



Orange County Housing Report: What a Difference a Year Makes

December 16, 2019

The housing market is a lot hotter than many think and 2020 is going to line up heavily in favor of sellers.



A Warm December: With an Expected Market Time of 70 days for all of Orange County, this is the warmest December since 2017 when housing was hot.

So much can change in the course of a year. From one year to the next, professional sports teams can go from the bottom of the standings to playing in the playoffs, babies go from crawling to running, and kids go from picking up an instrument for the first time to playing in the school orchestra. It's not an immediate change; instead, it is a slow evolution. That is precisely how the Orange County housing market has evolved, going from a slight Buyer's Market last year to a slight Seller's Market today.

December is the slowest time of the year in terms of new escrows and the number of homes that pop on the market. Both buyers and potential sellers divert their attention from housing to enjoying the holiday season. Yet, despite all of the holiday distractions, it has been a slight Seller's Market every December since 2012 other than two years, 2014 and 2018. Many intuitively think because it is the slowest time of the year that housing lines up in favor of buyers; it's just not true.

While it may be true demand drops to its lowest point of the year by the end of the month, so does the active inventory. The muted demand is offset by a drop in supply. And, this year the inventory has dropped by 40% since July, shedding 3,055 homes. Demand (last 30-days of pending sales) dropped by only 22%, 556 escrows. As a result, the Expected Market Time (the amount of time it would take from hammering in the FOR SALE sign to opening escrow) dropped from 91 days in July to 70 days in the middle of December. **Housing is actually hotter today than it was in July!**

What happened? How is housing hotter today than July? With mortgage rates dropping all year, the housing market slowly thawed. The thaw continued through the Autumn Market as rates reached their lowest levels of the year and remained between 3.5% and 3.75%. Demand climbed and the housing inventory dropped. That is the recipe for a Seller's Market where housing stands today.

Year over year, the differences are staggering. The active listing inventory is down by 36% compared to December 2018. There are 1,836 fewer homes on the market. Demand is up by 29% year over year. That is an extra 441 escrows. And, the Expected Market Time is down by 44%. It was a slight Buyer's Market last year with an Expected Market Time of 127 days. Today, it is at 70 days, a slight **Seller's Market**. It is important to note that both a "slight" Seller's Market and "slight" Buyer's Market means that homes are not appreciating or depreciating much at all; instead, it just indicates who can call more of the shots.

Orange County Housing Market - December			
	Today 12/12/2019	Last Year 12/13/2018	Year Over Year Difference
Active Inventory	4,546	6,395	↓ -36%
Demand (Last 30-Days Pendings)	1,949	1,508	↑ +29%
Expected Market Time	70 Days	127 Days	↓ -44%

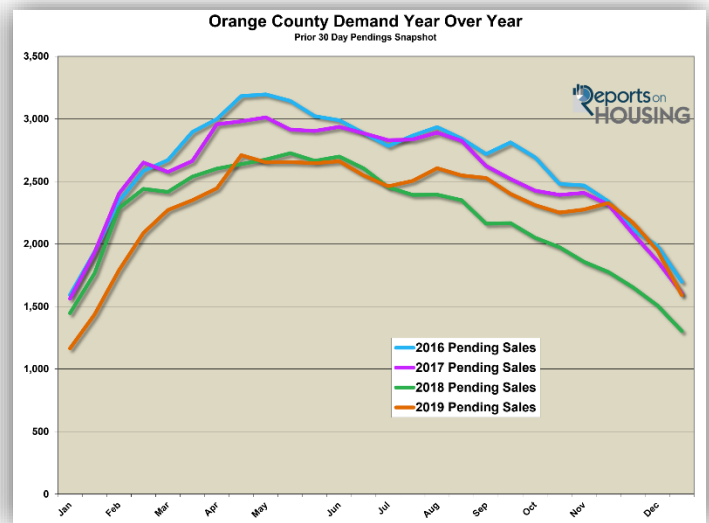
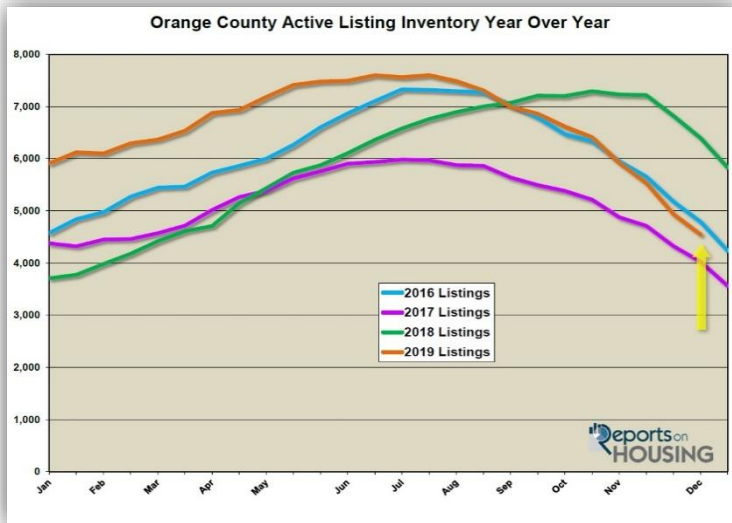
While the December housing market may be the slowest time of the year in terms of activity, ultimately it tees up the coming Spring Market. The New Year will start with very low inventory and decent demand. And, with rates projected to remain around 3.75% next year, the market will tilt further in favor of sellers. **The bottom line: a housing warm front has arrived in Orange Co, paving the way for a hot Spring Market in 2020.**



