

THE *Orange County* HOUSING REPORT

REPORTS ON HOUSING

Orange County Housing Report: Surf's Up!!!

January 29, 2017

Good Afternoon!

For sellers, the conditions are perfect and there is no need to wait until the Spring Market to sell.



Hot Housing Market: *With a very low supply and incredibly HOT demand, the conditions are perfect for selling.*

Living in Southern California, “surf’s up” is a phrase used to describe when the waves at the beach are worth surfing. In describing the Orange County housing market and whether or not right now is a good time to sell a home, yes, “surf’s up!” If you are a homeowner who wants to sell, but you are waiting for the “Spring Market” because that’s when the conditions are “the best” for selling a home, there’s actually no need to wait. So, grab your surfboard, contact a professional REALTOR®, jump in the water, and start paddling to the swells... Surf’s Up!

After a slow start to housing due to very few homeowners placing their homes on the market at the beginning of the month, everything that is coming on the market now is flying off the market almost as quick as the “FOR SALE” sign is placed in the front yard. The only complaint in the real estate trenches is that there are simply not enough homes on the market right now.

Everything priced below \$1.5 million is experiencing a HOT market, and it’s scorching below \$750,000. The market run has officially hit the five-year mark, and this is the second best start behind the blazing hot 2013 market. Why are the conditions so favorable compared to the last few years? Current demand is extremely strong and the active inventory is at exceptionally anemic levels. Compared to last year, there are 11% fewer homes on the market right now, and 19% fewer than 2015; yet, demand (new pending sales over the prior month) is almost identical to 2016. And, today’s demand has been muffled with fewer homes coming on the market so far this year.

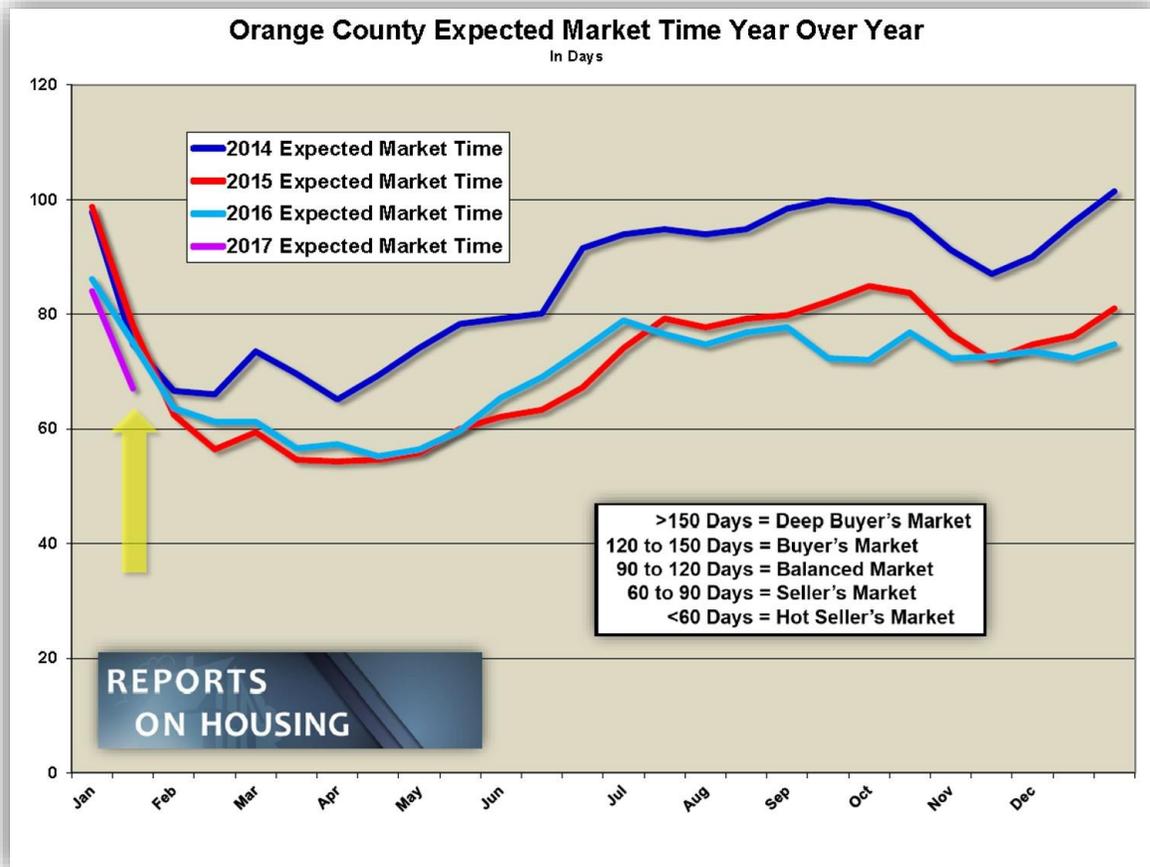
The expected market time (the time it would take to list a home today and then place it into escrow) dropped from 84 days two weeks ago to 67 days today. This is because the supply of homes actually dropped slightly while demand, new pending sales, exploded.

