



## Orange County Housing Report: Over the Peak

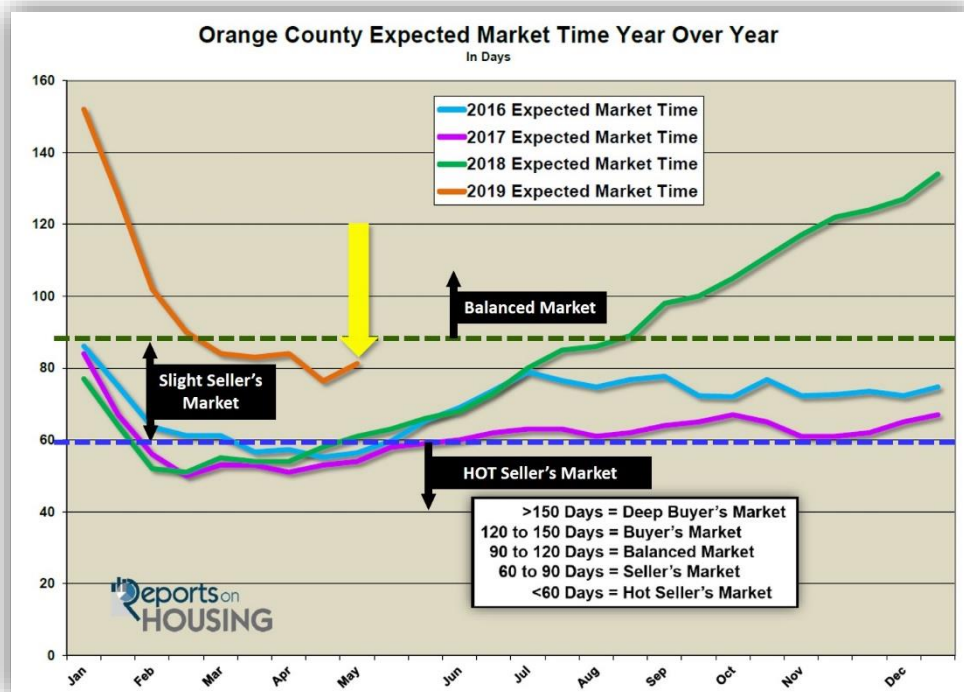
May 6, 2019

**Housing demand in Orange County has already peaked, meaning the market will slow from here.**



**An Early Peak:** With a slight rise in interest rates since dropping to 4% at the end of March, demand peaked in April this year. (See demand graph on page 2.)

"The Happiest Place on Earth" is right in our back yard. Remember the unbelievable anticipation and unbridled excitement when you were a kid heading to Disneyland with the family? You could barely close your eyes the night before. Now imagine heading to this magic kingdom and arriving at noon. No big deal, on Mondays in May it is open until 11 PM. There is still plenty of time, right? You just missed the first few hours. Those may be THE best hours with the shortest lines, but 11 hours at Disneyland will be amazing and memorable, nonetheless. Selling a home after the peak in demand is similar. THE most optimal time to sell a home maybe in the rearview mirror, but there is still plenty of runway left in the housing market to accomplish the goal in making a move.



For sellers who are holding their collective breath anticipating the Spring Market to continue to accelerate from here, they will be disappointed. Demand, the last month of pending sales, peaked two weeks ago and dropped 3% since. It currently sits at 2,653 pending sales. From here, it will remain relatively the same until it methodically drops slowly but surely from June through the end of the year.

If demand is going to remain at roughly the same high level, what is the big deal? The active inventory will grow from here until peaking sometime in August. On average, in the past six years, the active inventory has grown by 1,350 homes, a 26% rise. With demand plateauing and then dropping, coupled with a rising inventory, the Expected Market Time (from coming on the market to opening escrow) will rise. The market will slow from here. The longer a homeowner waits to come on the market, the longer it will take to sell their home. The current Expected Market Time for all of Orange County is 81 days, rising from 76 days just two weeks ago. That is a slight Seller's Market, where homes are not appreciating much at all, but sellers get to call more of the shots. It will continue to climb and surpass the 90-day mark sometime during the summer, reaching a Balanced Market, one that does not favor sellers or buyers (between 90 and 120 days).