Active Inventory: The current active inventory dropped by 18% in a month.

The active listing inventory shed 988 homes in the past month and now sits at 4,546, an 18% drop. The inventory has not been this low since March 2018. It is poised to drop to around 4,000 homes, a very low-level eclipsed by only 2013 and 2018. Expect the inventory to continue to drop through the end of the year.

Last year at this time, there were 6,395 homes on the market, 1,849 more than today, or a 41% difference. The inventory is MUCH different than last year when buyers had a lot more choices.



Demand: In the past two-weeks, demand dropped by 10%.

With so many holiday distractions, demand, the number of new pending sales over the prior month, dropped by 221 pending sales, or 10%, in the past two-weeks, its largest drop of the year and now sits at 1,949. Expect demand to continue to drop through the end of the December and will not rise until after ringing in a New Year.

Last year, there were 441 fewer pending sales than today, 23% less. In the past two-weeks the Expected Market Time increased from 68 to 70 days, a *slight* Seller's Market (60 to 90 days), where home values are only appreciating slightly, and sellers get to call more of the shots during the negotiating process. 70 days beats the socks off last year when the Expected Market Time was at 127 days and continuing to climb, a much slower market that favored buyers.

	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	46 Days	36%	54%	91 Days
O.C. \$750k-\$1m	54 Days	18%	23%	114 Days
O.C. \$1m-\$1.25m	73 Days	9%	9%	155 Days
O.C. \$1.25m-\$1.5m	120 Days	7%	4%	219 Days
O.C. \$1.5m-\$2m	117 Days	8%	5%	207 Days
O.C. \$2m-\$4m	223 Days	14%	4%	429 Days
O.C. \$4m+	518 Days	8%	1%	732 Days

Luxury End: Both luxury demand and the luxury inventory are continuing to drop right now.

In the past two-weeks, demand for homes above \$1.25 million decreased by 22 pending sales, a 7% drop, and now totals 284. The luxury home inventory decreased by 145 homes and now totals 1,695, down 8%, and its lowest level of the year.



With both demand and the luxury inventory dropping, the overall Expected Market Time for homes priced above \$1.25 million decreased slightly from 180 days to 179 over the past two-weeks.

Year over year, luxury demand is up by 98 pending sales, or 53%, and the active luxury listing inventory is down by 237 homes, or 12%. The Expected Market Time last year was at 312 days and climbing, substantially slower than today.

For homes priced between \$1.25 million and \$1.5 million, in the past two-weeks, the Expected Market Time increased from 79 to 120 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 125 to 117 days. For homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 285 to 223 days. For homes priced above \$4 million, the Expected Market Time increased from 387 to 518 days. At 518 days, a seller would be looking at placing their home into escrow around **May 2021**.