The only thing keeping demand from being even higher today is the lack of inventory. Sellers who are opting to sell now, versus waiting until later in the spring, are totally taking advantage of a market ripe for the pickings. As long as a home is priced closed to its **Fair Market Value** and is in good condition, it will fly off the market with multiple offers. Carefully pricing will result in selling at, or even higher, than the asking price. Stretching the price too much will result in wasting the most valuable market time, the first few weeks after coming on the market.

For those opting to “wait until the spring,” there will undoubtedly be more buyers looking to purchase, but there will also be an enormous increase in the number of sellers. With increased demand comes increased supply. Who knows what the market will be like in 90-days. With the new presidential administration, it is hard to predict where housing will be a few months from now. One thing is 100% certain, **right now** the conditions are perfect for selling. Cowabunga dude, surf’s up!!!

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Active Inventory: Due to a spike in demand and fewer homes coming on the market, the inventory actually dropped a bit in the past two weeks.

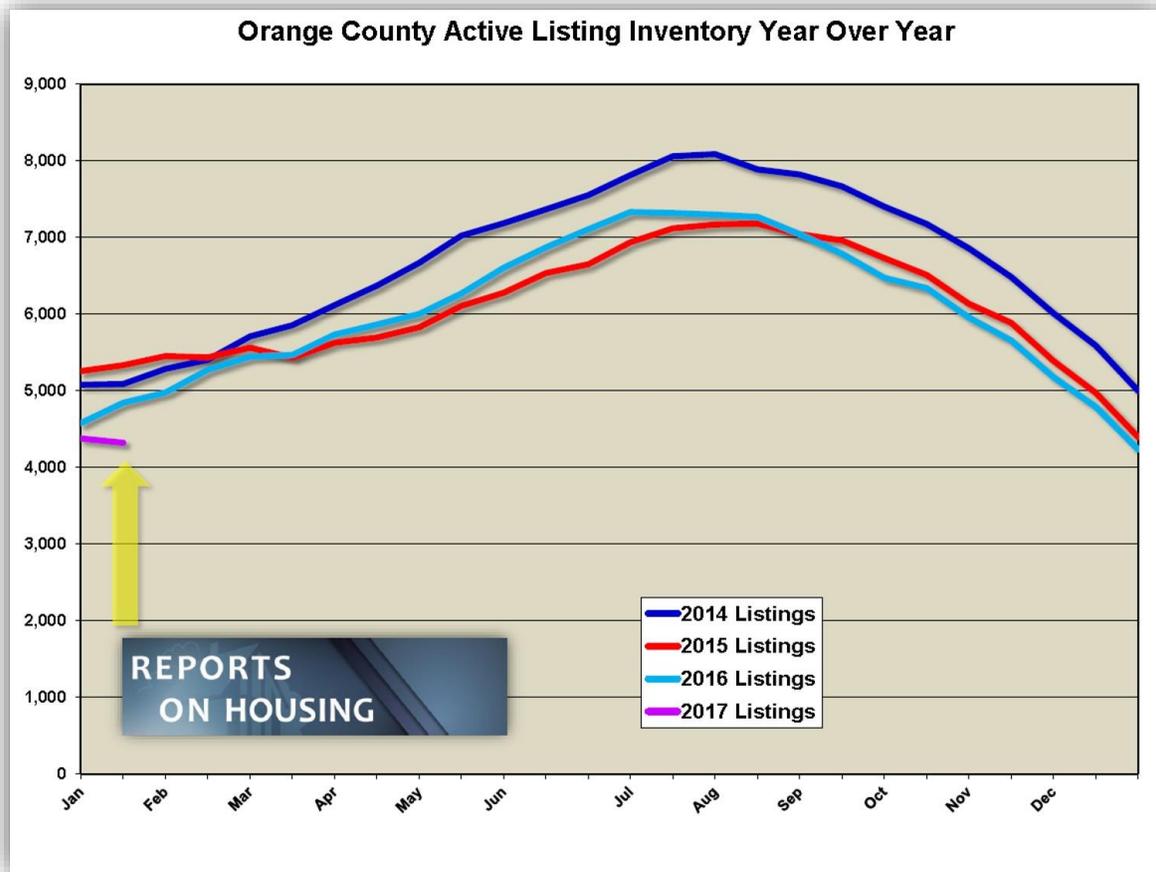
Since January 1st, there have been 6% fewer homes that were placed on the market compared to last year at this time. Remarkably, there were 7% fewer homes last year compared to 2015. So, this year there are even more homeowners who are opting not to sell even though the conditions are perfect.

