

HOUSING REPORT

BY STEVEN THOMAS - QUANTITATIVE ECONOMICS AND DECISION SCIENCES

ORANGE COUNTY HOUSING REPORT: V-SHAPED RECOVERY

5/18/2020

Propelled by record low mortgage rates, buyers are jumping back into the housing market.

Demand Spikes: Demand surged in the past couple of weeks with a 38% rise.



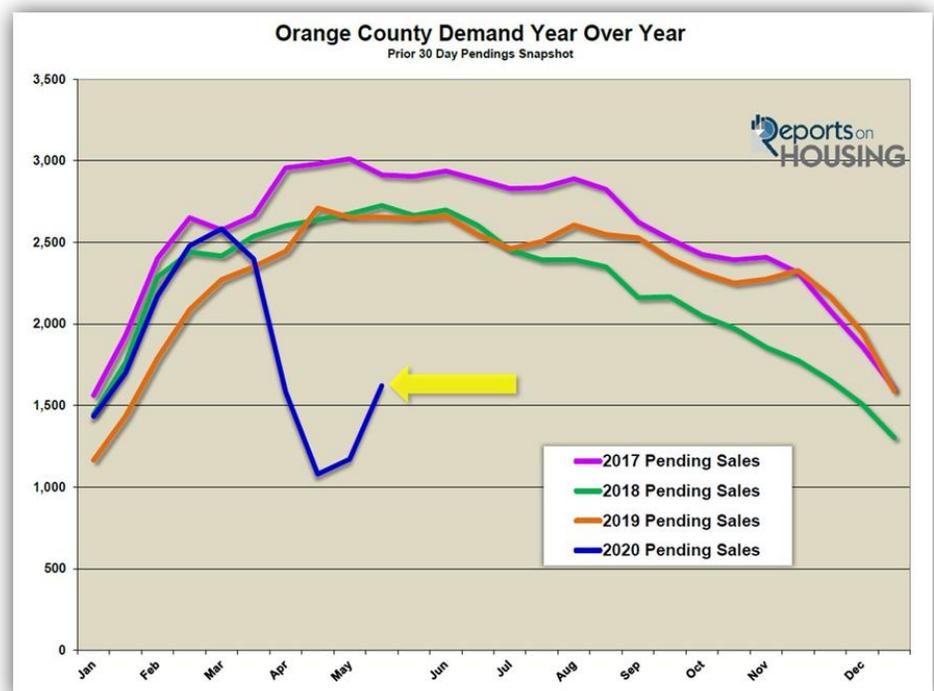
COVID-19 has impacted the economy across the board. The economic data prior to the Coronavirus was pumping on all cylinders. Consumer confidence, consumption, unemployment, housing, stocks, leading economic indicators, everything was pointing to a phenomenal 2020. After the virus broke, every chart was impacted severely. Housing was no exception.

Experts have been debating what the economic recovery will look like. Initially, some experts were calling for a quick rebound, a “V-Shaped” bounce. That is when the economy rises nearly as fast as it falls. Yet, with more time to reflect on all the data, most experts now agree that it will be a “U-Shaped” recovery, one that after hitting a bottom will slowly but surely turn upward. The best analogy is a dimmer switch. As the dial is slowly turned, the economy will continue to accelerate until one day it is pumping on all cylinders again.

Housing is proving that it is an exception and is currently experiencing a “V-Shaped” recovery with demand soaring 38% in the past two weeks. How can that be? The sleeping giant has awakened. Even though life as everybody knows it has been turned upside down and California has only moved to “Phase 2,” record low interest rates are instigating demand. Dawning masks and gloves, buyers are viewing homes again and making offers.

Prior to the “stay at home” order in mid-March, housing was a sizzling hot Seller’s Market with extraordinarily little inventory and unbelievable demand. It was the hottest start to a Spring Market since 2013, a spring to remember for Orange County housing. Low mortgage rates, averaging 3.75%, was stoking the fires of demand. When the virus hit, demand plunged, and the market slowed.