Orange County Housing Market Summary:

- The active listing inventory dropped by 389 homes in the past two-weeks, down 8%, and now totals 4,546, the lowest level since March 2018. Last year, there were 6,395 homes on the market, 1,849 more than today, or an extra 41%.
- Demand, the number of pending sales over the prior month, decreased by 221 pending sales in the past two-weeks, down 10%, its largest drop of the year, and now totals 1,949. Last year, there were 1,508 pending sales, 23% fewer than today.
- The Expected Market Time for all of Orange County increased from 68 days to 70, a slight Seller's Market (between 60 to 90 days). It was at 127 days last year and climbing, substantially different compared to 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 46 days. This range represents 36% of the active inventory and 54% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 54 days, also a hot Seller's Market. This range represents 18% of the active inventory and 23% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 73 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 79 to 120 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 125 to 117 days. For luxury homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 285 to 223 days. For luxury homes priced above \$4 million, the Expected Market Time increased from 387 to 518 days.
- The luxury end, all homes above \$1.25 million, accounts for 37% of the inventory and only 13% of demand.
- Distressed homes, both short sales and foreclosures combined, made up only 1.2% of all listings and 1.2% of demand. There are only 18 foreclosures and 36 short sales available to purchase today in all of Orange County, 54 total distressed homes on the active market, down 6 from two-weeks ago. Last year there were 66 total distressed homes on the market, similar to today.
- There were 2,242 closed residential resales in November, 10% more than November 2018's 2,047 closed sales. November marked a 13% drop compared to October 2019. The sales to list price ratio was 97.6% for all of Orange County. Foreclosures accounted for just 0.6% of all closed sales, and short sales accounted for 0.5%. That means that 98.9% of all sales were good ol' fashioned sellers with equity.



	Current Actives 12/12/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 12/12/2019	Market Time 2-Weeks Ago 11/28/2019	Market Time 4-Weeks Ago 11/14/2019	Market Time 1-Year Ago 12/13/2018	Market Time 2-Years Ago 12/14/2017	Average Active List Price 12/12/2019
Aliso Viejo	46	48	29	34	38	83	31	\$692k
Anaheim	147	93	47	37	44	73	48	\$609k
Anaheim Hills	65	24	81	56	53	166	45	\$1.2m
Brea	54	32	51	42	74	81	49	\$1.0m
Buena Park	37	39	28	18	22	104	70	\$682k
Corona Del Mar	116	15	232	191	236	696	212	\$5.4m
Costa Mesa	105	62	51	63	65	135	60	\$1.2m
Coto De Caza	55	19	87	107	82	247	183	\$2.4m
Cypress	80	60	40	46	50	109	45	\$747k
Dana Point	185	19	292	191	155	270	157	\$3.5m
Dove Canyon	13	3	130	45	60	150	55	\$1.1m
Foothill Ranch	8	8	30	30	44	94	19	\$583k
Fountain Valley	31	15	62	60	37	94	33	\$873k
Fullerton	94	59	48	31	35	107	47	\$894k
Garden Grove	87	55	47	39	32	73	30	\$632k
Huntington Beach	246	115	64	56	53	111	54	\$1.4m
Irvine	587	170	104	91	96	142	70	\$1.5m
La Habra	54	25	65	42	34	110	60	\$643k
La Palma	7	7	30	165	83	78	16	\$663k
Ladera Ranch	62	35	53	47	81	85	82	\$1.4m
Laguna Beach	207	21	296	300	242	498	190	\$5.0m
Laguna Hills	59	33	54	39	52	141	58	\$1.4m
Laguna Niguel	144	76	57	62	77	129	80	\$1.8m
Laguna Woods	228	60	114	94	101	123	84	\$338k
Lake Forest	62	36	52	59	52	109	27	\$750k
Los Alamitos	12	5	72	56	35	165	26	\$1.2m
Mission Viejo	116	74	47	44	42	90	34	\$797k
Newport Beach	307	56	164	153	145	305	155	\$3.5m
Newport Coast	90	13	208	233	216	176	171	\$6.9m
North Tustin	45	7	193	153	108	160	65	\$2.3m
Orange	143	83	52	41	47	121	40	\$971k
Placentia	39	30	39	55	54	79	32	\$778k
Portola Hills	11	3	110	65	90	64	12	\$969k
Rancho Mission Viejo	36	7	154	150	73	263	45	\$861k
Rancho Santa Marg.	39	35	33	25	38	92	20	\$558k
Rossmoor	14	7	60	108	75	188	60	\$1.6m
San Clemente	157	60	79	97	90	143	99	\$2.2m
San Juan	113	27	126	138	166	126	131	\$2.3m
Santa Ana	159	110	43	52	58	116	60	\$616k
Seal Beach	131	43	91	68	96	171	42	\$453k
Stanton	14	7	60	33	39	131	43	\$585k
Talega	29	19	46	48	74	163	96	\$1.2m
Tustin	66	45	44	44	46	100	46	\$1.1m
Villa Park	18	6	90	68	71	114	120	\$1.6m
Westminster	37	23	48	40	40	57	46	\$780k
Yorba Linda	137	56	73	51	71	140	100	\$1.4m
All of O.C.	4,546	1,949	70	68	71	127	65	\$1.8m



