

# THE *Orange County* HOUSING REPORT

## REPORTS ON HOUSING

### Orange County Housing Report: OC Housing is Sizzling

February 26, 2017

Good Afternoon!

With a very limited inventory, the Orange County housing market is extremely hot and values are on the rise.



**Hot Housing Market:** *Everything on the market below \$1 million is selling like hotcakes, and below \$750,000 is nothing short of nuts.*

The current Orange County housing market is scorching hot and has not been this good since July 2013. Once again, buyers are tripping over themselves to purchase. Homes that hit the market are fetching multiple offers within the first couple of days. Some buyers are writing offers on homes unseen. Others are waiving the appraisal contingency (still mandatory if they are getting a loan; so, if the appraisal comes in low, the buyer will have to bring in more money in order to close). When a home is priced at or close to its **Fair Market Value**, the purchase price is often higher than the asking price.

We are back to the bidding war days. When 10 offers to purchase are generated, there is only one victor. Nine buyers walk away and have to continue the pursuit of their dream home. This market can be extremely frustrating for a buyer. After a couple of failed attempts, many buyers sharpen their pencils and are willing to stretch in price even if it means paying more than the most recent comparable pending or closed sale. That is the nature of a housing market with very little inventory and very high demand.

The expected market time (the amount of time it would take for a newly listed home today to be placed into escrow) for all of Orange County is now at 50 days. When the expected market time drops below 60 days, the market is considered a solid seller's market with steady price appreciation. Last year, Orange County was only below the 60-day threshold for about eight weeks, from mid-March through mid-May and never dropped below 55 days. It appears as if 2017 is going to be much hotter than the last few years.

### Expected Market Time

Detached		Attached	
All of O.C.	61 Days	All of O.C.	36 Days
O.C. \$0-\$500k	26 Days	O.C. \$0-\$250k	20 Days
O.C. \$500k-\$750k	33 Days	O.C. \$250k-\$500k	27 Days
O.C. \$750k-\$1m	50 Days	O.C. \$500k-\$750k	35 Days
O.C. \$1m-\$1.5m	72 Days	O.C. \$750k-\$1m	85 Days
O.C. \$1.5m-\$2m	134 Days	O.C. \$1m+	111 Days
O.C. \$2m-\$4m	226 Days		
O.C. \$4m+	246 Days		

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When the expected market time dips below 30 days, the market shifts to a sizzling hot seller's market with rapid price appreciation. In the past decade, the overall housing market has never reached this level, but many price ranges have. That is the case today as well. Not all of Orange County is considered "hot;" however, condominiums and detached homes priced below \$500,000 are sizzling. This range represents 15% of the active listing inventory and 29% of demand.

Condominiums priced between \$500,000 and \$750,000, and detached homes priced between \$500,000 and \$1 million, are considered "solid" seller's markets with expected market times between 30 and 60 days. They represent 24% of the current active inventory and 36% of demand. Both condominiums and detached homes priced between \$500,000 and \$750,000 are knocking on the door of a sizzling hot seller's market with expected market times just above the 30-day threshold. That price range is starting to feel very hot and could easily drop below 30-days in the coming weeks.

Condominiums priced between \$750,000 and \$1 million and detached homes priced between \$1 million and \$1.5 million are currently experiencing a slight seller's market, between 60 and 90 days. They represent 18% of the active listing inventory and 12% of demand. A slight seller's market is characterized by slow, methodical price appreciation.

The market does not lean in the seller's favor for detached homes priced above \$1.5 million and condominiums priced above \$1 million. The higher the price, the slower the market. **They represent 30% of the inventory and only 9% of demand.**

Buyers and sellers alike need to understand the market that they are working with in order to approach it with proper expectations. A buyer looking to purchase a \$650,000 home is going to encounter a much different market than a buyer looking to purchase a \$2 million home. Similarly, a condominium seller at \$450,000 is going to experience a much different market than a condominium seller at \$800,000.