In the past two weeks, the active listing inventory has shed 56 homes, or 1%, and now totals 4,320. This is typically the time of year when more homes are finally coming on the market. The holidays are officially way behind us; it is time to for homeowners to shake off the holiday buzz and not opt to wait until the Spring Market, taking advantage of current wave of pent up demand. The lack of new sellers hitting the market could be due to a "wait and see" attitude regarding the new Trump administration. Regardless, there will be a significant increase in supply in February. Stay tuned...

Last year at this time there were 4,841 homes on the market, 12% more. Two years ago there were 1,011 more homes on the market, or 23% more

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Demand: Demand skyrocketed in the past couple of weeks.

As is typical for this time of the year, buyers are chomping at the bit and are eager to move on from the doldrums of the Holiday Market that brings very few choices and not a lot of fresh inventory. Buyers know that is about to change, even though it has been slow going for January.

Demand, the number of homes placed into escrow within the prior month, increased by 368 pending sales in the past couple of weeks, or 24%, and now totals 1,930. Finally, the resilient Orange County housing engine is revving its supercharged engine and will continue to skyrocket as more inventory hits the market.

Last year at this time there were 6 more pending sales compared to today, totaling 1,936. The big difference this year, the near identical demand is being done with fewer homes on the market.

Luxury End: Demand is way up, while the luxury inventory is only up slightly.

Demand is up for Orange County's luxury home market with 46 additional pending sales compared to last year at this time; however, there is more competition. The luxury inventory is up by 65 homes. That extra competition translates to more seller who are not successful on a monthly basis. Also, a lot of the luxury activity is taking place within the \$1 million to \$1.5 million price range.

For homes priced between \$1 million to \$1.5 million, the inventory is down by 26 homes compared to last year, and demand is up by 33 pending sales. Yet, above \$1.5 million, the inventory is up by 91 homes, and demand is up by only 13.

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In the past two weeks, demand for homes above \$1 million increased from 245 to 325 pending sales, a 33% rise, its highest level since mid-December. The luxury home inventory increased from 1,705 homes to 1,744, its highest level since mid-December as well. The expected market time decreased in the past couple of weeks from 209 to 165 days.

For homes priced between \$1 million to \$1.5 million, the expected market time in the past couple of weeks decreased from 147 days to 98 days. For homes priced between \$1.5 million to \$2 million, the expected market time increased from 169 to 195 days. For homes priced above \$2 million, the expected market time dropped from 370 days to 277 days. At 277 days, a seller would be looking at placing their home in escrow around the beginning of November.

