

# THE *Orange County* HOUSING REPORT

## REPORTS ON HOUSING

### Orange County Housing Report: Home Supply Slicing Into Sales

September 10, 2017

Good Afternoon!

The lack of homes for sale in Orange County has hit pending sales activity.

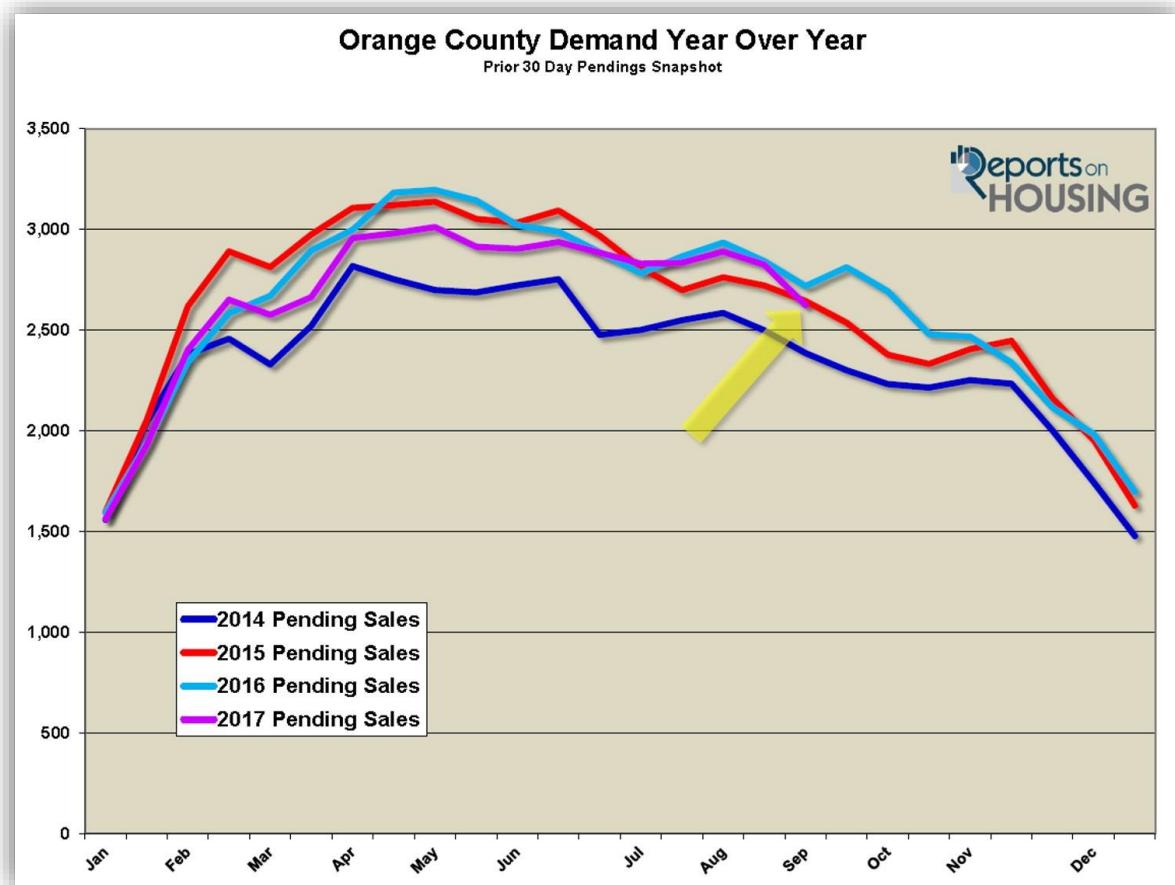


**Supply Cuts Pending Sales:** The number of pending sales over the past month dropped by 7% due to a supply of homes that is now dropping as well.

Homeowners have been behaving differently ever since the Great Recession began a decade ago. A trend evolved and it has not changed since 2008. That trend is a drought of homeowners opting to sell their homes. In fact, this year it has been even more pronounced.

The number of homes placed on the market this year is the second lowest level this century behind 2012. The lack of homes FOR SALE back then was understandable as home values were only starting to rise and many homeowners were upside down in their homes, owing more than their homes were worth. Flash forward five years later to today and home values have appreciated substantially (the median value of a resale home has increased by more than 60%). Even with the extra equity, homeowners are opting to stay put and are not moving. The trend continues.