Attached Homes

	Current Actives 12/12/2019	Demand (Last 30 Days) Pendings	Market Time (In Days) 12/12/2019	Market Time 2-Weeks 11/28/2019	Market Time 4-Weeks 11/14/2019	Market Time 1-Year Ago 12/13/2018	Market Time 2-Years Ago 12/14/2017	Average Active List Price 12/12/2019
All of O.C.	1,608	740	69	62	68	125	46	\$777k
O.C. \$0-\$250k	147	55	85	78	109	98	37	\$192k
O.C. \$250k-\$500k	555	324	53	48	53	107	39	\$390k
O.C. \$500k-\$750k	467	260	58	53	56	114	40	\$621k
O.C. \$750k-\$1m	199	59	107	90	90	220	65	\$850k
O.C. \$1m+	240	42	180	165	179	311	148	\$2.3m

Current Actives Vacant **39.0%**

Detached Homes

	Current Actives 12/12/2019	Demand (Last 30 Days) Pendings	Market Time (In Days) 12/12/2019	Market Time 2-Weeks 11/28/2019	Market Time 4-Weeks 11/14/2019	Market Time 1-Year Ago 12/13/2018	Market Time 2-Years Ago 12/14/2017	Average Active List Price 12/12/2019
All of O.C.	2,938	1,187	77	72	74	128	78	\$2.4m
O.C. \$0-\$500k	48	29	51	38	33	41	37	\$398k
O.C. \$500k-\$750k	415	375	34	29	33	73	39	\$661k
O.C. \$750k-\$1m	606	380	51	50	51	100	56	\$875k
O.C. \$1m-\$1.25m	363	143	86	77	73	146	78	\$1.1m
O.C. \$1.25m-\$1.5m	262	73	108	85	76	208	110	\$1.4m
O.C. \$1.5m-\$2m	305	89	103	124	123	213	209	\$1.8m
O.C. \$2m-\$4m	574	83	205	280	297	401	227	\$2.8m
O.C. \$4m+	365	21	521	386	609	754	578	\$8.9m

Current Actives Vacant **24.2%**

All Homes

	Current Actives 12/12/2019	Demand (Last 30 Days) Pendings	Market Time (In Days) 12/12/2019	Market Time 2-Weeks 11/28/2019	Market Time 4-Weeks 11/14/2019	Market Time 1-Year Ago 12/13/2018	Market Time 2-Years Ago 12/14/2017	Average Active List Price 12/12/2019
All of O.C.	4,546	1,949	70	68	71	127	65	\$1.8m
O.C. \$0-\$500k	750	412	57	51	58	99	39	\$352k
O.C. \$500k-\$750k	882	644	43	38	43	86	39	\$640k
O.C. \$750k-\$1m	805	444	59	56	58	114	58	\$869k
O.C. \$1m-\$1.25m	414	170	83	79	81	155	80	\$1.1m
O.C. \$1.25m-\$1.5m	317	79	122	96	79	219	118	\$1.4m
O.C. \$1.5m-\$2m	360	92	111	125	127	207	207	\$1.8m
O.C. \$2m-\$4m	638	86	218	285	304	429	227	\$2.8m
O.C. \$4m+	380	22	543	387	609	732	521	\$8.9m

Current Actives Vacant **29.5%**

*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.