	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Share of Current Last Year
O.C. \$0-\$750k	42 Days	42%	67%	51 Days
O.C. \$750k-\$1m	73 Days	18%	16%	90 Days
O.C. \$1m-\$1.5m	98 Days	14%	10%	124 Days
O.C. \$1.5m-\$2m	195 Days	8%	3%	179 Days
O.C. \$2m+	277 Days	18%	4%	308 Days

Orange County Housing Market Summary:

- The active listing inventory dropped by 56 homes in the past couple of weeks, a 1% drop, and now totals 4,320. The drop was unprecedented for this time of the year and is most likely due to fewer homes coming on the market so far in 2017, down 6% from last year. The inventory should increase from here, peaking sometime during the summer.
- There are 32% fewer homes on the market below \$500,000 compared to last year at this time and demand is down by 16%. Fewer and fewer homes and condominiums can now be found priced below \$500,000. It is the price range that is slowly disappearing.
- Demand, the number of pending sales over the prior month, skyrocketed by 24% in the past couple of weeks, adding an additional 368 and now totals 1,930. Today's demand is almost identical to last year when there were just 6 additional pending sales. The average pending price is \$871,107.
- The average list price for all of Orange County is \$1.6 million, identical to two weeks ago. This number is so high due to the mix of homes in the luxury ranges that sit on the market.
- For homes priced below \$750,000, the market is HOT with an expected market time of just 42 days. This range represents 42% of the active inventory and 67% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 73 days, a slight seller's market (between 60 and 90 days). This range represents 18% of the active inventory and 16% of demand.
- For luxury homes priced between \$1 million to \$1.5 million, the expected market time is at 98 days, dropping by 49 in the past couple of weeks. For homes priced between \$1.5 million to \$2 million, the expected market time increased from 169 to 195 days. For luxury homes priced above \$2 million, the expected market time decreased from 370 to 277 days.
- The luxury end, all homes above \$1 million, accounts for 40% of the inventory and only 17% of demand.

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- The expected market time for all homes in Orange County drastically dropped in the past couple of weeks from 84 to 67, a slight seller's market (between 60 and 90 days).
- Distressed homes, both short sales and foreclosures combined, make up only 2.1% of all listings and 3.9% of demand. There are 38 foreclosures and 53 short sales available to purchase today in all of Orange County, that's 91 total distressed homes on the active market, 21 fewer than two weeks ago and the lowest total since prior to the Great Recession. Last year there were 159 total distressed sales, 74% more.
- There were 2,474 closed sales in December, a 1% increase from November, and nearly identical to the 2,746 sales that closed in December 2015. The sales to list price ratio was 97.3% for all of Orange County. Foreclosures accounted for just 1.25% of all closed sales and short sales accounted for 1.25% as well. That means that 97.5% 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 1/26/2017	Demand (Last 30 Days Pendings)	Market Time (In Days) 1/26/2017	2-Weeks Ago 1/12/2017	4-Weeks Ago 12/29/2016	1-Year Ago 1/28/2016	2-Years Ago 1/29/2015	Average Active List Price 1/26/2017
Aliso Viejo	47	47	30	53	34	42	47	\$665k
Anaheim	171	99	52	66	61	57	67	\$536k
Anaheim Hills	78	34	69	71	59	91	73	\$1.1m
Brea	62	30	62	96	66	82	111	\$991k
Buena Park	42	39	32	42	51	51	86	\$652k
Corona Del Mar	84	13	194	287	224	278	143	\$4.1m
Costa Mesa	107	55	58	88	94	68	51	\$898k
Coto De Caza	59	21	84	77	102	156	185	\$2.4m
Cypress	31	25	37	51	60	63	28	\$668k
Dana Point	138	39	106	136	140	252	110	\$3.0m
Dove Canyon	3	4	23	105	240	96	98	\$1.4m
Foothill Ranch	17	16	32	39	36	22	29	\$687k
Fountain Valley	34	24	43	39	35	49	53	\$775k
Fullerton	150	71	63	70	65	57	76	\$846k
Garden Grove	95	49	58	52	41	47	76	\$540k
Huntington Beach	211	109	58	72	59	77	64	\$1.2m
Irvine	379	152	75	82	65	66	83	\$1.5m
La Habra	59	44	40	57	67	33	62	\$587k
La Palma	7	8	26	50	27	39	90	\$805k
Ladera Ranch	63	36	53	87	74	93	56	\$1.6m
Laguna Beach	166	23	217	262	278	334	223	\$4.9m
Laguna Hills	54	27	60	68	64	100	45	\$1.3m
Laguna Niguel	131	68	58	76	71	69	87	\$1.6m
Laguna Woods	160	65	74	63	62	75	110	\$359k
Lake Forest	55	40	41	43	35	57	58	\$715k
Los Alamitos	3	5	18	105	180	36	180	\$1.0m
Mission Viejo	130	100	39	63	56	55	76	\$775k
Newport Beach	294	48	184	224	156	142	153	\$3.0m
Newport Coast	97	13	224	212	156	270	188	\$6.1m
North Tustin	53	13	122	470	288	134	*	\$1.9m
Orange	170	87	59	83	82	57	84	\$891k
Placentia	61	41	45	61	73	45	62	\$652k
Portola Hills	13	6	65	78	60	15	30	\$944k
Rancho Mission Viejo	19	3	190	225	120	*	*	\$812k
Rancho Santa Marg.	48	38	38	39	30	37	62	\$568k
San Clemente	177	54	98	155	134	91	77	\$1.8m
San Juan	112	24	140	138	99	72	99	\$2.0m
Santa Ana	201	112	54	87	64	60	74	\$570k
Seal Beach	90	43	63	77	107	101	76	\$502k
Stanton	18	12	45	30	38	54	69	\$623k
Talega	33	12	83	131	100	77	111	\$1.1m
Tustin	89	51	52	78	57	68	*	\$976k
Villa Park	19	9	63	86	165	330	285	\$1.9m
Westminster	37	24	46	68	48	47	52	\$659k
Yorba Linda	165	63	79	101	73	98	81	\$1.4m
All of O.C.	4,320	1,930	67	84	75	75	78	\$1.6m