This year, there have been 7% fewer homes that have come on the market compared to last year, 2,055 fewer to be exact. For perspective, there have been 18,000 fewer FOR SALE signs this year compared to 2004. This lack of inventory has hurt the true potential for closed sales. With interest rates below 4%, buyers have been chomping at the bit to purchase; yet, they face stiff competition due to a lack of supply. Today there are 20% fewer choices on the market



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compared to last year, 5,639 versus 7,040. As a result, the number of pending sales over the prior month (how Reports On Housing gauges demand), dropped in the past couple of weeks by 7%, with 201 fewer pending sales, now totaling 2,624. Today's demand is 3% off of last year's 2,719. The lack of supply is truly cutting into the number of pending sales and has undercut demand.

True demand, buyers ready, willing and able to buy today, is much higher than the pending sales count is showing simply because of not enough choices. There are insufficient homes FOR SALE in the lower ranges, homes priced below \$750,000. This range accounts for 39% of the inventory and 60% of demand. If there were more homes available within this range, the number of pending sales, and ultimately closed sales, would skyrocket. This price range is underserved as fewer and fewer homeowners are electing to sell. There are 41% fewer active listings available today below \$500,000 compared to last year, and the expected market time (the amount of time it will take a home placed on the market today to open escrow) is a blistering hot **36 days**. There are 22% fewer homes available between \$500,000 and \$750,000, and the expected market time is a hot 46 days. These hot markets are a direct result of a skimpy supply all year long.

There are 25% fewer homes on the market between \$750,000 to \$1 million, yet the expected market time is at 56 days, not as hot as the lower price ranges. Even though there are fewer choices for buyers, sellers better be priced on the money or they won't be successful. For homes priced above \$1 million, there may be slightly fewer homes on the market compared to last year; however, the expected market time runs from 93 days (\$1 million to \$1.25 million) to 460 days (\$4 million and up). These sellers not only need to be priced precisely on target, they must pack their patience as well.

### Active Listings on the Market

	All	\$0-\$500k	\$500k-\$750k	\$750k-\$1m	\$1m-\$2m	\$2m+
9/8/2016	7,040	1,350	1,820	1,337	1,496	1,078
9/7/2017	5,639	790	1,418	998	1,437	1,031
Difference	-20%	-41%	-22%	-25%	-4%	-4%

### Total Homes Placed on the Market

Jan 1 through Aug 31

	All	\$0-\$500k	\$500k-\$750k	\$750k-\$1m	\$1m-\$2m	\$2m+
2016	31,104	8,567	10,496	5,352	4,721	1,968
2017	29,153	6,554	9,939	5,640	4,978	2,042
Difference	-6%	-23%	-5%	5%	5%	4%

The bottom line: the Orange County housing market could use more homes on the market, especially in the lower ranges. This lack of inventory has diminished the number of pending and closed sales and has prevented local housing from reaching its full potential.

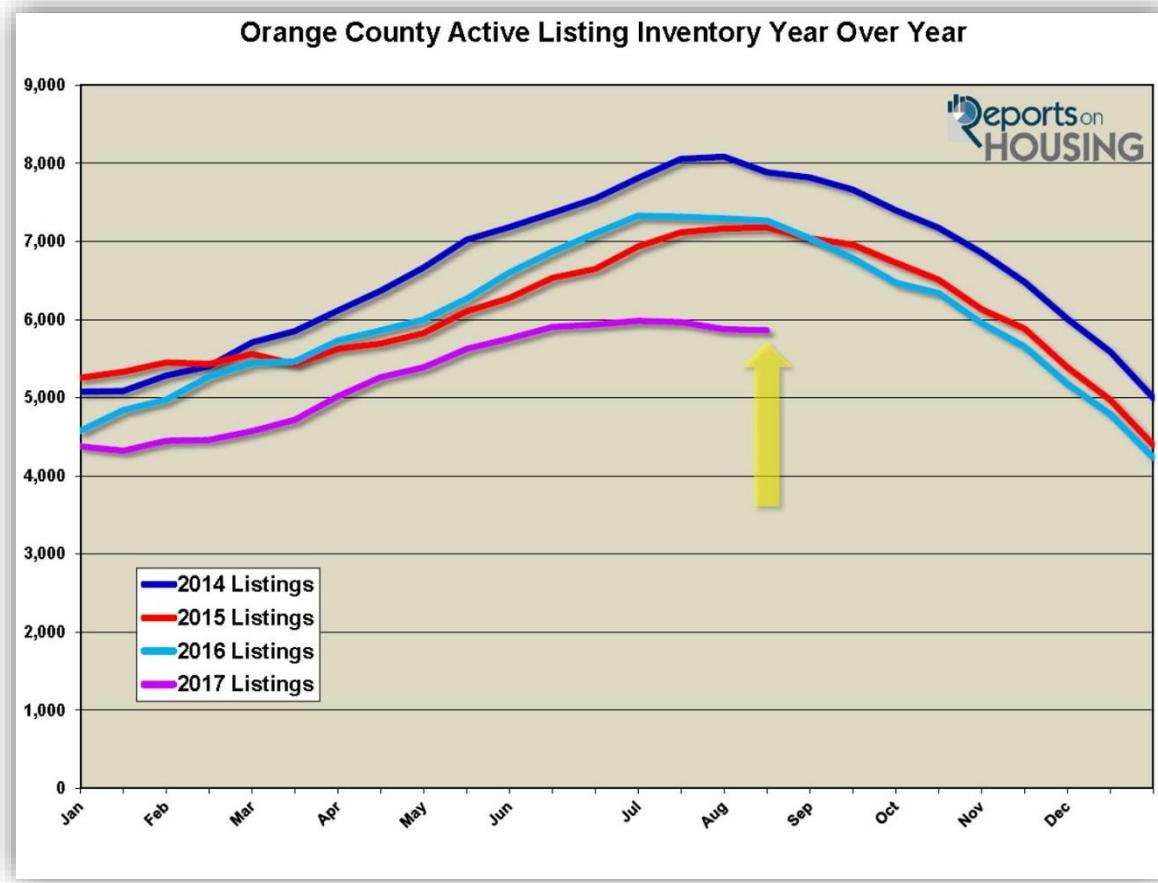
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### **Active Inventory:** The active inventory dropped by 4% over the past couple of weeks.