Now that it has been a couple of months, flattening the Coronavirus curve has been successful so far. Slowly but surely more of the economy is coming back online. As a result, eager buyers who had been sitting on the fence waiting to



purchase are jumping back in and ready to take advantage of record low mortgage rates at 3.25%.

In the past couple of weeks, demand (the last 30-days of pending sales) jumped from 1,172 pending sales to 1,622, a 38% rise. It was last at this level in mid-January. Typically, during this time of the year demand has already peaked and it does not change much at all. Not this year. Demand is in recovery mode and the sharp increase indicates that it is "V-Shaped."

While some thought the housing market would take a major hit because of the Coronavirus, that could not be further from the truth. The low mortgage rate environment is a catalyst that has reignited demand. Despite furloughs and unimaginable unemployment, local real estate is revving its massive engine once again. Many are wondering where the demand is coming from. A lot of people are still gainfully employed, willing, and able to purchase. With rates at a record low, home affordability has dramatically improved from earlier in the year. The market was hot back then and it is no wonder that it is heating up again.

The active inventory climbed by 5% in the past two weeks, close to the 5-year average of 4.4% during this time of the year. The inventory remains at lows last seen in 2013. Surging demand is outpacing the rise in supply, resulting in the Expected Market Time (the time between hammering in the FOR-SALE sign and opening escrow) tumbling from 118 days to 90 days, a *slight* Seller's Market (between 60 and 90 days). That is a market where sellers get to call more of the shots, yet home values are not changing much at all. Last year at this time, the Expected Market Time was at 84 days very close to today.

Recent weeks have proven that the housing market is extremely resilient and a bright spot in the economy. Buyers can expect housing to improve from here as demand continues to rebound. This is not the Great Recession when real estate was a house of cards ready to collapse. Back then it was a bubble fueled by mass speculation, subprime lending, pick-a-payment plans, a wave of cash out refinancing, zero down payments, and fraudulent lending practices. Mortgage rates were at 6.35%.

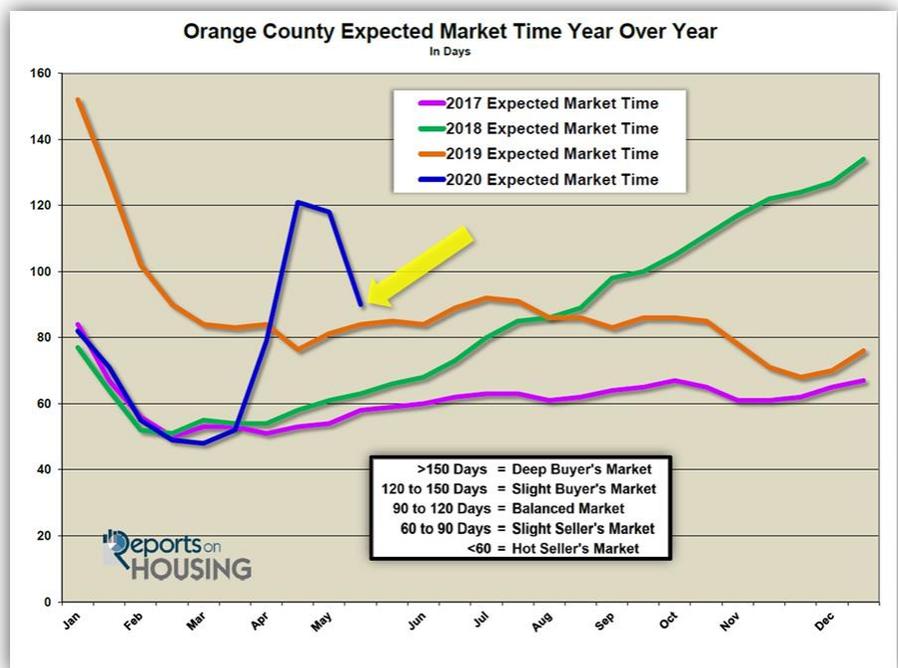
That was then, this is now. The current housing stock was built on tight lending requirements. Buyers have had to prove that they could afford the monthly mortgage payment. There were very few cash out refinances, large down payments are the norm, and there is plenty of nested equity.