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Attached Homes

	Current Actives 1/26/2017	Dem and (Last 30 Days Pendings)	Market Time (In Days) 1/26/2017	2-Weeks Ago 1/12/2017	4-Weeks Ago 12/29/2016	1-Year Ago 1/28/2016	2-Years Ago 1/29/2015	Average Active List Price 1/26/2017
All of O.C.	1,337	807	50	61	54	61	72	\$685k
O.C. \$0-\$250k	110	91	36	36	46	61	93	\$194k
O.C. \$250k-\$500k	529	434	37	52	39	45	58	\$382k
O.C. \$500k-\$750k	396	226	53	60	62	69	87	\$614k
O.C. \$750k-\$1m	124	33	113	118	91	135	97	\$865k
O.C. \$1m+	180	23	235	342	161	224	116	\$1.9m

Current Actives Vacant **38.7%**

Detached Homes

	Current Actives 1/26/2017	Dem and (Last 30 Days Pendings)	Market Time (In Days) 1/26/2017	2-Weeks Ago 1/12/2017	4-Weeks Ago 12/29/2016	1-Year Ago 1/28/2016	2-Years Ago 1/29/2015	Average Active List Price 1/26/2017
All of O.C.	2,978	1,123	80	101	90	85	81	\$2.0m
O.C. \$0-\$500k	115	84	41	49	41	37	60	\$448k
O.C. \$500k-\$750k	684	465	44	60	48	52	45	\$644k
O.C. \$750k-\$1m	633	280	68	86	77	84	53	\$877k
O.C. \$1m-\$1.5m	526	169	93	140	135	117	89	\$1.2m
O.C. \$1.5m-\$2m	297	50	178	155	165	168	111	\$1.8m
O.C. \$2m-\$4m	478	59	243	308	288	236	149	\$2.9m
O.C. \$4m+	262	24	328	476	508	685	233	\$8.9m

Current Actives Vacant **27.4%**

All Homes

	Current Actives 1/26/2017	Dem and (Last 30 Days Pendings)	Market Time (In Days) 1/26/2017	2-Weeks Ago 1/12/2017	4-Weeks Ago 12/29/2016	1-Year Ago 1/28/2016	2-Years Ago 1/29/2015	Average Active List Price 1/26/2017
All of O.C.	4,320	1,930	67	84	75	75	78	\$1.6m
O.C. \$0-\$500k	755	610	37	48	41	45	60	\$365k
O.C. \$500k-\$750k	1,081	691	47	60	52	57	60	\$633k
O.C. \$750k-\$1m	760	313	73	90	79	90	90	\$875k
O.C. \$1m-\$1.5m	613	187	98	147	132	124	111	\$1.2m
O.C. \$1.5m-\$2m	345	53	195	169	169	179	145	\$1.8m
O.C. \$2m-4m	517	61	254	325	287	235	229	\$2.9m
O.C. \$4m+	269	24	336	489	522	653	833	\$8.8m