**A warning for buyers: do not expect the market dynamics to change much in the coming months.** Even when more homes come on the market during the spring, there will be an increase in buyer activity as well.

**A warning for sellers: do not stretch the asking price much at all.** Overpriced, overzealous list prices result in wasted market time and do not generate offers. Pricing at or close to the **Fair Market Value** is the wisest formula for success.

**Active Inventory:** Within the past couple of weeks, the active inventory only increased by 12 homes.

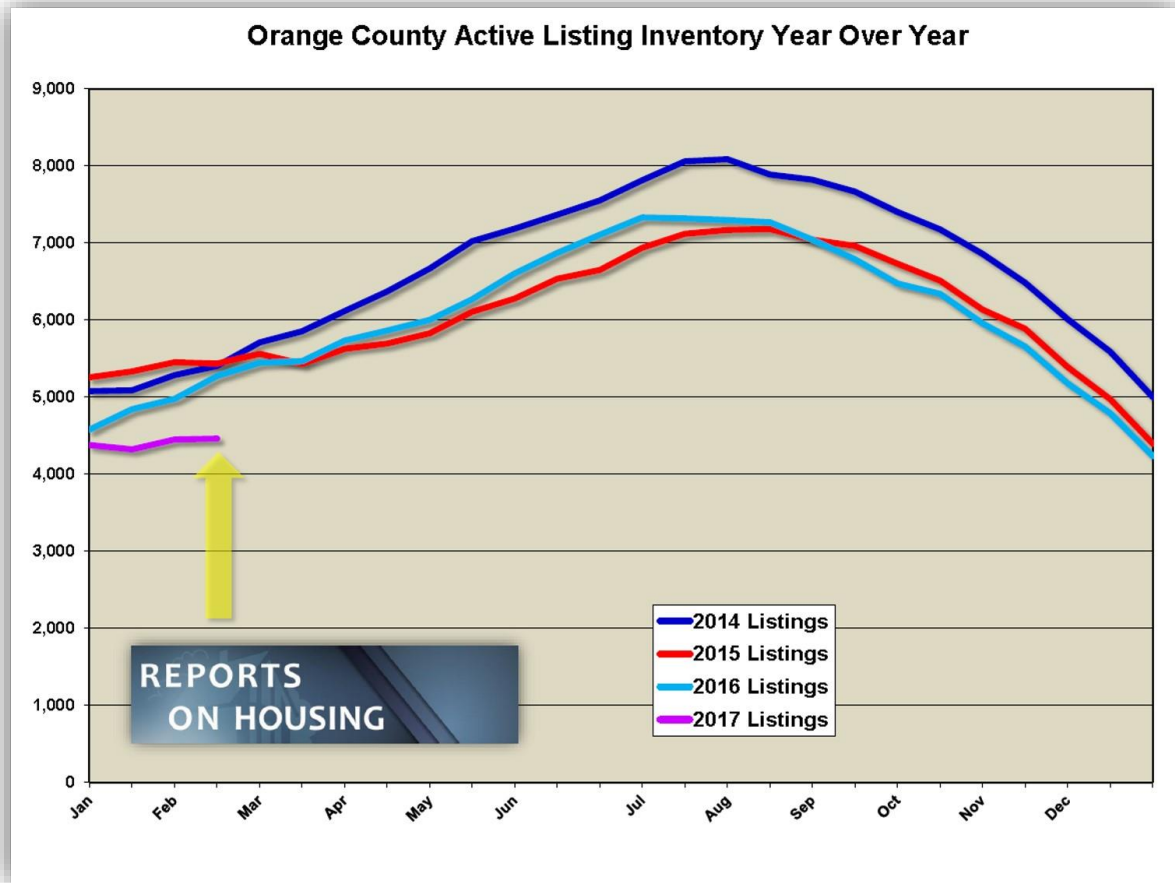
Since January 1<sup>st</sup>, the active inventory has only grown by 389 homes. Within the past couple of weeks, it remained almost the same, growing by only 12 homes, a 0% increase, and now sits at 4,460. Once again, nearly everything that is coming on the market at or close to its **Fair Market Value** is being placed into escrow almost immediately.