	Units Sold Nov 2019	Average Sales Price	Average List Price	Sales to List			Avg. Square Feet	Avg. \$ Per Square Feet	Units Sold Nov 2018
				Price Ratio	Low Price	High Price			
Aliso Viejo	39	\$639,079	\$647,031	98.8%	\$299k	\$1.5m	1,575	\$406	47
Anaheim	135	\$575,414	\$579,747	99.3%	\$240k	\$1.3m	1,513	\$380	109
Anaheim Hills	36	\$914,122	\$932,392	98.0%	\$445k	\$3.2m	2,466	\$371	50
Brea	34	\$717,632	\$717,275	100.0%	\$405k	\$1.8m	1,931	\$372	27
Buena Park	39	\$645,487	\$660,356	97.7%	\$395k	\$1.4m	1,647	\$392	45
Corona Del Mar	13	\$3,256,000	\$3,546,385	91.8%	\$1.4m	\$7.4m	2,707	\$1,203	23
Costa Mesa	68	\$925,973	\$944,230	98.1%	\$278k	\$2.8m	1,839	\$503	70
Coto De Caza	20	\$1,150,464	\$1,185,905	97.0%	\$655k	\$2.0m	3,421	\$336	9
Cypress	33	\$663,421	\$668,036	99.3%	\$417k	\$917k	1,690	\$393	21
Dana Point	37	\$1,680,166	\$1,779,905	94.4%	\$345k	\$8.9m	2,225	\$755	39
Dove Canyon	6	\$972,650	\$989,617	98.3%	\$849k	\$1.3m	2,864	\$340	6
Foothill Ranch	15	\$724,293	\$737,160	98.3%	\$440k	\$975k	1,801	\$402	13
Fountain Valley	35	\$805,328	\$807,346	99.8%	\$405k	\$1.2m	1,887	\$427	36
Fullerton	86	\$701,683	\$712,338	98.5%	\$221k	\$1.7m	1,837	\$382	84
Garden Grove	76	\$606,452	\$606,003	100.1%	\$286k	\$1.3m	1,529	\$397	71
Huntington Beach	142	\$927,920	\$946,615	98.0%	\$250k	\$4.3m	1,777	\$522	127
Irvine	210	1,010,775	\$1,047,151	96.5%	\$161k	\$11.6m	2,132	\$474	192
La Habra	41	\$574,570	\$580,638	99.0%	\$300k	\$1.1m	1,580	\$364	40
La Palma	4	\$777,375	\$794,225	97.9%	\$617k	\$833k	2,269	\$343	6
Ladera Ranch	33	\$814,282	\$826,709	98.5%	\$390k	\$2.2m	2,203	\$370	35
Laguna Beach	22	\$1,895,318	\$2,007,268	94.4%	\$1.2m	\$3.8m	2,044	\$927	24
Laguna Hills	34	\$640,229	\$643,715	99.5%	\$330k	\$1.6m	1,690	\$379	25
Laguna Niguel	67	\$864,820	\$879,644	98.3%	\$320k	\$3.5m	2,006	\$431	67
Laguna Woods	53	\$351,818	\$361,475	97.3%	\$67k	\$1.6m	1,146	\$307	54
Lake Forest	80	\$679,242	\$688,368	98.7%	\$260k	\$1.4m	1,893	\$359	75
Los Alamitos	11	\$999,818	\$1,015,545	98.5%	\$499k	\$2.3m	2,376	\$421	6
Mission Viejo	96	\$730,713	\$740,348	98.7%	\$327k	\$2.9m	1,896	\$385	78
Newport Beach	67	\$2,100,007	\$2,185,210	96.1%	\$510k	\$5.5m	2,289	\$917	59
Newport Coast	18	\$3,028,504	\$3,221,128	94.0%	\$860k	\$8.5m	3,235	\$936	13
North Tustin	23	\$1,440,259	\$1,476,387	97.6%	\$790k	\$3.1m	3,438	\$419	17
Orange	106	\$766,707	\$775,668	98.8%	\$273k	\$2.6m	2,034	\$377	83
Placentia	38	\$713,939	\$720,278	99.1%	\$455k	\$1.2m	1,932	\$370	31
Portola Hills	5	\$620,600	\$621,920	99.8%	\$330k	\$843k	1,665	\$373	6
Rancho Mission Viejo	16	\$727,750	\$737,555	98.7%	\$414k	\$1.3m	1,774	\$410	6
Rancho Santa Marg.	88	\$642,947	\$649,065	99.1%	\$249k	\$1.3m	1,654	\$389	60
Rosmoor	6	\$1,168,500	\$1,206,967	96.8%	\$907k	\$1.6m	2,684	\$435	5
San Clemente	60	\$1,001,500	\$1,033,773	96.9%	\$370k	\$2.4m	2,202	\$455	64
San Juan	29	\$1,091,424	\$1,117,725	97.6%	\$299k	\$5.0m	2,766	\$395	42
Santa Ana	89	\$539,129	\$543,548	99.2%	\$218k	\$1.2m	1,363	\$395	100
Seal Beach	54	\$449,503	\$459,433	97.8%	\$120k	\$1.9m	1,215	\$370	34
Stanton	11	\$525,809	\$528,417	99.5%	\$310k	\$780k	1,529	\$344	10
Talega	22	\$951,182	\$977,041	97.4%	\$565k	\$1.8m	2,684	\$354	15
Tustin	70	\$716,113	\$726,136	98.6%	\$296k	\$1.7m	1,779	\$403	46
Villa Park	6	\$1,302,309	\$1,332,315	97.7%	\$960k	\$1.5m	3,255	\$400	5
Westminster	27	\$668,107	\$668,333	100.0%	\$409k	\$910k	1,512	\$442	25
Yorba Linda	67	\$884,636	\$903,833	97.9%	\$310k	\$2.7m	2,334	\$379	68
All of O.C.	2,269	\$862,454	\$878,973	98.1%	\$67k	\$11.6m	1,901	\$454	2,036
O.C. \$0-\$500k	450	\$370,489	\$370,995	99.9%	\$67k	\$500k	1,036	\$358	432
O.C. \$500k-\$750k	837	\$632,912	\$634,368	99.8%	\$501k	\$750k	1,535	\$412	765
O.C. \$750k-\$1m	509	\$858,795	\$860,454	99.8%	\$751k	\$1.0m	2,172	\$395	421
O.C. \$1m-\$1.25m	179	\$1,131,329	\$1,147,201	98.6%	\$1.0m	\$1.25m	2,684	\$422	140
O.C. \$1.25m-\$1.5m	117	\$1,370,387	\$1,408,266	97.3%	\$1.26m	\$1.5m	3,030	\$452	92
O.C. \$1.5m-\$2m	82	\$1,691,535	\$1,742,414	97.1%	\$1.5m	\$2.0m	3,063	\$552	82
O.C. \$2m-4m	77	\$2,699,639	\$2,838,252	95.1%	\$2.0m	\$4.0m	3,584	\$753	71
O.C. \$4m+	18	\$6,327,431	\$6,730,389	94.0%	\$4.3m	\$11.6m	5,192	\$1,219	33