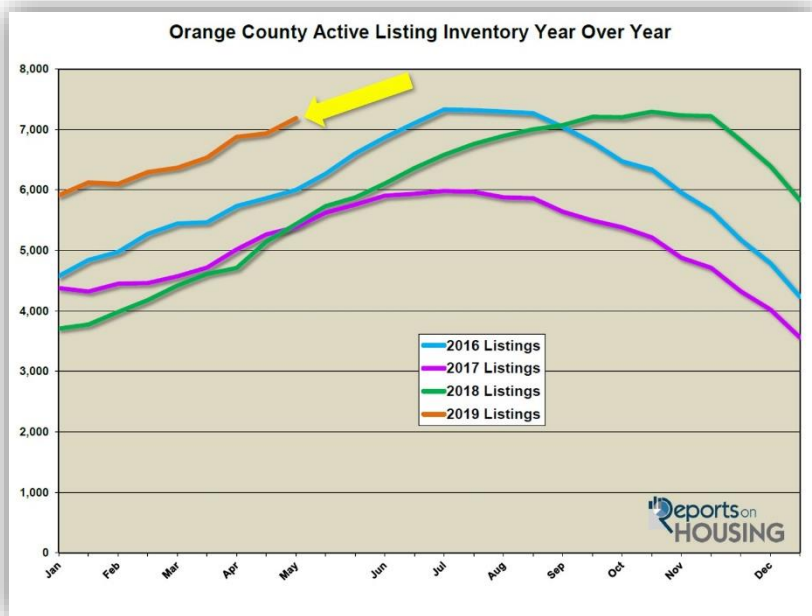
Success can still be found for homeowners who come on the market in June or July, but there will be more sellers competing against each other for a slightly smaller pool of buyers. For sellers, accurately pricing a home by leaning into their REALTOR® is crucial in order to find success.



Erroneously and aggressively overpricing a home right out of the gates is a waste of time and misses the opportunity to take advantage of the very best time to sell, the first couple of weeks a home enters the fray. That's when apps, websites, and buyers highlight the fact that a **NEW LISTING** has hit the market. When a home reduces the price down the road, buyers are not as enthusiastic with the **PRICE REDUCED** banner as they were when they were scrolling through the all 40 photos when the home initially hit the market. Take advantage of the first couple of weeks of market enthusiasm and get that price right.

**Don't be a statistic: 16% of all homes in Southern California reduced their asking price just last week.**

**Active Inventory:** *In the past couple of weeks, the active inventory increased by 4%.*



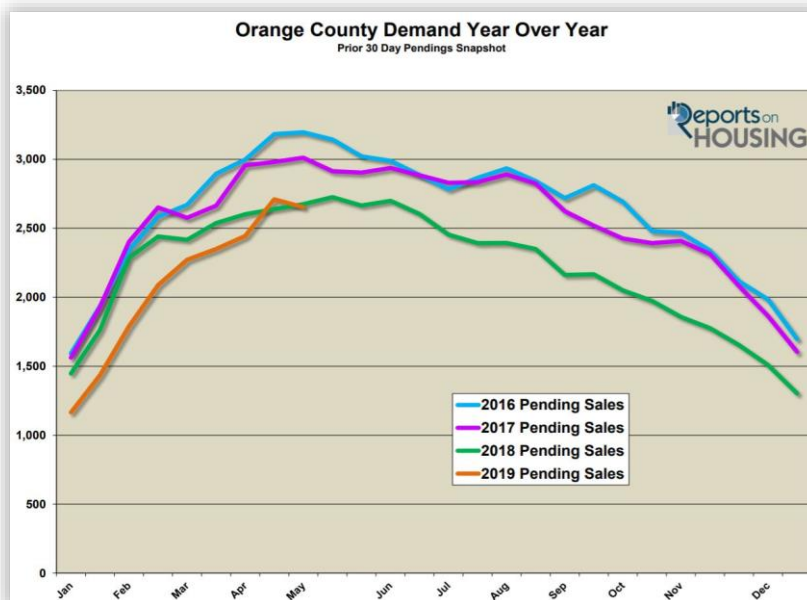
In the past two weeks, the active listing inventory increased by 252 homes, up 4%, and now totals 7,185, surpassing the 7,000-home mark for the first time since November. That's a six-month high and it will only increase from here. The sharp rise in the inventory was the largest so far this year. The inventory has climbed, on average, by 26% in the past six years from now through mid-August. Even if the inventory just climbed 20%, that would place it at 8,600 homes, the highest peak since 2011. That would be a lot more seller competition.