The active listing inventory shed 223 homes in the past two weeks and now sits at 5,639. It is the lowest level for this time of the year since 2012. The active inventory is falling as expected now that the Autumn Market is here. It will continue to trend down through the remainder of the year, picking up steam after Thanksgiving, the start of the Holiday/Winter Market.

Last year at this time, there were 7,040 homes on the market, 1,401 additional homes or **25% more than today.**



### **Demand:** Demand decreased by 7% in the past couple of weeks.

Demand, the number of homes placed into escrow within the prior month, decreased by 201 pending sales, or 7%, in the past two-weeks and now totals 2,624. The drop is primarily due to a lack of available choices in the lower ranges below \$750,000. For homes priced above \$750,000, with the only exception being homes between \$1.5 million to \$2 million, demand is actually up year over year. There have also been slightly more homes placed on the market year over year for these higher price ranges.

Last year at this time, demand was at 2,719 pending sales, 95 more than today.

### **Luxury End:** Luxury demand plunged by 7% in the past couple of weeks and the inventory dropped by 1%.

In the past two weeks, demand for homes above \$1.25 million decreased from 385 to 358 pending sales, a 7% drop. The luxury home inventory decreased from 2,002 homes to 1,979, a 1% drop. As a result, the expected market time for all homes priced above \$1.25 million increased from 156 days to 166 days. The luxury inventory and demand will continue to drop through the end of the year.

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For homes priced between \$1.25 million and \$1.5 million, the expected market time decreased from 98 to 90 days. For homes priced between \$1.5 million and \$2 million, the expected market time increased from 134 to 171 days. For homes priced between \$2 million and \$4 million, the expected market time increased from 185 days to 198 days. In addition, for homes priced above \$4 million, the expected market time decreased from 462 to 460 days. At 460 days, a seller would be looking at placing their home into escrow around the mid-December 2018.

	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	42 Days	39%	60%	51 Days
O.C. \$750k-\$1m	56 Days	18%	20%	88 Days
O.C. \$1m-\$1.25m	93 Days	8%	6%	126 Days
O.C. \$1.25m-\$1.5m	90 Days	8%	6%	126 Days
O.C. \$1.5m-\$2m	171 Days	9%	3%	159 Days
O.C. \$2m-\$4m	198 Days	11%	4%	342 Days
O.C. \$4m+	460 Days	7%	1%	507 Days