	Current Actives 12/12/2019	Number of Foreclosures & Short Sale Actives 12/12/2019	% of Active Inventory 12/12/2019		Current Actives 12/12/2019	Number of Foreclosures & Short Sale Actives 12/12/2019	% of Active Inventory 12/12/2019	
				Attached				
Aliso Viejo	46	0	0.0%	All of O.C.	1,608	15	0.9%	
Anaheim	147	5	3.4%	O.C. \$0-\$250k	147	5	3.4%	
Anaheim Hills	65	1	1.5%	O.C. \$250k-\$500k	555	5	0.9%	
Brea	54	0	0.0%	O.C. \$500k-\$750k	467	3	0.6%	
Buena Park	37	0	0.0%	O.C. \$750k-\$1m	199	1	0.5%	
Corona Del Mar	116	1	0.9%	O.C. \$1m+	240	1	0.4%	
Costa Mesa	105	1	1.0%	Detached				
Coto De Caza	55	2	3.6%	All of O.C.	2,938	39	1.3%	
Cypress	80	0	0.0%	O.C. \$0k-\$500k	48	1	2.1%	
Dana Point	185	1	0.5%	O.C. \$500k-\$750k	415	8	1.9%	
Dove Canyon	13	0	0.0%	O.C. \$750k-\$1m	606	11	1.8%	
Foothill Ranch	8	0	0.0%	O.C. \$1m-\$1.5m	363	9	2.5%	
Fountain Valley	31	1	3.2%	O.C. \$1.25m-\$1.5m	262	1	0.4%	
Fullerton	94	0	0.0%	O.C. \$1.5m-\$2m	305	3	1.0%	
Garden Grove	87	3	3.4%	O.C. \$2m-\$4m	574	6	1.0%	
Huntington Beach	246	3	1.2%	O.C. \$4m+	365	0	0.0%	
Irvine	587	4	0.7%	All Homes				
La Habra	54	0	0.0%	All of O.C.	4,546	54	1.2%	
La Palma	7	0	0.0%	O.C. \$0k-\$500k	750	11	1.5%	
Ladera Ranch	62	3	4.8%	O.C. \$500k-\$750k	882	11	1.2%	
Laguna Beach	207	1	0.5%	O.C. \$750k-\$1m	805	12	1.5%	
Laguna Hills	59	2	3.4%	O.C. \$1m-\$1.25m	414	9	2.2%	
Laguna Niguel	144	1	0.7%	O.C. \$1.25m-\$1.5m	317	1	0.3%	
Laguna Woods	228	5	2.2%	O.C. \$1.5m-\$2m	360	3	0.8%	
Lake Forest	62	0	0.0%	O.C. \$2m-\$4m	638	7	1.1%	
Los Alamitos	12	0	0.0%	O.C. \$4m+	380	0	0.0%	
Mission Viejo	116	3	2.6%	County High Shares - Account for 54%				
Newport Beach	307	3	1.0%	Portola Hills	11	1	9.1%	
Newport Coast	90	0	0.0%	Ladera Ranch	62	3	4.8%	
North Tustin	45	1	2.2%	Coto De Caza	55	2	3.6%	
Orange	143	4	2.8%	Garden Grove	87	3	3.4%	
Placentia	39	0	0.0%	Talega	29	1	3.4%	
Portola Hills	11	1	9.1%	Anaheim	147	5	3.4%	
Rancho Mission Viejo	36	0	0.0%	Laguna Hills	59	2	3.4%	
Rancho Santa Marg.	39	0	0.0%	Fountain Valley	31	1	3.2%	
Rossmoor	14	0	0.0%	Orange	143	4	2.8%	
San Clemente	157	2	1.3%	Mission Viejo	116	3	2.6%	
San Juan	113	2	1.8%	County Low Shares - No Distressed				
Santa Ana	159	3	1.9%	Aliso Viejo	Los Alamitos			
Seal Beach	131	0	0.0%	Brea	Newport Coast			
Stanton	14	0	0.0%	Buena Park	Placentia			
Talega	29	1	3.4%	Cypress	Rancho Mission Viejo			
Tustin	66	0	0.0%	Dove Canyon	Rancho Santa Marg.			
Villa Park	18	0	0.0%	Foothill Ranch	Rossmoor			
Westminster	37	0	0.0%	Fullerton	Seal Beach			
Yorba Linda	137	1	0.7%	La Habra	Stanton			
All of O.C.	4,546	54	1.2%	La Palma	Tustin			
				Lake Forest	Villa Park	Westminster		
Orange County Distressed Breakdown								
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)					
Total Foreclosures	18	20	27					
Total Short Sale	36	4	270					