Last year at this time there were 5,434 homes on the market. That means that there are **32% more homes available today**. This is the highest level of homes on the market for this time of the year since 2011.

**Demand:** *In the past couple of weeks, demand decreased by 3%.*

Demand, the number of new pending sales over the prior month, dropped by 57 pending sales in the past two weeks, down 2%, and now totals 2,653. It was the first drop in demand this year. It appears as if demand peaked a little earlier this year, in April. Demand had experienced a giant uptick a couple of weeks ago due to rates dropping all the way to 4%. However, rates have been slowly rising to 4.25%, eroding some of the low rate enthusiasm. While demand is still excellent, it will not change much from here. It will remain relatively the same through mid-June. From there, expect demand to slowly and systematically fall for the remainder of the year. Summer distractions will initially set in, followed by the start of school, and then finally all of the distractions of the holidays. Current demand is as strong as it is going to get.

Last year at this time, there were 22 more pending sales, 1% more than today.





**Luxury End:** *The luxury market slowed significantly in the past two weeks.*

In the past two-weeks, demand for homes above \$1.25 million decreased by 32 pending sales, **an 8% drop**, and now totals 392. The luxury home inventory grew by 90 homes and now totals 2,369, a 4% increase, its highest level in years. The overall expected market time for homes priced above \$1.25 million increased from 161 days to 181 over the past two-weeks, a significant increase.

Year over year, luxury demand is down by 20 pending sales, or 8%, and the active luxury listing inventory is up by an additional 344 homes, or 17%. Extra seller competition in the luxury ranges in 2019 is a theme that will carry through to the end of the year. The expected market time last year was at 147 days, noticeably less compared to today.

For homes priced between \$1.25 million and \$1.5 million, in the past two-weeks, the expected market time increased from 108 to 128 days. For homes priced between \$1.5 million and \$2 million, the expected market time increased from 133 to 134 days. For homes priced between \$2 million and \$4 million, the expected market time increased from 186 to 228 days. For homes priced above \$4 million, the expected market time increased from 425 to 463 days. At 463 days, a seller would be looking at placing their home into escrow around **August of 2020**.

	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	58 Days	39%	55%	39 Days
O.C. \$750k-\$1m	70 Days	19%	22%	49 Days
O.C. \$1m-\$1.25m	86 Days	9%	8%	81 Days
O.C. \$1.25m-\$1.5m	128 Days	8%	5%	92 Days
O.C. \$1.5m-\$2m	134 Days	8%	5%	121 Days
O.C. \$2m-\$4m	228 Days	11%	4%	182 Days
O.C. \$4m+	463 Days	6%	1%	456 Days

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## Orange County Housing Market Summary:

- The active listing inventory increased by 252 homes in the past two weeks, up 4%, and now totals 7,185. It was the largest increase so far this year. Last year, there were 5,434 homes on the market, 1,751 fewer than today. There are 32% more homes than last year.
- Demand, the number of pending sales over the prior month, decreased by 71 pending sales in the past two weeks, down 3%, and now totals 2,653. Last year, there were 2,675 pending sales, 1% more than today.
- The Expected Market Time for all of Orange County increased from 76 days two weeks ago to 81 days today, a **slight** Seller's Market (between 60 to 90 days) and the highest level for this time of the year since 2011. It was at 61 days last year.
- For homes priced below \$750,000, the market is a Seller's Market (less than 60 days) with an expected market time of 58 days. This range represents 39% of the active inventory and 55% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 70 days, a slight Seller's Market. This range represents 19% of the active inventory and 22% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 86 days, a slight 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 108 to 128 days. For homes priced between \$1.5 million and \$2 million, the expected market time increased from 133 to 134 days. For luxury homes priced between \$2 million and \$4 million, the expected market time increased from 186 to 228 days. For luxury homes priced above \$4 million, the expected market time increased from 425 to 463 days.
- The luxury end, all homes above \$1.25 million, accounts for 33% of the inventory and only 15% of demand.
- Distressed homes, both short sales and foreclosures combined, made up only 0.9% of all listings and 1.3% of demand. There are only 27 foreclosures and 41 short sales available to purchase today in all of Orange County, 68 total distressed homes on the active market, up 9 in the last two-weeks. Last year there were 44 total distressed homes on the market, fewer than today.
- There were 2,558 closed residential resales in April, 2% fewer than April 2018's 2,614 closed sales. April marked a 13% increase from March 2019. The sales to list price ratio was 97.9% for all of Orange County. Foreclosures accounted for just 0.3% of all closed sales, and short sales accounted for 0.4%. That means that 99.3% of all sales were good ol' fashioned sellers with equity.



