m	\$4.0m	3,569	\$751	130
O.C. \$4m+	79	\$6,270,377	\$6,485,504	96.7%	\$4.0m	\$17.3m	5,087	\$1,233	46

*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			
				8/19/2021	8/19/2021	8/19/2021	8/19/2021
Aliso Viejo	38	0	0.0%	All of O.C.	901	4	0.4%
Anaheim	118	4	3.4%	O.C. \$0-\$250k	39	0	0.0%
Anaheim Hills	33	0	0.0%	O.C. \$250k-\$500k	241	2	0.8%
Brea	38	0	0.0%	O.C. \$500k-\$750k	306	2	0.7%
Buena Park	30	0	0.0%	O.C. \$750k-\$1m	165	0	0.0%
Corona Del Mar	56	0	0.0%	O.C. \$1m+	150	0	0.0%
Costa Mesa	67	0	0.0%	Detached			
Coto De Caza	24	0	0.0%	All of O.C.	1,627	8	0.5%
Cypress	40	0	0.0%	O.C. \$0k-\$500k	28	1	3.6%
Dana Point	58	0	0.0%	O.C. \$500k-\$750k	125	1	0.8%
Dove Canyon	4	0	0.0%	O.C. \$750k-\$1m	391	0	0.0%
Foothill Ranch	10	0	0.0%	O.C. \$1m-\$1.5m	203	1	0.5%
Fountain Valley	25	0	0.0%	O.C. \$1.25m-\$1.5m	163	1	0.6%
Fullerton	78	0	0.0%	O.C. \$1.5m-\$2m	148	1	0.7%
Garden Grove	87	0	0.0%	O.C. \$2m-\$4m	304	2	0.7%
Huntington Beach	170	0	0.0%	O.C. \$4m+	265	1	0.4%
Irvine	214	0	0.0%	All Homes			
La Habra	45	0	0.0%	All of O.C.	2,528	12	0.5%
La Palma	4	0	0.0%	O.C. \$0k-\$500k	308	3	1.0%
Ladera Ranch	19	0	0.0%	O.C. \$500k-\$750k	431	3	0.7%
Laguna Beach	114	0	0.0%	O.C. \$750k-\$1m	556	0	0.0%
Laguna Hills	38	1	2.6%	O.C. \$1m-\$1.25m	248	1	0.4%
Laguna Niguel	77	1	1.3%	O.C. \$1.25m-\$1.5m	191	1	0.5%
Laguna Woods	109	1	0.9%	O.C. \$1.5m-\$2m	173	1	0.6%
Lake Forest	57	0	0.0%	O.C. \$2m-\$4m	344	2	0.6%
Los Alamitos	5	0	0.0%	O.C. \$4m+	277	1	0.4%
Mission Viejo	84	0	0.0%	County High Shares - Account for 100%			
Newport Beach	137	1	0.7%	Villa Park	10	1	10.0%
Newport Coast	37	1	2.7%	Anaheim	118	4	3.4%
North Tustin	30	0	0.0%	Newport Coast	37	1	2.7%
Orange	103	0	0.0%	Laguna Hills	38	1	2.6%
Placentia	38	0	0.0%	San Juan	49	1	2.0%
Portola Hills	6	0	0.0%	Laguna Niguel	77	1	1.3%
Rancho Mission Viejo	6	0	0.0%	San Clemente	78	1	1.3%
Rancho Santa Marg.	30	0	0.0%	Laguna Woods	109	1	0.9%
Rossmoor	5	0	0.0%	Newport Beach	137	1	0.7%
San Clemente	78	1	1.3%	Aliso Viejo	38	0	0.0%
San Juan	49	1	2.0%	County Low Shares - No Distressed			
Santa Ana	118	0	0.0%	Aliso Viejo	Foothill Ranch	Lake Forest	Santa Ana
Seal Beach	29	0	0.0%	Anaheim Hills	Fountain Valley	Los Alamitos	Seal Beach
Stanton	12	0	0.0%	Brea	Fullerton	Mission Viejo	Stanton
Talega	9	0	0.0%	Buena Park	Garden Grove	North Tustin	Talega
Tustin	46	0	0.0%	Corona Del Mar	Huntington Beach	Orange	Tustin
Villa Park	10	1	10.0%	Costa Mesa	Irvine	Placentia	Westminster
Westminster	16	0	0.0%	Coto De Caza	La Habra	Portola Hills	Yorba Linda
Yorba Linda	79	0	0.0%	Cypress	La Palma	Rancho Mission Viejo	
All of O.C.	2,528	12	0.5%	Dana Point	Ladera Ranch	Rancho Santa Marg.	
Orange County Distressed Breakdown				Dove Canyon	Laguna Beach	Rossmoor	
	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	7	6	35				
Total Short Sale	5	3	50				

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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
	8/19/2021	8/19/2021	8/19/2021	8/5/2021	7/22/2021	8/20/2020	8/22/2019
Los Angeles County	8,702	6,467	40	41	41	45	76
Orange County	2,528	2,694	28	27	27	39	86
Riverside County	3,305	3,457	29	29	28	30	86
San Bernardino County	2,987	2,724	33	33	32	25	81
San Diego County	3,121	3,375	28	29	28	31	69
Ventura County	738	922	24	25	23	35	56
SOCAL TOTALS	21,381	19,639	33	33	33	34	80

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
	8/19/2021	8/19/2021	8/19/2021	8/5/2021	7/22/2021	8/20/2020	8/22/2019
Foreclosures and Short Sales							
Los Angeles County	32	26	37	52	68	43	69
Orange County	12	9	40	65	30	32	43
Riverside County	11	14	24	24	23	47	69
San Bernardino County	17	14	36	46	34	24	54
San Diego County	12	8	45	60	47	18	55
Ventura County	6	2	90	70	210	54	41
SOCAL TOTALS	90	73	45	53	69	36	58

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