Part of the issue is that, so far this year, 8% fewer homes have come on the market compared to last year at this time. The combination of a limited supply of homes coming on the market and ferocious demand has created the current sizzling hot Orange County housing market. More and more homeowners will come onto the market this spring through mid-August.

Last year at this time, there were 5,271 homes on the market, 15% more. Two years ago, there were 973 more homes on the market, or 18% more.

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**Demand:** Demand is HOT, increasing by 10% in the past two weeks.

The only thing holding back current demand is the lack of supply of homes. There are simply not enough new sellers coming on the market. Even with very few choices right now, buyers are pouncing on everything new that hits the market that is reasonably priced and in decent condition.

Demand, the number of homes placed into escrow within the prior month, increased by 248 pending sales in the past couple of weeks, or 10%, and now totals 2,651. With an increase in demand and an inventory that remained the same, the expected market time dropped from 56 days to 50 days, a solid seller's market.

Last year at this time, there were 2,584 total sales, 67 fewer than today, or 3% less.

**Luxury End:** *The luxury market is starting to heat up a bit.*

Demand is up for Orange County's luxury home market with 73 additional pending sales compared to last year at this time, 19% higher. The luxury inventory is up by only 3 homes, nearly identical. The overall expected market time for all homes priced above \$1 million is 122 days compared to 144 days last year.

In the past two weeks, demand for homes above \$1 million increased from 412 to 465 pending sales, a 13% rise, its highest level since the end of August. The luxury home inventory increased from 1,834 homes to 1,891, its highest level since the start of December 2016. The expected market time decreased in the past couple of weeks from 134 to 122 days.

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For homes priced between \$1 million to \$1.5 million, the expected market time in the past couple of weeks decreased from 80 days to 76 days. For homes priced between \$1.5 million to \$2 million, the expected market time decreased from 153 to 129 days. For homes priced above \$2 million, the expected market time dropped from 252 days to 227 days. At 227 days, a seller would be looking at placing their home in escrow around mid-October.

	Expected Market	Share of Housing	Share of Current	Last Year
	Time	Inventory	Demand	
O.C. \$0-\$750k	30 Days	39%	65%	41 Days
O.C. \$750k-\$1m	54 Days	19%	18%	71 Days
O.C. \$1m-\$1.5m	76 Days	15%	10%	91 Days
O.C. \$1.5m-\$2m	129 Days	8%	3%	163 Days
O.C. \$2m+	227 Days	19%	4%	284 Days

### Orange County Housing Market Summary:

- The active listing inventory increased by 12 homes in the past couple of weeks, a 0% rise, and now totals 4,460. There are 8% fewer homes that have come on the market this year compared to 2016. The inventory should start to rise in March and peak in mid-August.
- There are 44% fewer homes on the market below \$500,000 compared to last year at this time and demand is down by 7%. Fewer and fewer homes and condominiums can now be found priced below \$500,000. This price range is slowly vanishing.
- Demand, the number of pending sales over the prior month, increased by 10% in the past couple of weeks, adding an additional 248 and now totals 2,651. Today's demand is 3% higher than last year when it totaled 2,584. The average pending price is \$835,152.
- The average list price for all of Orange County is \$1.6 million, identical to two weeks ago. This number is 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 34 days. This range represents 39% of the active inventory and 65% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 54 days, a seller's market (less than 60 days). This range represents 19% of the active inventory and 18% of demand.
- For luxury homes priced between \$1 million to \$1.5 million, the expected market time is at 76 days, dropping by 4 in the past couple of weeks. For homes priced between \$1.5 million to \$2 million, the expected market time decreased from 153 to 129 days. For luxury homes priced above \$2 million, the expected market time decreased from 252 to 227 days.
- The luxury end, all homes above \$1 million, accounts for 42% of the inventory and only 17% of demand.
- The expected market time for all homes in Orange County dropped in the past couple of weeks from 56 to 50, a solid seller's market (less than 60 days).