This time around housing is built on a strong foundation. It may prove to be a catalyst to an eventual economic recovery.

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Active Inventory: The current active inventory increased by 5% in the past two-weeks.

The active listing inventory increased by 242 homes in the past two-weeks, up 5%, and now sits at 4,867. It has grown by 523 homes in the past month, up 12%. Demand has not quite recovered and is still off by 39%. Even with a reduction in demand, the overall inventory is not increasing as swiftly as it would have had the typical number of homeowners entered the fray. COVID-19 is suppressing the number of homeowners coming on the market.



In the past 4-weeks, there were 38% fewer new FOR SALE signs compared to the prior 5-year average. Two weeks ago, it was a 54% difference, so the gap is beginning to narrow. More sellers are thawing to the idea of selling now as well.

Last year at this time, there were 7,413 homes on the market, 2,546 more than today, a 52% difference. There were a lot more choices for buyers last year.

Luxury End: Luxury demand surged in the past couple of weeks.

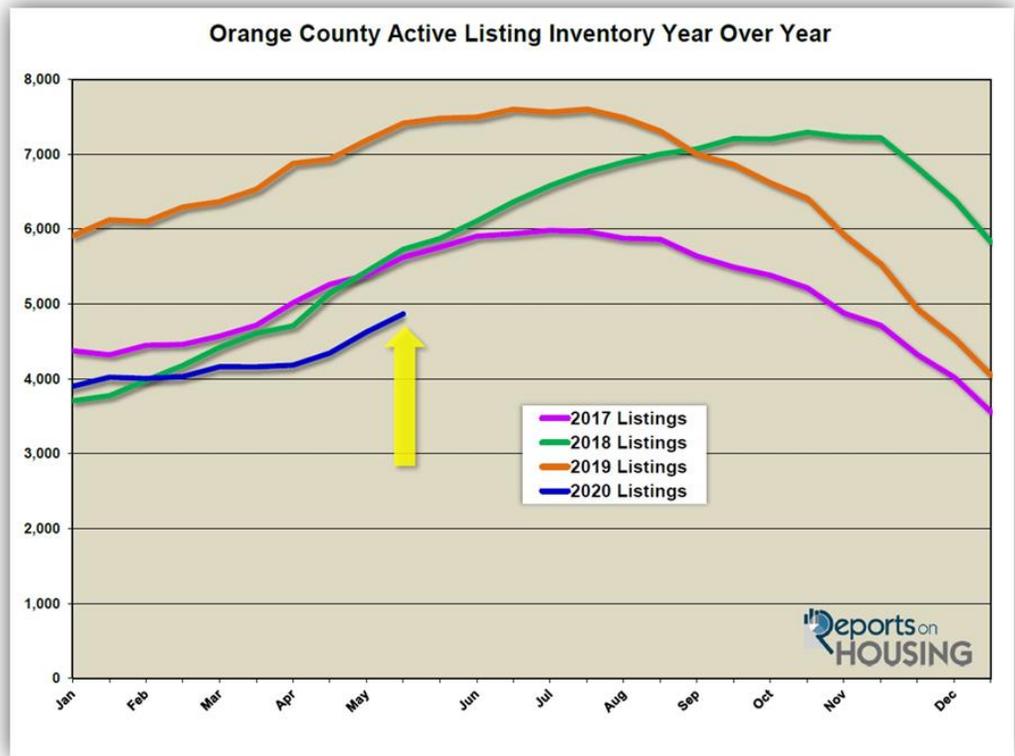
In the past two-weeks, demand for homes above \$1.25 million increased by 66 pending sales, up 42%, and now totals 223, nearly matching where it was at the very start of the year. The luxury home inventory increased by 98 homes, up 6%, and now totals 1,669.