	Current Actives 5/2/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 5/2/2019	Market Time 2-Weeks Ago 4/18/2019	Market Time 4-Weeks Ago 4/4/2019	Market Time 1-Year Ago 5/3/2018	Market Time 2-Years Ago 5/4/2017	Average Active List Price 5/2/2019
Aliso Viejo	126	63	60	52	64	30	23	\$676k
Anaheim	198	132	45	51	62	35	35	\$597k
Anaheim Hills	139	61	68	59	86	58	63	\$990k
Brea	82	42	59	66	113	45	37	\$899k
Buena Park	94	48	59	63	48	53	34	\$664k
Corona Del Mar	138	23	180	119	190	112	113	\$4.8m
Costa Mesa	179	64	84	69	71	66	49	\$1.0m
Coto De Caza	98	21	140	99	87	177	81	\$2.1m
Cypress	94	54	52	32	37	30	49	\$708k
Dana Point	229	49	140	131	125	131	171	\$2.9m
Dove Canyon	20	6	100	75	85	63	73	\$1.2m
Foothill Ranch	27	12	68	51	76	25	51	\$755k
Fountain Valley	42	30	42	47	38	39	38	\$760k
Fullerton	211	103	61	71	70	39	37	\$910k
Garden Grove	120	91	40	40	39	33	41	\$654k
Huntington Beach	396	165	72	65	70	44	40	\$1.3m
Irvine	792	260	91	109	111	55	54	\$1.4m
La Habra	103	42	74	42	41	46	32	\$632k
La Palma	14	11	38	57	56	30	30	\$717k
Ladera Ranch	125	45	83	98	94	52	62	\$1.3m
Laguna Beach	304	31	294	267	268	276	165	\$4.8m
Laguna Hills	115	45	77	88	118	62	55	\$1.5m
Laguna Niguel	265	96	83	90	97	70	57	\$1.4m
Laguna Woods	277	64	130	118	120	69	46	\$368k
Lake Forest	129	55	70	91	63	39	29	\$649k
Los Alamitos	14	4	105	78	45	34	35	\$930k
Mission Viejo	287	122	71	54	69	59	40	\$770k
Newport Beach	398	65	184	145	139	153	124	\$3.4m
Newport Coast	111	16	208	133	168	184	154	\$6.0m
North Tustin	83	31	80	110	89	98	68	\$1.9m
Orange	237	112	63	56	58	40	42	\$859k
Placentia	58	59	29	36	73	43	34	\$708k
Portola Hills	26	9	87	45	87	68	75	\$1.1m
Rancho Mission Viejo	61	12	153	175	145	105	69	\$837k
Rancho Santa Marg.	99	53	56	55	75	31	26	\$589k
Rossmoor	34	9	113	96	168	160	78	\$1.4m
San Clemente	270	109	74	62	101	72	75	\$1.7m
San Juan	135	41	99	68	83	90	79	\$2.1m
Santa Ana	260	123	63	63	83	51	83	\$636k
Seal Beach	184	48	115	108	101	77	44	\$424k
Stanton	29	16	54	42	42	41	23	\$593k
Talega	48	37	39	37	80	55	62	\$1.1m
Tustin	124	60	62	56	62	53	55	\$943k
Villa Park	19	8	71	71	85	103	87	\$1.7m
Westminster	40	32	38	28	40	54	31	\$725k
Yorba Linda	234	66	106	76	86	67	77	\$1.3m
All of O.C.	7,185	2,653	81	76	84	61	54	\$1.6m