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- Distressed homes, both short sales and foreclosures combined, make up only 1.9% of all listings and 3.2% of demand. There are only 18 foreclosures and 67 short sales available to purchase today in all of Orange County, that's 85 total distressed homes on the active market, 18 fewer than two weeks ago, a drop of 17% and its lowest level since the start of the Great Recession 10 years ago. Last year there were 152 total distressed sales, 79% more.
- There were 1,905 closed sales in January, a 33% drop from December, but more than the 1,859 closed sales posted in January 2016. The sales to list price ratio was 97.3% for all of Orange County. Foreclosures accounted for just 0.9% of all closed sales and short sales accounted for 2.3%. That means that 96.8% 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 2/23/2017	Dem and (Last 30 Days Pendings)	Market Time (In Days) 2/23/2017	2-Weeks Ago 2/9/2017	4-Weeks Ago 1/26/2017	1-Year Ago 2/25/2016	2-Years Ago 2/26/2015	Average Active List Price 2/23/2017
Aliso Viejo	53	77	21	23	30	37	39	\$716k
Anaheim	156	140	33	43	52	53	56	\$555k
Anaheim Hills	91	53	52	53	69	34	50	\$1.1m
Brea	72	33	65	47	62	58	62	\$932k
Buena Park	54	48	34	38	32	33	44	\$616k
Corona Del Mar	93	27	103	106	194	146	120	\$4.1m
Costa Mesa	106	82	39	51	58	61	41	\$885k
Coto De Caza	75	23	98	82	84	152	68	\$2.3m
Cypress	34	29	35	28	37	43	40	\$680k
Dana Point	153	30	153	109	106	107	99	\$2.9m
Dove Canyon	14	5	84	60	23	90	69	\$1.1m
Foothill Ranch	17	15	34	26	32	30	18	\$627k
Fountain Valley	34	27	38	31	43	36	34	\$677k
Fullerton	159	100	48	60	63	43	39	\$874k
Garden Grove	96	93	31	40	58	45	46	\$555k
Huntington Beach	226	139	49	49	58	45	52	\$1.2m
Irvine	380	226	50	58	75	61	57	\$1.6m
La Habra	59	55	32	35	40	48	52	\$596k
La Palma	10	9	33	41	26	83	41	\$752k
Ladera Ranch	82	40	62	44	53	69	52	\$1.5m
Laguna Beach	174	40	131	164	217	194	175	\$4.7m
Laguna Hills	69	36	58	63	60	66	42	\$1.6m
Laguna Niguel	148	88	50	57	58	57	61	\$1.7m
Laguna Woods	123	107	34	47	74	75	72	\$367k
Lake Forest	62	53	35	39	41	50	46	\$655k
Los Alamitos	11	8	41	60	18	75	83	\$871k
Mission Viejo	139	131	32	39	39	35	40	\$837k
Newport Beach	302	73	124	145	184	127	108	\$3.0m
Newport Coast	102	20	153	188	224	233	112	\$6.4m
North Tustin	59	18	98	88	122	84	*	\$1.8m
Orange	163	120	41	49	59	52	49	\$910k
Placentia	54	41	40	34	45	31	39	\$665k
Portola Hills	9	11	25	33	65	13	27	\$1.0m
Rancho Mission Viejo	19	11	52	132	190	*	*	\$793k
Rancho Santa Marg.	50	67	22	21	38	32	33	\$602k
San Clemente	202	81	75	79	98	83	76	\$2.0m
San Juan	113	50	68	70	140	89	107	\$1.9m
Santa Ana	191	108	53	51	54	63	50	\$575k
Seal Beach	76	67	34	43	63	94	62	\$544k
Stanton	17	16	32	36	45	58	55	\$617k
Talega	34	25	41	60	83	64	99	\$1.3m
Tustin	72	69	31	43	52	46	*	\$1.0m
Villa Park	17	6	85	95	63	150	90	\$1.8m
Westminster	39	27	43	59	46	64	50	\$683k
Yorba Linda	165	90	55	64	79	72	75	\$1.4m
All of O.C.	4,460	2,651	50	56	67	61	56	\$1.6m