With a dramatic

improvement in demand, which is outpacing the rise in the inventory, the overall Expected Market Time for homes priced above \$1.25 million decreased from 300 to 225 days in the past couple of weeks. Four weeks ago, it was at 322 days. The luxury market is thawing.

Year over year, luxury demand is down by 138 pending sales, or 38%, and the active luxury listing inventory is down by 814 homes, or 33%. The Expected Market Time last year was at 206 days, slightly better than today.

For homes priced between \$1.25 million and \$1.5 million, in the past two-weeks, the Expected Market Time decreased from 192 to 129 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 229 to 158 days. For homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 418 to 368 days. For homes priced above \$4 million, the Expected Market Time decreased from 586 to 540 days. At 586 days, a seller would be looking at placing their home into escrow around **November 2021**.



	Expected Market Time	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	61 Days	36%	53%	61 Days
O.C. \$750k-\$1m	68 Days	19%	25%	63 Days
O.C. \$1m-\$1.25m	120 Days	11%	8%	93 Days
O.C. \$1.25m-\$1.5m	129 Days	7%	5%	125 Days
O.C. \$1.5m-\$2m	158 Days	8%	4%	174 Days
O.C. \$2m-\$4m	368 Days	13%	3%	262 Days
O.C. \$4m+	540 Days	6%	1%	568 Days

ORANGE COUNTY HOUSING MARKET SUMMARY

- The active listing inventory increased by 242 homes in the past two-weeks, up 5%, and now totals 4,867. In the past four-weeks, 38% fewer homes were placed on the market compared to the prior 5-year average; thus, COVID-19 is suppressing the inventory. It was 54% fewer two-weeks ago. Last year, there were 7,413 homes on the market, 2,546 more than today, a 52% difference.
- Demand, the number of pending sales over the prior month, increased by 450 pending sales in the past two-weeks, up 38%, and now totals 1,622, the second largest increase of the year. In the past 5-years, demand has dropped an average of 1%. COVID-19's effect on housing is beginning to diminish. Last year, there were 2,655 pending sales, 64% more than today.
- The Expected Market Time for all of Orange County decreased from 118 days to 90, a slight Seller's Market (between 60 and 90 days). The drop was due to the surge in demand outpacing the rise in the supply. It was at 84 days last year, slightly better than today.
- For homes priced below \$750,000, the market is a slight Seller's Market with an expected market time of 61 days. This range represents 36% of the active inventory and 53% of demand.
- For homes priced between \$750,000 and \$1 million, the expected market time is 68 days, a slight Seller's Market. This range represents 19% of the active inventory and 25% of demand.
- For homes priced between \$1 million to \$1.25 million, the expected market time is 120 days, a Balanced Market (between 90 and 120 days).
- For luxury homes priced between \$1.25 million and \$1.5 million, in the past two weeks, the Expected Market Time decreased from 192 to 129 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time decreased from 229 to 158 days. For luxury homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 418 to 368 days. For luxury homes priced above \$4 million, the Expected Market Time decreased from 586 to 540 days.
- The luxury end, all homes above \$1.25 million, accounts for 34% of the inventory and only 13% of demand.
- Distressed homes, both short sales and foreclosures combined, made up only 0.9% of all listings and 1.4% of demand. There are only 18 foreclosures and 24 short sales available to purchase today in all of Orange County, 42 total distressed homes on the active market, down 2 from two-weeks ago. Last year there were 63 total distressed homes on the market, slightly more than today.
- There were 1,712 closed residential resales in April, 34% fewer than April 2019's 2,599 closed sales. This entirely due to COVID-19 suppressing both supply and demand. April marked a 28% drop compared to March 2020. The sales to list price ratio was 98.3% for all of Orange County. Foreclosures accounted for just 0.3% of all closed sales, and short sales accounted for 0.4%. That means that 99.3% of all sales were good ol' fashioned sellers with equity.

Have a great week.