Current Actives Vacant **30.9%**

*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 Dec 2016	Average Sales Price	Average List Price	Sales to List Price Ratio	Low Price	High Price	Avg. Square Feet	Avg. \$ Per Square Feet	Units Sold Dec. 2015
Aliso Viejo	52	\$530,219	\$535,881	98.9%	\$180k	\$1.0m	1,423	\$373	63
Anaheim	131	\$478,404	\$481,259	99.4%	\$150k	\$730k	1,405	\$341	113
Anaheim Hills	57	\$729,924	\$743,655	98.2%	\$305k	\$3.3m	2,111	\$346	52
Brea	55	\$664,796	\$669,584	99.3%	\$316k	\$1.2m	1,931	\$344	39
Buena Park	51	\$546,980	\$552,350	99.0%	\$315k	\$930k	1,560	\$351	44
Corona Del Mar	20	\$2,749,000	\$2,868,400	95.8%	\$1.3m	\$6.0m	2,585	\$1,063	22
Costa Mesa	62	\$759,601	\$762,912	99.6%	\$320k	\$1.5m	1,737	\$437	68
Coto De Caza	14	\$1,057,964	\$1,086,907	97.3%	\$420k	\$1.9m	3,283	\$322	17
Cypress	28	\$634,806	\$640,767	99.1%	\$303k	\$1.0m	1,777	\$357	42
Dana Point	38	\$1,159,027	\$1,188,524	97.5%	\$290k	\$1.0m	2,228	\$520	29
Dove Canyon	5	\$1,019,000	\$1,057,800	96.3%	\$950k	\$1.1m	3,198	\$319	5
Foothill Ranch	17	\$619,295	\$624,658	99.1%	\$359k	\$899k	1,638	\$378	11
Fountain Valley	37	\$722,947	\$733,229	98.6%	\$330k	\$1.1m	2,018	\$358	29
Fullerton	113	\$613,188	\$622,357	98.5%	\$130k	\$1.4m	1,801	\$340	111
Garden Grove	76	\$484,798	\$492,792	98.4%	\$45k	\$769k	1,431	\$339	96
Huntington Beach	150	\$872,576	\$887,745	98.3%	\$265k	\$3.6m	1,903	\$459	168
Irvine	219	\$961,856	\$990,103	97.1%	\$276k	\$5.6m	2,121	\$453	210
La Habra	46	\$484,904	\$490,191	98.9%	\$210k	\$968k	1,399	\$347	43
La Palma	3	\$681,667	\$688,600	99.0%	\$615k	\$730k	1,939	\$352	11
Ladera Ranch	38	\$779,805	\$793,863	98.2%	\$320k	\$1.6m	2,408	\$324	43
Laguna Beach	28	\$2,144,139	\$2,292,929	93.5%	\$755k	\$5.9m	2,446	\$877	30
Laguna Hills	38	\$727,210	\$746,987	97.4%	\$285k	\$2.2m	1,980	\$367	43
Laguna Niguel	83	\$769,831	\$798,047	96.5%	\$295k	\$3.7m	1,910	\$403	79
Laguna Woods	68	\$292,509	\$300,344	97.4%	\$7k	\$1.1m	1,133	\$258	74
Lake Forest	53	\$612,680	\$621,134	98.6%	\$262k	\$1.1m	1,801	\$340	62