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### Attached Homes

	Current Actives 2/23/2017	Dem and (Last 30 Days Pendings)	Market Time (In Days) 2/23/2017	2-Weeks Ago 2/9/2017	4-Weeks Ago 1/26/2017	1-Year Ago 2/25/2016	2-Years Ago 2/26/2015	Average Active List Price 2/23/2017
All of O.C.	1,296	1,088	36	40	50	52	49	\$719k
O.C. \$0-\$250k	78	115	20	28	36	56	61	\$192k
O.C. \$250k-\$500k	498	552	27	31	37	42	37	\$387k
O.C. \$500k-\$750k	377	319	35	40	53	50	60	\$617k
O.C. \$750k-\$1m	144	51	85	96	113	67	70	\$855k
O.C. \$1m+	200	54	111	129	235	152	138	\$1.8m

Current Actives Vacant **35.1%**

### Detached Homes

	Current Actives 2/23/2017	Dem and (Last 30 Days Pendings)	Market Time (In Days) 2/23/2017	2-Weeks Ago 2/9/2017	4-Weeks Ago 1/26/2017	1-Year Ago 2/25/2016	2-Years Ago 2/26/2015	Average Active List Price 2/23/2017
All of O.C.	3,159	1,561	61	66	80	67	61	\$2.0m
O.C. \$0-\$500k	97	110	26	32	41	36	40	\$446k
O.C. \$500k-\$750k	689	628	33	39	44	35	38	\$644k
O.C. \$750k-\$1m	699	417	50	50	68	71	61	\$879k
O.C. \$1m-\$1.5m	567	235	72	79	93	89	80	\$1.3m
O.C. \$1.5m-\$2m	331	74	134	155	178	160	125	\$1.8m
O.C. \$2m-\$4m	520	69	226	222	243	239	165	\$2.8m
O.C. \$4m+	271	33	246	297	328	377	753	\$9.2m

Current Actives Vacant **24.9%**

### All Homes

	Current Actives 2/23/2017	Dem and (Last 30 Days Pendings)	Market Time (In Days) 2/23/2017	2-Weeks Ago 2/9/2017	4-Weeks Ago 1/26/2017	1-Year Ago 2/25/2016	2-Years Ago 2/26/2015	Average Active List Price 2/23/2017
All of O.C.	4,460	2,651	50	56	67	61	56	\$1.6m
O.C. \$0-\$500k	675	777	26	31	37	43	41	\$372k
O.C. \$500k-\$750k	1,067	948	34	39	47	39	43	\$634k
O.C. \$750k-\$1m	845	469	54	54	73	71	62	\$875k
O.C. \$1m-\$1.5m	667	265	76	80	98	91	84	\$1.3m
O.C. \$1.5m-\$2m	383	89	129	153	195	163	131	\$1.8m
O.C. \$2m-\$4m	563	77	219	232	254	251	165	\$2.8m
O.C. \$4m+	278	34	245	306	336	374	775	\$9.1m