Sincerely,

Kevin Comisky

KEVIN COMISKY

KELLER FORSYTH GROUP

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	Current Actives 5/14/2020	Demand (Last 30 Days Pending s)	Market Time (In Days) 5/14/2020	Market Time 2-Weeks Ago 4/30/2020	Market Time 4-Weeks Ago 4/16/2020	Market Time 1-Year Ago 5/16/2019	Market Time 2-Years Ago 5/17/2018	Average Active List Price 5/14/2020
Aliso Viejo	61	39	47	58	59	55	33	\$749k
Anaheim	166	76	66	79	76	42	50	\$632k
Anaheim Hills	78	36	65	52	66	62	70	\$1.0m
Brea	64	23	83	79	84	62	52	\$956k
Buena Park	43	26	50	83	51	50	49	\$663k
Corona Del Mar	114	12	285	284	500	540	109	\$5.4m
Costa Mesa	118	48	74	93	108	82	70	\$1.0m
Coto De Caza	79	12	198	196	233	165	170	\$2.3m
Cypress	37	22	50	62	92	54	31	\$727k
Dana Point	184	25	221	241	215	130	114	\$3.2m
Dove Canyon	15	3	150	150	360	150	67	\$1.2m
Foothill Ranch	14	15	28	84	75	78	24	\$792k
Fountain Valley	41	25	49	102	71	35	44	\$805k
Fullerton	132	56	71	102	69	62	45	\$943k
Garden Grove	94	59	48	57	77	43	37	\$709k
Huntington Beach	313	107	88	123	126	79	48	\$1.3m
Irvine	618	121	153	219	235	97	61	\$1.4m
La Habra	46	35	39	58	42	75	56	\$621k
La Palma	6	9	20	23	53	24	30	\$786k
Ladera Ranch	66	36	55	84	106	74	47	\$1.2m
Laguna Beach	210	19	332	448	633	327	259	\$4.5m
Laguna Hills	68	20	102	128	207	59	68	\$1.5m
Laguna Niguel	168	65	78	118	102	107	75	\$1.4m
Laguna Woods	193	39	148	210	201	126	67	\$351k
Lake Forest	95	42	68	87	150	56	41	\$822k
Los Alamitos	12	8	45	120	135	65	39	\$818k
Mission Viejo	144	89	49	73	75	78	72	\$838k
Newport Beach	299	43	209	243	338	164	138	\$3.2m
Newport Coast	76	9	253	350	274	196	190	\$5.2m
North Tustin	45	11	123	123	102	80	83	\$2.3m
Orange	169	59	86	100	80	57	41	\$990k
Placentia	41	31	40	55	52	37	39	\$680k
Portola Hills	23	12	58	49	71	70	33	\$929k
Rancho Mission Viejo	66	21	94	210	111	81	133	\$859k
Rancho Santa Marg.	42	45	28	50	64	62	27	\$660k
Rossmoor	13	6	65	72	50	110	67	\$1.5m
San Clemente	176	55	96	155	147	82	77	\$1.3m
San Juan	99	23	129	127	124	126	104	\$2.0m
Santa Ana	148	56	79	92	91	72	49	\$611k
Seal Beach	116	24	145	174	170	136	83	\$477k
Stanton	13	8	49	47	39	70	33	\$804k
Talega	45	11	123	176	222	53	86	\$1.1m
Tustin	82	38	65	83	111	68	41	\$1.0m
Villa Park	20	3	200	315	240	81	52	\$1.7m
Westminster	46	20	69	113	82	49	46	\$753k
Yorba Linda	136	62	66	87	98	97	56	\$1.6m
All of O.C.	4,867	1,622	90	118	121	84	63	\$1.6m

Attached Homes

	Current Actives 5/14/2020	Demand (Last 30 Days) Pending	Market Time (In Days) 5/14/2020	Market Time 2-Weeks 4/30/2020	Market Time 4-Weeks 4/16/2020	Market Time 1-Year Ago 5/16/2019	Market Time 2-Years 5/17/2018	Average Active List Price 5/14/2020
All of O.C.	1,734	617	84	115	117	83	52	\$725k
O.C. \$0-\$250k	115	33	105	149	138	93	52	\$189k
O.C. \$250k-\$500k	561	263	64	85	85	69	41	\$390k
O.C. \$500k-\$750k	579	235	74	108	106	74	46	\$627k
O.C. \$750k-\$1m	218	52	126	149	185	106	66	\$860k
O.C. \$1m+	261	34	230	306	415	220	144	\$1.8m