*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.



Southern California Housing

All Properties

	Current Actives 12/12/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 12/12/2019	Market Time 2-Weeks Ago 11/28/2019	Market Time 4-Weeks Ago 11/14/2019	Market Time 1-Year Ago 12/13/2018	Market Time 2-Years Ago 12/14/2017
Los Angeles County	10,059	4,273	71	69	71	110	63
Orange County	4,546	1,949	70	68	71	127	65
Riverside County	7,892	2,161	110	107	101	153	106
San Bernardino County	5,449	1,774	92	92	92	131	76
San Diego County	5,393	2,302	70	67	67	109	60
Ventura County	1,216	617	59	51	58	93	59
SOCAL TOTALS	34,555	13,076	79	77	79	121	74

Distressed Properties - Foreclosures and Short Sales

	Current Actives 12/12/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 12/12/2019	Market Time 2-Weeks Ago 11/28/2019	Market Time 4-Weeks Ago 11/14/2019	Market Time 1-Year Ago 12/13/2018	Market Time 2-Years Ago 12/14/2017
Los Angeles County	118	94	38	51	61	77	43
Orange County	54	24	68	82	51	66	56
Riverside County	156	86	54	60	65	93	67
San Bernardino County	133	49	81	66	51	88	57
San Diego County	43	22	59	77	86	120	81
Ventura County	23	9	77	46	43	98	73
SOCAL TOTALS	527	284	63	59	63	90	61