Current Actives Vacant **27.8%**

\*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 Jan 2017	Average Sales Price	Average List Price	Sales to List			Avg. Square Feet	Avg. \$ Per Square Feet	Units Sold Jan. 2016
				Price Ratio	Low Price	High Price			
Aliso Viejo	48	\$587,022	\$591,083	99.3%	\$306k	\$1.2m	1,604	\$366	46
Anaheim	101	\$470,303	\$475,512	98.9%	\$190k	\$704k	1,401	\$336	107
Anaheim Hills	40	\$654,564	\$665,500	98.4%	\$409k	\$1.7m	1,793	\$365	59
Brea	35	\$629,037	\$639,630	98.3%	\$375k	\$1.1m	1,888	\$333	27
Buena Park	37	\$570,178	\$580,381	98.2%	\$315k	\$880k	1,655	\$345	36
Corona Del Mar	15	\$2,459,949	\$2,569,663	95.7%	\$985k	\$5.9m	2,599	\$946	13
Costa Mesa	50	\$817,083	\$826,236	98.9%	\$380k	\$1.5m	1,944	\$420	47
Coto De Caza	19	\$1,318,500	\$1,405,242	93.8%	\$440k	\$4.2m	3,730	\$353	11
Cypress	22	\$589,218	\$595,550	98.9%	\$390k	\$815k	1,610	\$366	23
Dana Point	31	\$911,649	\$934,623	97.5%	\$230k	\$2.1m	1,615	\$564	32
Dove Canyon	3	\$1,193,333	\$1,228,000	97.2%	\$950k	\$1.1m	3,198	\$373	5
Foothill Ranch	9	\$532,111	\$540,533	98.4%	\$289k	\$970k	1,439	\$370	9
Fountain Valley	30	\$648,090	\$655,630	98.8%	\$294k	\$1.1m	1,796	\$361	19
Fullerton	64	\$588,468	\$602,515	97.7%	\$249k	\$1.6m	1,673	\$352	65
Garden Grove	75	\$502,343	\$511,250	98.3%	\$240k	\$1.1m	1,427	\$352	61
Huntington Beach	103	\$775,754	\$795,838	97.5%	\$230k	\$3.0m	1,725	\$450	134
Irvine	158	\$901,630	\$924,312	97.5%	\$285k	\$4.8m	1,986	\$454	162
La Habra	37	\$523,173	\$531,610	98.4%	\$171k	\$1.2m	1,602	\$327	39
La Palma	6	\$543,833	\$541,150	100.5%	\$375k	\$735k	1,462	\$372	8
Ladera Ranch	29	\$698,448	\$713,189	97.9%	\$340k	\$2.1m	2,112	\$331	26
Laguna Beach	29	\$2,289,992	\$2,500,459	91.6%	\$815k	\$5.0m	2,466	\$929	29
Laguna Hills	25	\$965,002	\$988,272	97.6%	\$320k	\$2.2m	2,477	\$390	34
Laguna Niguel	72	\$788,298	\$840,811	93.8%	\$280k	\$3.9m	2,040	\$386	46
Laguna Woods	71	\$303,470	\$312,623	97.1%	\$10k	\$1.1m	1,138	\$267	67
Lake Forest	43	\$593,230	\$602,311	98.5%	\$264k	\$960k	1,690	\$351	47
Los Alamitos	4	\$643,879	\$655,922	98.2%	\$426k	\$865k	1,764	\$365	2
Mission Viejo	83	\$672,392	\$685,261	98.1%	\$228k	\$1.5m	1,903	\$353	89
Newport Beach	66	\$2,069,980	\$2,144,155	96.5%	\$390k	\$9.3m	2,395	\$864	65
Newport Coast	12	\$3,303,063	\$3,534,250	93.5%	\$743k	\$8.8m	3,944	\$837	7
North Tustin	9	\$1,153,322	\$1,186,500	97.2%	\$800k	\$1.6m	3,164	\$365	23
Orange	79	\$642,599	\$656,624	97.9%	\$227k	\$1.3m	1,809	\$355	75
Placentia	32	\$584,084	\$590,237	99.0%	\$220k	\$885k	1,831	\$319	26
Portola Hills	6	\$448,917	\$453,117	99.1%	\$355k	\$595k	1,472	\$305	4
Rancho Mission Viejo	3	\$644,133	\$652,600	98.7%	\$500k	\$873k	1,859	\$346	*
Rancho Santa Marg.	49	\$543,082	\$548,764	99.0%	\$250k	\$850k	1,506	\$361	37
San Clemente	44	\$942,816	\$973,034	96.9%	\$525k	\$1.8m	2,350	\$401	54
San Juan	32	\$777,186	\$783,697	99.2%	\$236k	\$2.4m	2,159	\$360	28
Santa Ana	94	\$447,366	\$463,637	96.5%	\$67k	\$1.3m	1,402	\$319	93
Seal Beach	40	\$339,201	\$345,571	98.2%	\$127k	\$1.4m	1,033	\$328	33
Stanton	13	\$373,873	\$380,838	98.2%	\$242k	\$495k	1,163	\$321	13
Talega	14	\$946,707	\$968,621	97.7%	\$595k	\$1.6m	2,872	\$330	12
Tustin	54	\$717,548	\$744,053	96.4%	\$235k	\$1.9m	1,718	\$418	40
Villa Park	5	\$1,660,515	\$1,750,358	94.9%	\$1.1m	\$2.1m	4,035	\$412	2