### Orange County Housing Market Summary:

- The active listing inventory decreased by 223 homes in the past couple of weeks, and now totals 5,639. The trend is down for the remainder of the year. Last year, there were 7,040 homes on the market, 1,401 more than today.
- There are 41% fewer homes on the market below \$500,000 today compared to last year at this time and demand is down by 21%. Fewer and fewer homes and condominiums are now priced below \$500,000. This price range is slowly disappearing.
- Demand, the number of pending sales over the prior month, decreased by 201 homes in the past couple of weeks, down 7%, and now totals 2,624. The average pending price is \$860,101.
- The average list price for all of Orange County increased from \$1.6 million to \$1.7 million. This number is high due to the mix of homes in the luxury ranges that sit on the market and do not move as quickly as the lower end.
- For homes priced below \$750,000, the market is HOT with an expected market time of just 42 days. This range represents 39% of the active inventory and 60% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 56 days, a hot seller's market (less than 60 days). This range represents 18% of the active inventory and 20% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 93 days, a balanced market that does not favor a buyer or seller.
- For luxury homes priced between \$1.25 million and \$1.5 million, the expected market time decreased from 98 days to 93. For homes priced between \$1.5 million and \$2 million, the expected market time increased substantially from 134 to 171 days. For luxury homes priced between \$2 million and \$4 million, the expected market time increased from 185 days to 198 days. For luxury homes priced above \$4 million, the expected market time decreased from 462 to 460 days.

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- The luxury end, all homes above \$1.25 million, accounts for 34% of the inventory and only 14% of demand.
- The expected market time for all homes in Orange County increased in the past couple of weeks from 61 days to 62 days, a tepid seller's market (60 to 90 days). From here, we can expect the market time to slowly rise as housing makes its way through the Autumn Market.
- Distressed homes, both short sales and foreclosures combined, make up only 1.5% of all listings and 2.4% of demand. There are only 33 foreclosures and 54 short sales available to purchase today in all of Orange County, that's 87 total distressed homes on the active market, increasing by 5 in the past two weeks. Last year there were 125 total distressed sales, 44% more than today.
- There were 3,110 closed sales in August, a 12% increase over July 2017 and a 1.3% increase over August 2016. The sales to list price ratio was 98.1% for all of Orange County. Foreclosures accounted for just 0.8% of all closed sales and short sales accounted for 0.7%. That means that 98.5% of all sales were good ol' fashioned equity sellers.

Have a great week.

Sincerely,  
**Steven Thomas**  
Quantitative Economics and Decision Sciences

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	Current Actives	Demand (Last 30 Days Pending)	Market Time (In Days)	2-Weeks Ago	4-Weeks Ago	1-Year Ago	2-Years Ago	Average Active List Price
	9/7/2017	9/7/2017	8/24/2017	8/10/2017	9/8/2016	9/10/2015	9/7/2017	
Aliso Viejo	94	58	49	46	36	38	66	\$676k
Anaheim	230	129	53	56	46	67	55	\$580k
Anaheim Hills	108	59	55	62	61	63	77	\$1.1m
Brea	69	34	61	52	68	73	79	\$1.0m
Buena Park	61	56	33	31	48	62	42	\$659k
Corona Del Mar	101	21	144	153	128	126	223	\$3.8m
Costa Mesa	143	75	57	56	60	70	65	\$971k
Coto De Caza	94	20	141	101	139	96	144	\$2.4m
Cypress	48	38	38	42	50	37	50	\$733k
Dana Point	214	52	123	129	118	145	110	\$3.1m
Dove Canyon	22	1	660	132	86	90	330	\$1.1m
Foothill Ranch	10	14	21	63	23	43	72	\$699k
Fountain Valley	34	35	29	26	26	42	42	\$793k
Fullerton	161	92	53	44	44	67	54	\$843k
Garden Grove	129	88	44	44	35	54	54	\$616k
Huntington Beach	314	160	59	55	48	55	75	\$1.2m
Irvine	523	234	67	72	66	90	85	\$1.5m
La Habra	80	50	48	48	35	43	42	\$669k
La Palma	13	14	28	36	35	56	35	\$750k
Ladera Ranch	115	51	68	91	86	104	89	\$1.4m
Laguna Beach	265	38	209	283	293	294	231	\$5.2m
Laguna Hills	84	46	55	53	81	81	82	\$1.3m
Laguna Niguel	222	76	88	71	65	100	81	\$1.5m
Laguna Woods	159	80	60	61	47	53	94	\$359k
Lake Forest	66	61	32	36	31	52	62	\$669k
Los Alamitos	6	5	36	35	20	55	80	\$848k
Mission Viejo	173	116	45	49	47	59	72	\$767k
Newport Beach	336	63	160	111	133	205	149	\$3.5m
Newport Coast	101	25	121	119	168	293	261	\$6.3m
North Tustin	70	24	88	90	95	135	147	\$1.6m
Orange	194	111	52	49	45	77	71	\$956k
Placentia	55	42	39	35	46	44	50	\$649k
Portola Hills	15	10	45	45	53	43	43	\$1.0m
Rancho Mission Viejo	27	5	162	390	102	65	*	\$729k
Rancho Santa Marg.	67	60	34	28	34	45	64	\$581k
Rossmoor	20	11	55	49	57	*	*	\$1.3m
San Clemente	244	97	75	79	97	130	111	\$1.9m
San Juan	152	39	117	103	125	91	134	\$2.0m
Santa Ana	245	98	75	61	49	71	65	\$572k
Seal Beach	68	68	30	30	39	60	63	\$643k
Stanton	18	19	28	26	24	42	49	\$707k
Talega	44	21	63	65	86	123	108	\$1.3m
Tustin	93	70	40	44	44	69	62	\$996k
Villa Park	21	10	63	87	101	204	290	\$1.9m
Westminster	40	42	29	41	55	44	77	\$699k
Yorba Linda	219	75	88	64	66	100	105	\$1.4m
All of O.C.	5,639	2,624	64	62	61	78	80	\$1.7m