Los Alamitos	10	\$693,490	\$705,039	98.4%	\$400k	\$1.2m	1,741	\$398	9
Mission Viejo	91	\$633,326	\$641,933	98.7%	\$235k	\$1.2m	1,823	\$347	133
Newport Beach	74	\$2,450,064	\$2,582,170	94.9%	\$340k	\$12.6m	2,816	\$870	58
Newport Coast	24	\$4,007,501	\$4,518,242	88.7%	\$740k	\$28.0m	3,924	\$1,021	18
North Tustin	30	\$1,228,358	\$1,262,450	97.3%	\$562k	\$3.0m	3,342	\$368	21
Orange	95	\$728,418	\$750,204	97.1%	\$215k	\$1.9m	2,041	\$357	98
Placentia	42	\$569,840	\$575,035	99.1%	\$236k	\$1.0m	1,790	\$318	37
Portola Hills	6	\$571,917	\$579,067	98.8%	\$362k	\$850k	1,678	\$341	9
Rancho Mission Viejo	4	\$766,385	\$780,950	98.1%	\$545k	\$960k	2,047	\$374	*
Rancho Santa Marg.	47	\$568,306	\$574,794	98.9%	\$249k	\$980k	1,608	\$353	56
San Clemente	86	\$1,053,120	\$1,084,275	97.1%	\$248k	\$2.8m	2,543	\$414	75
San Juan	47	\$1,057,458	\$1,125,019	94.0%	\$235k	\$4.6m	2,736	\$386	23
Santa Ana	131	\$443,094	\$450,526	98.4%	\$94k	\$1.3m	1,347	\$329	129
Seal Beach	54	\$324,096	\$340,128	95.3%	\$118k	\$226k	1,033	\$314	47
Stanton	12	\$388,750	\$400,891	97.0%	\$197k	\$545k	1,163	\$334	15
Talega	20	\$928,987	\$950,384	97.7%	\$560k	\$1.5m	3,068	\$303	13
Tustin	65	\$640,360	\$657,108	97.5%	\$202k	\$1.8m	1,718	\$373	59
Villa Park	2	\$1,335,000	\$1,400,000	95.4%	\$970k	\$1.7m	3,485	\$383	9
Westminster	46	\$582,610	\$586,919	99.3%	\$316k	\$970k	1,473	\$396	49
Yorba Linda	67	\$854,461	\$874,069	97.8%	\$340k	\$2.3m	2,356	\$363	69
All of O.C.	2,474	\$821,299	\$852,729	97.3%	\$7k	\$28.0m	1,912	\$429.55	2,476
O.C. \$0-\$500k	725	\$364,773	\$370,437	98.5%	\$7k	\$500k	1,095	\$333	883
O.C. \$500k-\$750k	903	\$620,333	\$628,426	98.7%	\$501k	\$750k	1,653	\$375	362
O.C. \$750k-\$1m	412	\$855,808	\$872,486	98.1%	\$752k	\$1.0m	2,363	\$362	171
O.C. \$1m-\$1.5m	235	\$1,200,350	\$1,234,054	97.3%	\$1.0m	\$1.5m	2,965	\$405	97
O.C. \$1.5m-\$2m	84	\$1,755,102	\$1,826,498	96.1%	\$1.5m	\$2.0m	3,450	\$509	70
O.C. \$2m-4m	80	\$2,588,536	\$2,730,590	94.8%	\$2.0m	\$3.8m	3,698	\$700	19
O.C. \$4m+	30	\$7,143,775	\$8,278,560	86.3%	\$4.2m	\$28.0m	5,905	\$1,210	19