Current Actives Vacant **32.0%**

Detached Homes

	Current Actives 5/14/2020	Demand (Last 30 Days) Pending	Market Time (In Days) 5/14/2020	Market Time 2-Weeks 4/30/2020	Market Time 4-Weeks 4/16/2020	Market Time 1-Year Ago 5/16/2019	Market Time 2-Years 5/17/2018	Average Active List Price 5/14/2020
All of O.C.	3,133	1,005	94	120	123	84	70	\$2.1m
O.C. \$0-\$500k	31	20	47	71	78	31	34	\$398k
O.C. \$500k-\$750k	448	303	44	56	49	46	39	\$669k
O.C. \$750k-\$1m	718	361	60	77	85	57	47	\$884k
O.C. \$1m-\$1.25m	439	121	109	153	169	87	76	\$1.1m
O.C. \$1.25m-\$1.5m	298	76	118	173	196	119	89	\$1.4m
O.C. \$1.5m-\$2m	325	60	163	246	227	161	105	\$1.8m
O.C. \$2m-\$4m	580	47	370	395	350	258	195	\$2.9m
O.C. \$4m+	294	17	519	568	1084	565	425	\$8.6m

Current Actives Vacant **42.3%**

All Homes

	Current Actives 5/14/2020	Demand (Last 30 Days) Pending	Market Time (In Days) 5/14/2020	Market Time 2-Weeks 4/30/2020	Market Time 4-Weeks 4/16/2020	Market Time 1-Year Ago 5/16/2019	Market Time 2-Years 5/17/2018	Average Active List Price 5/14/2020
All of O.C.	4,867	1,622	90	118	121	84	63	\$1.6m
O.C. \$0-\$500k	707	316	67	91	90	68	42	\$358k
O.C. \$500k-\$750k	1,027	538	57	77	70	56	42	\$645k
O.C. \$750k-\$1m	936	413	68	86	96	63	49	\$879k
O.C. \$1m-\$1.25m	528	132	120	165	185	93	82	\$1.1m
O.C. \$1.25m-\$1.5m	357	83	129	192	205	125	90	\$1.4m
O.C. \$1.5m-\$2m	380	72	158	229	252	174	108	\$1.7m
O.C. \$2m-\$4m	626	51	368	418	363	262	197	\$2.9m
O.C. \$4m+	306	17	540	586	1,118	568	426	\$8.5m