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### Attached Homes

	Current Actives 9/7/2017	Demand (Last 30 Days Pending)	Market Time (In Days) 9/7/2017	2-Weeks Ago 8/24/2017	4-Weeks Ago 8/10/2017	1-Year Ago 9/8/2016	2-Years Ago 9/10/2015	Average Active List Price 9/7/2017
All of O.C.	1,662	981	51	49	46	62	64	\$728k
O.C. \$0-\$250k	85	80	32	39	36	40	69	\$175k
O.C. \$250k-\$500k	613	498	37	34	32	52	52	\$402k
O.C. \$500k-\$750k	552	301	55	55	46	62	69	\$614k
O.C. \$750k-\$1m	165	55	90	88	92	136	99	\$870k
O.C. \$1m+	232	49	142	132	138	242	210	\$1.7m

Current Actives Vacant 31.9%

### Detached Homes

	Current Actives 9/7/2017	Demand (Last 30 Days Pending)	Market Time (In Days) 9/7/2017	2-Weeks Ago 8/24/2017	4-Weeks Ago 8/10/2017	1-Year Ago 9/8/2016	2-Years Ago 9/10/2015	Average Active List Price 9/7/2017
All of O.C.	3,975	1,637	73	71	71	87	90	\$2.1m
O.C. \$0-\$500k	90	72	38	32	32	39	40	\$447k
O.C. \$500k-\$750k	863	630	41	43	41	49	58	\$645k
O.C. \$750k-\$1m	831	475	52	53	51	84	98	\$879k
O.C. \$1m-\$1.25m	415	143	87	73	77	117	132	\$1.1m
O.C. \$1.25m-\$1.5m	387	126	92	99	106	117	132	\$1.4m
O.C. \$1.5m-\$2m	444	80	167	137	133	153	192	\$1.8m
O.C. \$2m-\$4m	608	95	192	177	226	360	233	\$2.9m
O.C. \$4m+	380	23	496	460	473	494	377	\$9.1m

Current Actives Vacant 23.5%

### All Homes

	Current Actives 9/7/2017	Demand (Last 30 Days Pending)	Market Time (In Days) 9/7/2017	2-Weeks Ago 8/24/2017	4-Weeks Ago 8/10/2017	1-Year Ago 9/8/2016	2-Years Ago 9/10/2015	Average Active List Price 9/7/2017
All of O.C.	5,639	2,624	64	62	61	78	80	\$1.7m
O.C. \$0-\$500k	790	653	36	34	33	49	52	\$383k
O.C. \$500k-\$750k	1,418	932	46	47	43	53	61	\$633k
O.C. \$750k-\$1m	998	532	56	57	56	88	98	\$878k
O.C. \$1m-\$1.25m	489	158	93	78	81	126	138	\$1.1m
O.C. \$1.25m-\$1.5m	440	146	90	98	110	159	138	\$1.4m
O.C. \$1.5m-\$2m	508	89	171	134	130	159	193	\$1.8m
O.C. \$2m-\$4m	648	98	198	185	224	342	229	\$2.9m
O.C. \$4m+	383	25	460	462	480	507	347	\$9.0m

Current Actives Vacant 26.0%

\*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.

Due to Range Price listings, "All Homes," "Attached" and "Detached" totals do not add up and are slightly off.