Westminster	22	\$564,336	\$574,305	98.3%	\$130k	\$825k	1,633	\$346	24
Yorba Linda	70	\$930,337	\$953,250	97.6%	\$234k	\$2.1m	2,635	\$353	57
All of O.C.	1,905	\$774,796	\$798,403	97.3%	\$10k	\$9.3m	1,852	\$418.36	1,859
O.C. \$0-\$500k	622	\$362,154	\$368,895	98.2%	\$10k	\$500k	1,083	\$334	670
O.C. \$500k-\$750k	678	\$618,859	\$628,319	98.5%	\$501k	\$750k	1,654	\$374	687
O.C. \$750k-\$1m	284	\$850,177	\$866,744	98.1%	\$751k	\$1.0m	2,347	\$362	272
O.C. \$1m-\$1.5m	169	\$1,223,086	\$1,257,367	97.3%	\$1.0m	\$1.5m	2,868	\$426	120
O.C. \$1.5m-\$2m	69	\$1,722,201	\$1,787,101	96.4%	\$1.5m	\$2.0m	3,304	\$521	42
O.C. \$2m-4m	57	\$2,710,025	\$2,886,676	93.9%	\$2.0m	\$3.9m	4,107	\$660	50
O.C. \$4m+	19	\$5,406,678	\$5,856,000	92.3%	\$4.0m	\$9.3m	5,356	\$1,009	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 2/23/2017	Number of Foreclosures & Short Sale Actives 2/23/2017	% of Active Inventory 2/23/2017		Current Actives 2/23/2017	Number of Foreclosures & Short Sale Actives 2/23/2017	% of Active Inventory 2/23/2017	
Aliso Viejo	53	3	5.7%	<b>Attached</b>	All of O.C.	1,296	23	1.8%
Anaheim	156	4	2.6%		O.C. \$0-\$250k	78	1	1.3%
Anaheim Hills	91	2	2.2%		O.C. \$250k-\$500k	498	19	3.8%
Brea	72	1	1.4%		O.C. \$500k-\$750k	377	2	0.5%
Buena Park	54	8	14.8%		O.C. \$750k-\$1m	144	0	0.0%
Corona Del Mar	93	0	0.0%		O.C. \$1m+	200	1	0.5%
Costa Mesa	106	3	2.8%	<b>Detached</b>	All of O.C.	3,159	62	2.0%
Coto De Caza	75	0	0.0%		O.C. \$0k-\$500k	97	6	6.2%
Cypress	34	0	0.0%		O.C. \$500k-\$750k	689	26	3.8%
Dana Point	153	0	0.0%		O.C. \$750k-\$1m	699	15	2.1%
Dove Canyon	14	0	0.0%		O.C. \$1m-\$1.5m	567	5	0.9%
Foothill Ranch	17	0	0.0%		O.C. \$1.5m-\$2m	331	3	0.9%
Fountain Valley	34	2	5.9%		O.C. \$2m-\$4m	520	5	1.0%
Fullerton	159	3	1.9%		O.C. \$4m+	271	2	0.7%
Garden Grove	96	3	3.1%	<b>All Homes</b>	All of O.C.	4,460	85	1.9%
Huntington Beach	226	4	1.8%		O.C. \$0k-\$500k	675	26	3.9%
Irvine	380	5	1.3%		O.C. \$500k-\$750k	1,067	28	2.6%
La Habra	59	4	6.8%		O.C. \$750k-\$1m	845	15	1.8%
La Palma	10	2	20.0%		O.C. \$1m-\$1.5m	667	5	0.7%
Ladera Ranch	82	1	1.2%		O.C. \$1.5m-\$2m	383	4	1.0%
Laguna Beach	174	0	0.0%		O.C. \$2m-\$4m	563	5	0.9%
Laguna Hills	69	3	4.3%		O.C. \$4m+	278	2	0.7%
Laguna Niguel	148	1	0.7%	<b>County High Shares - Account for 36%</b>	La Palma	10	2	20.0%
Laguna Woods	123	0	0.0%		Los Alamitos	11	2	18.2%
Lake Forest	62	2	3.2%		Buena Park	54	8	14.8%
Los Alamitos	11	2	18.2%		Portola Hills	9	1	11.1%
Mission Viejo	139	2	1.4%		Placentia	54	4	7.4%
Newport Beach	302	4	1.3%		La Habra	59	4	6.8%
Newport Coast	102	0	0.0%		Fountain Valley	34	2	5.9%
North Tustin	59	2	3.4%		Aliso Viejo	53	3	5.7%
Orange	163	3	1.8%		Laguna Hills	69	3	4.3%
Placentia	54	4	7.4%		North Tustin	59	2	3.4%
Portola Hills	9	1	11.1%	<b>County Low Shares - No Distressed</b>	Corona Del Mar		Newport Coast	
Rancho Mission Viejo	19	0	0.0%		Coto de Caza		Rancho Mission Viejo	
Rancho Santa Marg.	50	1	2.0%		Cypress		Seal Beach	
San Clemente	202	1	0.5%		Dana Point		Stanton	
San Juan	113	2	1.8%		Dove Canyon		Talega	
Santa Ana	191	3	1.6%		Foothill Ranch		Villa Park	
Seal Beach	76	0	0.0%		Laguna Beach		Westminster	
Stanton	17	0	0.0%		Laguna Woods			
Talega	34	0	0.0%					
Tustin	72	2	2.8%					
Villa Park	17	0	0.0%					
Westminster	39	0	0.0%					
Yorba Linda	165	5	3.0%					
All of O.C.	4,460	85	1.9%					