## Attached Homes

	Current Actives 5/2/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 5/2/2019	Market Time 2-Weeks Ago 4/18/2019	Market Time 4-Weeks Ago 4/4/2019	Market Time 1-Year Ago 5/3/2018	Market Time 2-Years Ago 5/4/2017	Average Active List Price 5/2/2019
All of O.C.	2,584	972	80	72	81	49	41	\$704k
O.C. \$0-\$250k	172	63	82	96	104	49	30	\$193k
O.C. \$250k-\$500k	975	457	64	57	66	38	29	\$398k
O.C. \$500k-\$750k	777	327	71	65	77	43	43	\$617k
O.C. \$750k-\$1m	312	73	128	120	94	73	83	\$856k
O.C. \$1m+	348	52	201	140	178	143	113	\$1.9m

Current Actives Vacant **33.5%**

## Detached Homes

	Current Actives 5/2/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 5/2/2019	Market Time 2-Weeks Ago 4/18/2019	Market Time 4-Weeks Ago 4/4/2019	Market Time 1-Year Ago 5/3/2018	Market Time 2-Years Ago 5/4/2017	Average Active List Price 5/2/2019
All of O.C.	4,601	1,681	82	79	86	68	61	\$2.0m
O.C. \$0-\$500k	49	40	37	44	39	33	23	\$438k
O.C. \$500k-\$750k	863	574	45	44	48	37	34	\$659k
O.C. \$750k-\$1m	1,035	506	61	59	69	45	47	\$874k
O.C. \$1m-\$1.25m	531	206	77	78	84	75	64	\$1.1m
O.C. \$1.25m-\$1.5m	460	115	120	103	108	96	91	\$1.4m
O.C. \$1.5m-\$2m	499	119	126	134	149	116	140	\$1.8m
O.C. \$2m-\$4m	749	93	242	190	211	176	163	\$2.9m
O.C. \$4m+	415	28	445	456	482	440	306	\$8.8m

Current Actives Vacant **21.6%**

## All Homes

	Current Actives 5/2/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 5/2/2019	Market Time 2-Weeks Ago 4/18/2019	Market Time 4-Weeks Ago 4/4/2019	Market Time 1-Year Ago 5/3/2018	Market Time 2-Years Ago 5/4/2017	Average Active List Price 5/2/2019
All of O.C.	7,185	2,653	81	76	84	61	54	\$1.6m
O.C. \$0-\$500k	1,196	560	64	60	68	39	29	\$370k
O.C. \$500k-\$750k	1,640	901	55	52	58	39	37	\$639k
O.C. \$750k-\$1m	1,347	579	70	66	73	49	51	\$870k
O.C. \$1m-\$1.25m	633	221	86	83	90	81	67	\$1.1m
O.C. \$1.25m-\$1.5m	546	128	128	108	109	92	89	\$1.4m
O.C. \$1.5m-\$2m	572	128	134	133	154	121	134	\$1.8m
O.C. \$2m-\$4m	819	108	228	186	222	182	166	\$2.9m
O.C. \$4m+	432	28	463	425	466	456	313	\$8.7m