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	Units Sold Aug 2017	Average Sales Price	Average List Price	List Price Ratio	Sales to Low Price	Sales to High Price	Avg. Square Feet	Avg. \$ Per Square Feet	Units Sold Aug 2016
Aliso Viejo	81	\$603,867	\$609,953	99.0%	\$308k	\$1.3m	1,526	\$396	83
Anaheim	164	\$559,416	\$548,431	102.0%	\$181k	\$4.0m	1,508	\$371	132
Anaheim Hills	63	\$775,850	\$783,583	99.0%	\$333k	\$1.9m	2,263	\$343	59
Brea	40	\$685,965	\$696,957	98.4%	\$296k	\$1.1m	1,857	\$369	46
Buena Park	52	\$563,287	\$565,983	99.5%	\$375k	\$870k	1,538	\$366	53
Corona Del Mar	25	\$2,200,946	\$2,293,920	95.9%	\$818k	\$7.5m	2,146	\$1,026	21
Costa Mesa	88	\$779,903	\$790,320	98.7%	\$357k	\$1.5m	1,661	\$470	90
Coto De Caza	23	\$1,361,114	\$1,400,174	97.2%	\$510k	\$2.9m	3,647	\$373	18
Cypress	33	\$672,424	\$680,827	98.8%	\$410k	\$1.3m	1,842	\$365	44
Dana Point	60	\$1,092,758	\$1,124,241	97.2%	\$315k	\$4.3m	2,057	\$531	70
Dove Canyon	10	\$924,710	\$947,980	97.5%	\$829k	\$12k	2,786	\$332	7
Foothill Ranch	18	\$705,697	\$705,465	100.0%	\$315k	\$902k	1,829	\$386	25
Fountain Valley	37	\$685,445	\$689,418	99.4%	\$310k	\$1.4m	1,782	\$385	56
Fullerton	131	\$662,005	\$671,111	98.6%	\$135k	\$2.1m	1,795	\$369	130
Garden Grove	100	\$534,468	\$541,613	98.7%	\$59k	\$795k	1,399	\$382	109
Huntington Beach	200	\$910,812	\$929,132	98.0%	\$154k	\$3.9m	1,854	\$491	207
Irvine	297	\$950,003	\$968,240	98.1%	\$325k	\$5.8m	2,028	\$468	281
La Habra	65	\$524,963	\$527,950	99.4%	\$248k	\$1.3m	1,534	\$342	40
La Palma	18	\$667,564	\$668,155	99.9%	\$395k	\$803k	1,867	\$358	14
Ladera Ranch	56	\$797,789	\$798,299	99.9%	\$398k	\$2.7m	2,225	\$359	48
Laguna Beach	35	\$2,452,114	\$2,562,614	95.7%	\$285k	\$8.5m	1,978	\$1,240	32
Laguna Hills	44	\$750,976	\$760,768	98.7%	\$281k	\$1.9m	2,060	\$365	47
Laguna Niguel	109	\$880,738	\$893,460	98.6%	\$295k	\$3.5m	2,095	\$420	128
Laguna Woods	81	\$341,655	\$347,411	98.3%	\$135k	\$1.1m	1,159	\$295	105
Lake Forest	71	\$599,425	\$605,719	99.0%	\$255k	\$1.1m	1,658	\$362	74
Los Alamitos	10	\$789,600	\$801,180	98.6%	\$445k	\$1.1m	1,982	\$398	13