*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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	Current Actives 1/26/2017	Number of Foreclosures & Short Sale Actives 1/26/2017	% of Active Inventory 1/26/2017		Current Actives 1/26/2017	Number of Foreclosures & Short Sale Actives 1/26/2017	% of Active Inventory 1/26/2017	
Aliso Viejo	47	2	4.3%	Attached	All of O.C.	1,337	27	2.0%
Anaheim	171	4	2.3%		O.C. \$0-\$250k	110	3	2.7%
Anaheim Hills	78	1	1.3%		O.C. \$250k-\$500k	529	18	3.4%
Brea	62	0	0.0%		O.C. \$500k-\$750k	396	4	1.0%
Buena Park	42	3	7.1%		O.C. \$750k-\$1m	124	2	1.6%
Corona Del Mar	84	0	0.0%		O.C. \$1m+	180	0	0.0%
Costa Mesa	107	0	0.0%	Detached	All of O.C.	2,978	64	2.1%
Coto De Caza	59	1	1.7%		O.C. \$0k-\$500k	115	6	5.2%
Cypress	31	1	3.2%		O.C. \$500k-\$750k	684	18	2.6%
Dana Point	138	0	0.0%		O.C. \$750k-\$1m	633	15	2.4%
Dove Canyon	3	0	0.0%		O.C. \$1m-\$1.5m	526	9	1.7%
Foothill Ranch	17	0	0.0%		O.C. \$1.5m-\$2m	297	6	2.0%
Fountain Valley	34	1	2.9%		O.C. \$2m-\$4m	478	8	1.7%
Fullerton	150	1	0.7%		O.C. \$4m+	262	2	0.8%
Garden Grove	95	2	2.1%	All Homes	All of O.C.	4,320	91	2.1%
Huntington Beach	211	2	0.9%		O.C. \$0k-\$500k	755	27	3.6%
Irvine	379	8	2.1%		O.C. \$500k-\$750k	1,081	22	2.0%
La Habra	59	2	3.4%		O.C. \$750k-\$1m	760	17	2.2%
La Palma	7	1	14.3%		O.C. \$1m-\$1.5m	613	9	1.5%
Ladera Ranch	63	2	3.2%		O.C. \$1.5m-\$2m	345	6	1.7%
Laguna Beach	166	1	0.6%		O.C. \$2m-\$4m	517	8	1.5%
Laguna Hills	54	2	3.7%		O.C. \$4m+	269	2	0.7%
Laguna Niguel	131	4	3.1%	County High Shares - Account for 33%	La Palma	7	1	14.3%
Laguna Woods	160	3	1.9%		Buena Park	42	3	7.1%
Lake Forest	55	3	5.5%		Rancho Santa Mar	48	3	6.3%
Los Alamitos	3	0	0.0%		Stanton	18	1	5.6%
Mission Viejo	130	6	4.6%		Lake Forest	55	3	5.5%
Newport Beach	294	4	1.4%		Villa Park	19	1	5.3%
Newport Coast	97	2	2.1%		Orange	170	8	4.7%
North Tustin	53	2	3.8%		Mission Viejo	130	6	4.6%
Orange	170	8	4.7%		Aliso Viejo	47	2	4.3%
Placentia	61	2	3.3%		North Tustin	53	2	3.8%
Portola Hills	13	0	0.0%	County Low Shares - Account for 0%	Brea	62	0	0.0%
Rancho Mission Viejo	19	0	0.0%		Corona Del Mar	84	0	0.0%
Rancho Santa Marg.	48	3	6.3%		Costa Mesa	107	0	0.0%
San Clemente	177	2	1.1%		Dana Point	138	0	0.0%
San Juan	112	2	1.8%		Dove Canyon	3	0	0.0%
Santa Ana	201	5	2.5%		Foothill Ranch	17	0	0.0%
Seal Beach	90	1	1.1%		Los Alamitos	3	0	0.0%
Stanton	18	1	5.6%		Portola Hills	13	0	0.0%
Talega	33	0	0.0%		Rancho Mission Viejo	19	0	0.0%
Tustin	89	3	3.4%		Talega	33	0	0.0%
Villa Park	19	1	5.3%					
Westminster	37	0	0.0%					
Yorba Linda	165	4	2.4%					
All of O.C.	4,320	91	2.1%					
Orange County Distressed Breakdown								
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)					
Total Foreclosures	38	33	35					
Total Short Sale	53	42	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 1/26/2017	Dem and (Last 30 Days Pendings)	Market Time (In Days) 1/26/2017	2-Weeks Ago 1/12/2017	4-Weeks Ago 12/29/2016	1-Year Ago 1/28/2016	2-Years Ago 1/29/2015
Los Angeles County	10,045	4,108	73	85	73	79	83
Orange County	4,320	1,930	67	84	75	75	78
Riverside County	9,060	2,275	119	134	135	145	133
San Bernardino County	4,282	1,640	78	90	94	96	106
San Diego County	4,660	2,551	55	66	63	61	66
SOCAL TOTALS	32,367	12,504	78	91	85	86	90

Distressed Properties - Foreclosures and Short Sales

	Current Actives 1/26/2017	Dem and (Last 30 Days Pendings)	Market Time (In Days) 1/26/2017	2-Weeks Ago 1/12/2017	4-Weeks Ago 12/29/2016	1-Year Ago 1/28/2016	2-Years Ago 1/29/2015
Los Angeles County	317	267	36	42	45	43	50
Orange County	91	75	36	59	61	44	43
Riverside County	371	189	59	62	70	63	61
San Bernardino County	218	137	48	50	53	64	54
San Diego County	114	147	23	25	25	23	25
SOCAL TOTALS	1,111	815	41	46	49	46	47