Current Actives Vacant **25.9%**





	Units Sold Apr 2019	Average Sales Price	Average List Price	Sales to List Price Ratio	Low Price	High Price	Avg. Square Feet	Avg. \$ Per Square Feet	Units Sold Apr 2018
Aliso Viejo	63	\$619,024	\$629,153	98.4%	\$335k	\$1.5m	1,477	\$419	63
Anaheim	125	\$554,777	\$563,207	98.5%	\$74k	\$885k	1,520	\$365	127
Anaheim Hills	48	\$725,129	\$736,457	98.5%	\$415k	\$2.3m	1,879	\$386	61
Brea	30	\$751,281	\$762,371	98.5%	\$410k	\$1.9m	2,000	\$376	40
Buena Park	47	\$581,101	\$575,493	101.0%	\$360k	\$840k	1,468	\$396	46
Corona Del Mar	20	\$2,688,150	\$2,766,850	97.2%	\$1.1m	\$7.8m	2,161	\$1,244	21
Costa Mesa	82	\$873,528	\$890,112	98.1%	\$450k	\$2.1m	1,757	\$497	57
Coto De Caza	29	\$1,369,509	\$1,389,910	98.5%	\$489k	\$3.5m	3,709	\$369	23
Cypress	38	\$670,568	\$683,879	98.1%	\$260k	\$1.3m	1,689	\$397	26
Dana Point	53	\$1,048,992	\$1,087,164	96.5%	\$325k	\$8.4m	1,786	\$587	44
Dove Canyon	6	\$1,055,500	\$1,071,983	98.5%	\$820k	\$1.4m	2,862	*	4
Foothill Ranch	14	\$639,064	\$645,314	99.0%	\$314k	\$935k	1,561	\$409	17
Fountain Valley	36	\$833,014	\$839,544	99.2%	\$377k	\$1.3m	2,105	\$396	38
Fullerton	79	\$639,103	\$650,666	98.2%	\$138k	\$1.9m	1,681	\$380	121
Garden Grove	117	\$589,567	\$598,536	98.5%	\$262k	\$1.4m	1,450	\$407	86
Huntington Beach	156	\$897,835	\$911,549	98.5%	\$264k	\$3.6m	1,814	\$495	152
Irvine	230	\$1,007,843	\$1,032,677	97.6%	\$250k	\$3.4m	2,071	\$487	229
La Habra	53	\$559,754	\$563,629	99.3%	\$297k	\$1.2m	1,611	\$347	47
La Palma	3	\$583,333	\$583,000	100.1%	\$418k	\$682k	1,372	\$425	6
Ladera Ranch	42	\$928,141	\$939,645	98.8%	\$460k	\$2.1m	2,511	\$370	59
Laguna Beach	34	\$2,049,768	\$2,147,008	95.5%	\$549k	\$10.4m	1,967	\$1,042	43
Laguna Hills	25	\$912,660	\$989,458	92.2%	\$370k	\$3.1m	2,514	\$363	30
Laguna Niguel	101	\$974,438	\$1,003,440	97.1%	\$372k	\$10.6m	2,117	\$460	86
Laguna Woods	54	\$323,121	\$334,314	96.7%	\$25k	\$900k	1,111	\$291	73
Lake Forest	50	\$623,602	\$630,686	98.9%	\$286k	\$1.0m	1,653	\$377	60
Los Alamitos	10	\$672,900	\$677,280	99.4%	\$400k	\$1.1m	1,514	\$445	12
Mission Viejo	119	\$744,432	\$754,387	98.7%	\$345k	\$2.2m	1,972	\$378	129
Newport Beach	82	\$1,921,385	\$2,006,139	95.8%	\$325k	\$4.9m	2,376	\$809	86
Newport Coast	17	\$3,402,847	\$3,530,458	96.4%	\$785k	\$9.5m	3,445	\$988	18
North Tustin	30	\$1,205,917	\$1,235,557	97.6%	\$460k	\$2.5m	3,187	\$378	19
Orange	111	\$741,210	\$743,749	99.7%	\$271k	\$2.3m	1,904	\$389	101
Placentia	37	\$628,612	\$638,612	98.4%	\$285k	\$975k	1,724	\$365	51
Portola Hills	6	\$742,583	\$754,133	98.5%	\$492k	\$1.0m	2,109	\$352	10
Rancho Mission Viejo	14	\$703,100	\$721,891	97.4%	\$430k	\$955k	1,861	\$378	7
Rancho Santa Marg.	53	\$602,004	\$611,625	98.4%	\$250k	\$1.2m	1,534	\$393	69
Rossmore	10	\$1,212,200	\$1,233,979	98.2%	\$800k	\$1.8m	2,237	\$542	15
San Clemente	85	\$1,207,986	\$1,232,299	98.0%	\$295k	\$4.0m	2,543	\$475	93
San Juan	47	\$1,091,390	\$1,119,387	97.5%	\$270k	\$3.1m	2,629	\$415	32
Santa Ana	93	\$548,947	\$539,626	101.7%	\$255k	\$1.4m	1,353	\$406	113
Seal Beach	44	\$498,872	\$520,975	95.8%	\$138k	\$2.2m	1,192	\$418	44
Stanton	18	\$491,722	\$490,522	100.2%	\$385k	\$720k	1,321	\$372	12
Talega	23	\$1,150,913	\$1,184,056	97.2%	\$595k	\$2.2m	3,152	\$365	24
Tustin	59	\$790,068	\$797,636	99.1%	\$265k	\$2.6m	1,911	\$413	71
Villa Park	5	\$1,297,800	\$1,327,179	97.8%	\$955k	\$1.9m	2,881	\$450	6
Westminster	37	\$686,038	\$690,614	99.3%	\$335k	\$1.2m	1,691	\$406	35
Yorba Linda	79	\$955,845	\$968,838	98.7%	\$250k	\$2.6m	2,557	\$374	82
All of O.C.	2,558	\$877,670	\$896,711	97.9%	\$25k	\$10.6m	1,923	\$456	2,614
O.C. \$0-\$500k	504	\$382,139	\$388,416	98.4%	\$25k	\$500k	1,033	\$362	564
O.C. \$500k-\$750k	895	\$632,310	\$639,187	98.9%	\$501k	\$750k	1,527	\$409	934
O.C. \$750k-\$1m	572	\$852,546	\$862,213	98.9%	\$751k	\$1.0m	2,113	\$390	568
O.C. \$1m-\$1.25m	217	\$1,129,636	\$1,158,350	97.5%	\$1.0m	\$1.25m	2,658	\$443	185
O.C. \$1.25m-\$1.5m	123	\$1,363,351	\$1,389,722	98.1%	\$1.26m	\$1.5m	2,974	\$451	121
O.C. \$1.5m-\$2m	129	\$1,721,887	\$1,777,858	96.9%	\$1.5m	\$2.0m	3,155	\$525	97
O.C. \$2m-4m	104	\$2,605,261	\$2,719,931	95.8%	\$2.0m	\$4.0m	3,843	\$733	108
O.C. \$4m+	14	\$6,643,929	\$6,923,571	96.0%	\$4.1m	\$10.6m	5,270	\$1,117	37