Mission Viejo	136	\$687,938	\$696,182	98.8%	\$275k	\$1.3m	1,853	\$371	136
Newport Beach	94	\$2,327,524	\$2,427,015	95.9%	\$385k	\$7.3m	2,527	\$921	98
Newport Coast	17	\$4,254,353	\$4,548,988	93.5%	\$860k	\$21.0m	4,319	\$985	25
North Tustin	28	\$1,217,405	\$1,251,556	97.3%	\$609k	\$3.3m	3,127	\$389	36
Orange	126	\$674,310	\$681,263	99.0%	\$260k	\$2.3m	1,793	\$376	108
Placentia	46	\$645,987	\$651,854	99.1%	\$239k	\$887k	1,902	\$340	48
Portola Hills	6	\$511,167	\$510,617	100.1%	\$305k	\$662k	1,367	\$374	7
Rancho Mission Viejo	3	\$688,333	\$696,133	98.9%	\$500k	\$875k	1,918	\$359	5
Rancho Santa Marg.	75	\$526,959	\$529,909	99.4%	\$280k	\$950k	1,373	\$384	76
Rosmoor	9	\$1,186,483	\$1,217,187	97.5%	\$847k	\$1.6m	2,481	\$478	10
San Clemente	102	\$1,038,803	\$1,065,428	97.5%	\$425k	\$4.4m	2,274	\$457	93
San Juan	39	\$904,525	\$926,348	97.6%	\$205k	\$2.2m	2,478	\$365	40
Santa Ana	136	\$489,977	\$494,317	99.1%	\$105k	\$1.5m	1,314	\$373	120
Seal Beach	83	\$433,104	\$437,535	99.0%	\$115k	\$1.6m	1,170	\$370	68
Stanton	24	\$471,017	\$471,821	99.8%	\$346k	\$650k	1,336	\$353	12
Talega	19	\$1,031,770	\$1,059,668	97.4%	\$480k	\$2.3m	3,094	\$333	25
Tustin	84	\$796,032	\$806,264	98.7%	\$265k	\$2.7m	1,990	\$400	77
Villa Park	8	\$1,161,563	\$1,188,450	97.7%	\$855k	\$1.5m	3,246	\$358	6
Westminster	39	\$646,754	\$644,384	100.4%	\$425k	\$965k	1,677	\$386	40
Yorba Linda	93	849,809	\$865,260	98.2%	\$340k	\$2.1m	2,248	\$378	73
All of O.C.	3,110	\$831,964	\$847,901	98.1%	\$59k	\$21.0m	1,863	\$447	3,069
O.C. \$0-\$500k	788	\$376,857	\$380,180	99.1%	\$59k	\$500k	1,063	\$355	914
O.C. \$500k-\$750k	1,149	\$624,735	\$629,800	99.2%	\$502k	\$750k	1,583	\$395	1,142
O.C. \$750k-\$1m	587	\$856,240	\$865,872	98.9%	\$752k	\$1.0m	2,214	\$387	490
O.C. \$1m-\$1.25m	205	\$1,126,843	\$1,149,759	98.0%	\$1.0m	\$1.25m	2,718	\$415	207
O.C. \$1.25m-\$1.5m	128	\$1,367,978	\$1,405,359	97.3%	\$1.25m	\$1.5m	2,935	\$466	107
O.C. \$1.5m-\$2m	118	\$1,732,371	\$1,777,140	97.5%	\$1.5m	\$2.0m	3,267	\$530	107
O.C. \$2m-4m	109	\$2,640,105	\$2,743,436	96.2%	\$2.0m	\$4.0m	3,672	\$719	82
O.C. \$4m+	26	\$6,604,500	\$6,967,654	94.8%	\$4.3m	\$21.0m	4,524	\$1,460	23