## Orange County Distressed Breakdown

	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)
Total Foreclosures	18	39	14
Total Short Sale	67	47	43

\*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 2/23/2017	Dem and (Last 30 Days Pendings)	Market Time (In Days) 2/23/2017	2-Weeks Ago 2/19/2017	4-Weeks Ago 1/26/2017	1-Year Ago 2/25/2016	2-Years Ago 2/26/2015
Los Angeles County	9,848	5,487	54	58	73	60	60
Orange County	4,460	2,651	50	56	67	61	56
Riverside County	8,935	2,996	89	100	119	114	106
San Bernardino County	4,267	2,017	63	67	78	76	79
San Diego County	4,628	3,305	42	46	55	49	50
<b>SOCAL TOTALS</b>	<b>32,138</b>	<b>16,456</b>	<b>59</b>	<b>64</b>	<b>78</b>	<b>68</b>	<b>67</b>

#### Distressed Properties - Foreclosures and Short Sales

	Current Actives 2/23/2017	Dem and (Last 30 Days Pendings)	Market Time (In Days) 2/23/2017	2-Weeks Ago 2/19/2017	4-Weeks Ago 1/26/2017	1-Year Ago 2/25/2016	2-Years Ago 2/26/2015
Los Angeles County	295	295	30	32	36	40	45
Orange County	85	86	30	39	36	40	39
Riverside County	312	219	43	50	59	52	54
San Bernardino County	194	141	41	36	48	57	49
San Diego County	101	141	21	20	23	24	22
<b>SOCAL TOTALS</b>	<b>987</b>	<b>882</b>	<b>34</b>	<b>36</b>	<b>41</b>	<b>42</b>	<b>42</b>