	Current Actives 5/2/2019	Number of Foreclosures & Short Sale Actives 5/2/2019	% of Active Inventory 5/2/2019		Current Actives 5/2/2019	Number of Foreclosures & Short Sale Actives 5/2/2019	% of Active Inventory 5/2/2019
<b>Attached</b>				<b>Attached</b>			
Aliso Viejo	126	1	0.8%	All of O.C.	2,584	14	0.5%
Anaheim	198	3	1.5%	O.C. \$0-\$250k	172	1	0.6%
Anaheim Hills	139	1	0.7%	O.C. \$250k-\$500k	975	8	0.8%
Brea	82	4	4.9%	O.C. \$500k-\$750k	777	1	0.1%
Buena Park	94	0	0.0%	O.C. \$750k-\$1m	312	2	0.6%
Corona Del Mar	138	0	0.0%	O.C. \$1m+	348	2	0.6%
Costa Mesa	179	0	0.0%				
Coto De Caza	98	1	1.0%	<b>Detached</b>			
Cypress	94	0	0.0%	All of O.C.	4,601	54	1.2%
Dana Point	229	1	0.4%	O.C. \$0k-\$500k	49	4	8.2%
Dove Canyon	20	0	0.0%	O.C. \$500k-\$750k	863	25	2.9%
Foothill Ranch	27	0	0.0%	O.C. \$750k-\$1m	1,035	9	0.9%
Fountain Valley	42	0	0.0%	O.C. \$1m-\$1.5m	531	1	0.2%
Fullerton	211	1	0.5%	O.C. \$1.25m-\$1.5m	460	1	0.2%
Garden Grove	120	0	0.0%	O.C. \$1.5m-\$2m	499	5	1.0%
Huntington Beach	396	1	0.3%	O.C. \$2m-\$4m	749	8	1.1%
Irvine	792	7	0.9%	O.C. \$4m+	415	1	0.2%
La Habra	103	3	2.9%				
La Palma	14	0	0.0%	<b>All Homes</b>			
Ladera Ranch	125	1	0.8%	All of O.C.	7,185	68	0.9%
Laguna Beach	304	1	0.3%	O.C. \$0k-\$500k	1,196	13	1.1%
Laguna Hills	115	2	1.7%	O.C. \$500k-\$750k	1,640	26	1.6%
Laguna Niguel	265	3	1.1%	O.C. \$750k-\$1m	1,347	11	0.8%
Laguna Woods	277	1	0.4%	O.C. \$1m-\$1.25m	633	1	0.2%
Lake Forest	129	0	0.0%	O.C. \$1.25m-\$1.5m	546	2	0.4%
Los Alamitos	14	0	0.0%	O.C. \$1.5m-\$2m	572	5	0.9%
Mission Viejo	287	4	1.4%	O.C. \$2m-\$4m	819	9	1.1%
Newport Beach	398	3	0.8%	O.C. \$4m+	432	1	0.2%
Newport Coast	111	1	0.9%				
North Tustin	83	2	2.4%	<b>County High Shares - Account for 47%</b>			
Orange	237	2	0.8%	Brea	82	4	4.9%
Placentia	58	1	1.7%	Santa Ana	260	9	3.5%
Portola Hills	26	0	0.0%	La Habra	103	3	2.9%
Rancho Mission Viejo	61	0	0.0%	North Tustin	83	2	2.4%
Rancho Santa Marg.	99	2	2.0%	Talega	48	1	2.1%
Rossmoor	34	0	0.0%	Rancho Santa Mar	99	2	2.0%
San Clemente	270	5	1.9%	San Clemente	270	5	1.9%
San Juan	135	1	0.7%	Laguna Hills	115	2	1.7%
Santa Ana	260	9	3.5%	Placentia	58	1	1.7%
Seal Beach	184	0	0.0%	Anaheim	198	3	1.5%
Stanton	29	0	0.0%				
Talega	48	1	2.1%	<b>County Low Shares - No Distressed</b>			
Tustin	124	1	0.8%	Buena Park	Los Alamitos		
Villa Park	19	0	0.0%	Corona Del Mar	Portola Hills		
Westminster	40	0	0.0%	Costa Mesa	Rancho Mission Viejo		
Yorba Linda	234	2	0.9%	Cypress	Rossmoor		
All of O.C.	7,185	68	0.9%	Dove Canyon	Seal Beach		
				Foothill Ranch	Stanton		
				Fountain Valley	Villa Park		
				Garden Grove	Westminster		
				La Palma			
				Lake Forest			
<b>Orange County Distressed Breakdown</b>				<small>*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.</small>			
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)				
Total Foreclosures	27	12	68				
Total Short Sale	41	12	103				