\*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.  
Due to Range Price listings, "All of O.C." and the total of the seven ranges do not add up and are slightly off.

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	Number of Foreclosures Current Actives 9/7/2017	% of & Short Sale Actives 9/7/2017	Active Inventory 9/7/2017		Number of Foreclosures Current Actives 9/7/2017	% of & Short Sale Actives 9/7/2017	Active Inventory 9/7/2017	
Aliso Viejo	94	3	3.2%	All of O.C.	1,662	24	1.4%	
Anaheim	230	6	2.6%	O.C. \$0-\$250k	85	1	1.2%	
Anaheim Hills	108	5	4.6%	O.C. \$250k-\$500k	613	15	2.4%	
Brea	69	2	2.9%	O.C. \$500k-\$750k	552	5	0.9%	
Buena Park	61	1	1.6%	O.C. \$750k-\$1m	165	3	1.8%	
Corona Del Mar	101	0	0.0%	O.C. \$1m+	232	0	0.0%	
Costa Mesa	143	2	1.4%	<b>Detached</b>				
Coto De Caza	94	1	1.1%	All of O.C.	3,975	63	1.6%	
Cypress	48	0	0.0%	O.C. \$0k-\$500k	90	5	5.6%	
Dana Point	214	3	1.4%	O.C. \$500k-\$750k	863	22	2.5%	
Dove Canyon	22	1	4.5%	O.C. \$750k-\$1m	831	24	2.9%	
Foothill Ranch	10	0	0.0%	O.C. \$1m-\$1.5m	415	4	1.0%	
Fountain Valley	34	0	0.0%	O.C. \$1.25m-\$1.5m	387	1	0.3%	
Fullerton	161	2	1.2%	O.C. \$1.5m-\$2m	444	2	0.5%	
Garden Grove	129	1	0.8%	O.C. \$2m-\$4m	608	4	0.7%	
Huntington Beach	314	4	1.3%	O.C. \$4m+	380	1	0.3%	
Irvine	523	4	0.8%	<b>All Homes</b>				
La Habra	80	3	3.8%	All of O.C.	5,639	87	1.5%	
La Palma	13	0	0.0%	O.C. \$0k-\$500k	790	21	2.7%	
Ladera Ranch	115	2	1.7%	O.C. \$500k-\$750k	1,418	27	1.9%	
Laguna Beach	265	0	0.0%	O.C. \$750k-\$1m	998	27	2.7%	
Laguna Hills	84	1	1.2%	O.C. \$1m-\$1.25m	489	4	0.8%	
Laguna Niguel	222	1	0.5%	O.C. \$1.25m-\$1.5m	440	1	0.2%	
Laguna Woods	159	2	1.3%	O.C. \$1.5m-\$2m	508	2	0.4%	
Lake Forest	66	1	1.5%	O.C. \$2m-\$4m	648	4	0.6%	
Los Alamitos	6	1	16.7%	O.C. \$4m+	383	1	0.3%	
Mission Viejo	173	6	3.5%	<b>County High Shares - Account for 47%</b>				
Newport Beach	336	0	0.0%	Los Alamitos	6	1	16.7%	
Newport Coast	101	0	0.0%	Portola Hills	15	1	6.7%	
North Tustin	70	0	0.0%	Anaheim Hills	108	5	4.6%	
Orange	194	2	1.0%	Dove Canyon	22	1	4.5%	
Placentia	55	1	1.8%	Rancho Santa Marg.	67	3	4.5%	
Portola Hills	15	1	6.7%	Tustin	93	4	4.3%	
Rancho Mission Viejo	27	0	0.0%	La Habra	80	3	3.8%	
Rancho Santa Marg.	67	3	4.5%	Santa Ana	245	9	3.7%	
Rossmoor	20	0	0.0%	Yorba Linda	219	8	3.7%	
San Clemente	244	2	0.8%	Mission Viejo	173	6	3.5%	
San Juan	152	2	1.3%	<b>County Low Shares - No Distressed</b>				
Santa Ana	245	9	3.7%	Corona del Mar	Rancho Mission Viejo			
Seal Beach	68	1	1.5%	Cypress	Rossmoor			
Stanton	18	0	0.0%	Foothill Ranch	Stanton			
Talega	44	0	0.0%	Fountain Valley	Talega			
Tustin	93	4	4.3%	La Palma	Villa Park			
Villa Park	21	0	0.0%	Laguna Beach				
Westminster	40	1	2.5%	Newport Beach				
Yorba Linda	219	8	3.7%	Newport Coast				
All of O.C.	5,639	87	1.5%	North Tustin				
<b>Orange County Distressed Breakdown</b>								
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)					
Total Foreclosures	33	20	50					
Total Short Sale	54	43	38					

\*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. Due to Range Price listings, "All Homes," "Attached" and "Detached" totals do not add up and are slightly off.

# THE *Orange County* HOUSING REPORT

## REPORTS ON HOUSING

### Southern California Housing

#### All Properties

	Current Actives 9/7/2017	Demand (Last 30 Days Pending) 9/7/2017	Market Time (In Days) 9/7/2017	2-Weeks Ago 8/24/2017	4-Weeks Ago 8/10/2017	1-Year Ago 9/8/2016	2-Years Ago 9/10/2015
Los Angeles County	11,849	5,908	60	58	3216	69	74
Orange County	5,639	2,624	64	62	1361	78	80
Riverside County	7,618	2,796	82	78	1146	100	113
San Bernardino County	5,170	2,242	69	68	1026	83	98
San Diego County	6,061	3,315	55	55	1844	55	65
Ventura County	1,540	908	51	52	528	*	60
<b>SOCAL TOTALS</b>	<b>37,877</b>	<b>17,793</b>	<b>64</b>	<b>62</b>	<b>8990</b>	<b>74</b>	<b>81</b>

#### Distressed Properties - Foreclosures and Short Sales

	Current Actives 9/7/2017	Demand (Last 30 Days Pending) 9/7/2017	Market Time (In Days) 9/7/2017	2-Weeks Ago 8/24/2017	4-Weeks Ago 8/10/2017	1-Year Ago 9/8/2016	2-Years Ago 9/10/2015
Los Angeles County	251	172	44	44	36	47	49
Orange County	87	63	41	32	39	42	57
Riverside County	266	140	57	53	48	59	67
San Bernardino County	137	86	48	50	43	52	63
San Diego County	79	54	44	47	46	28	27
Ventura County	38	31	37	36	44	*	27
<b>SOCAL TOTALS</b>	<b>858</b>	<b>546</b>	<b>47</b>	<b>46</b>	<b>42</b>	<b>47</b>	<b>50</b>