## Southern California Housing

### All Properties

	Current Actives 5/2/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 5/2/2019	Market Time 2-Weeks Ago 4/18/2019	Market Time 4-Weeks Ago 4/4/2019	Market Time 1-Year Ago 5/3/2018	Market Time 2-Years Ago 5/4/2017
Los Angeles County	13437	5334	76	70	73	57	52
Orange County	7,185	2,653	81	76	84	61	54
Riverside County	9,047	3139	86	86	94	79	75
San Bernardino County	5822	2354	74	72	71	63	57
San Diego County	7,063	3,348	63	60	62	52	43
Ventura County	1,724	884	59	53	56	48	*
<b>SOCAL TOTALS</b>	<b>44,278</b>	<b>17,712</b>	<b>75</b>	<b>71</b>	<b>75</b>	<b>60</b>	<b>56</b>

### Distressed Properties - Foreclosures and Short Sales

	Current Actives 5/2/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 5/2/2019	Market Time 2-Weeks Ago 4/18/2019	Market Time 4-Weeks Ago 4/4/2019	Market Time 1-Year Ago 5/3/2018	Market Time 2-Years Ago 5/4/2017
Los Angeles County	141	104	41	41	49	32	36
Orange County	68	34	60	68	83	40	34
Riverside County	187	90	62	54	65	63	50
San Bernardino County	128	78	49	53	44	50	37
San Diego County	45	22	61	70	84	42	16
Ventura County	18	13	42	40	39	30	*
<b>SOCAL TOTALS</b>	<b>587</b>	<b>341</b>	<b>52</b>	<b>51</b>	<b>56</b>	<b>43</b>	<b>35</b>