Current Actives Vacant **19.7%**

*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	Average Sales Price	Average List Price	Sales to List Price Ratio	Low Price	High Price	Avg. Square Feet	Avg. \$ Per Square Feet	Units Sold Apr 2019
Aliso Viejo	37	\$697,931	\$703,017	99.3%	\$335k	\$1.2m	1,633	\$427	65
Anaheim	81	\$548,543	\$548,312	100.0%	\$169k	\$798k	1,398	\$392	129
Anaheim Hills	53	\$868,420	\$892,686	97.3%	\$378k	\$2.5m	2,401	\$362	48
Brea	27	\$733,000	\$725,176	101.1%	\$425k	\$1.2m	1,948	\$376	31
Buena Park	17	\$667,200	\$665,806	100.2%	\$457k	\$920k	1,651	\$404	47
Corona Del Mar	21	\$2,612,631	\$2,764,714	94.5%	\$1.1m	\$8.4m	2,023	\$1,291	20
Costa Mesa	55	\$989,233	\$996,333	99.3%	\$398k	\$2.8m	1,799	\$550	83
Coto De Caza	10	\$1,192,850	\$1,172,700	101.7%	\$549k	\$1.8m	3,198	\$373	29
Cypress	21	\$680,357	\$680,164	100.0%	\$449k	\$890k	1,550	\$439	38
Dana Point	20	\$2,144,213	\$2,239,244	95.8%	\$670k	\$14.4m	2,791	\$768	55
Dove Canyon	3	\$956,667	\$916,667	104.4%	\$800k	\$1.1m	2,581	\$376	6
Foothill Ranch	14	\$684,200	\$683,414	100.1%	\$325k	\$949k	1,650	\$425	14
Fountain Valley	26	\$782,423	\$765,408	102.2%	\$325k	\$1.2m	1,779	\$440	36
Fullerton	68	\$695,800	\$692,017	100.5%	\$238k	\$1.9m	1,748	\$398	79
Garden Grove	60	\$624,202	\$626,238	99.7%	\$299k	\$919k	1,472	\$424	120
Huntington Beach	102	\$968,240	\$986,385	98.2%	\$141k	\$4.5m	1,783	\$543	157
Irvine	129	1,057,930	\$1,085,143	97.5%	\$320k	\$5.8m	2,137	\$495	239
La Habra	34	\$552,618	\$546,847	101.1%	\$290k	\$915k	1,449	\$381	55
La Palma	8	\$775,238	\$774,950	100.0%	\$405k	\$894k	2,018	\$384	3
Ladera Ranch	31	\$865,035	\$867,880	99.7%	\$415k	\$2.0m	2,305	\$375	43
Laguna Beach	15	\$1,899,600	\$1,988,567	95.5%	\$520k	\$5.0m	2,186	\$869	34
Laguna Hills	19	\$1,056,900	\$1,104,032	95.7%	\$330k	\$3.5m	2,402	\$440	24
Laguna Niguel	57	\$825,698	\$839,436	98.4%	\$310k	\$2.3m	1,876	\$440	102
Laguna Woods	56	\$314,970	\$321,096	98.1%	\$45k	\$804k	1,103	\$285	56
Lake Forest	33	\$682,219	\$676,219	100.9%	\$336k	\$899k	1,864	\$393	87
Los Alamitos	3	\$841,667	\$837,333	100.5%	\$560k	\$1.4m	1,717	\$490	10
Mission Viejo	83	\$732,532	\$735,769	99.6%	\$265k	\$1.3m	1,819	\$403	122
Newport Beach	29	\$2,129,368	\$2,204,600	96.6%	\$590k	\$4.9m	2,521	\$845	83
Newport Coast	13	\$4,275,893	\$4,550,615	94.0%	\$1.2m	\$20.6m	4,033	\$1,060	19
North Tustin	17	\$1,319,052	\$1,336,588	98.7%	\$745k	\$2.5m	3,010	\$438	30
Orange	64	\$764,671	\$769,770	99.3%	\$337k	\$1.8m	1,939	\$394	110
Placentia	30	\$660,150	\$656,550	100.5%	\$285k	\$1.2m	1,770	\$373	38
Portola Hills	11	\$693,084	\$696,027	99.6%	\$344k	\$1.3m	1,808	\$383	12
Rancho Mission Viejo	21	\$760,347	\$770,737	98.7%	\$537k	\$1.0m	1,913	\$398	33
Rancho Santa Marg.	37	\$610,741	\$611,172	99.9%	\$350k	\$1.0m	1,578	\$406	78
Rosmoor	7	\$1,408,500	\$1,436,414	98.1%	\$915k	\$2.0m	2,548	\$553	10
San Clemente	67	\$1,185,551	\$1,220,377	97.1%	\$464k	\$4.0m	2,377	\$499	87
San Juan	36	\$931,682	\$956,225	97.4%	\$307k	\$1.8m	2,427	\$384	48
Santa Ana	69	\$559,902	\$559,992	100.0%	\$209k	\$1.7m	1,416	\$396	92
Seal Beach	50	\$546,256	\$557,532	98.0%	\$137k	\$1.7m	1,209	\$452	45
Stanton	10	\$400,250	\$394,580	101.4%	\$262k	\$610k	1,024	\$391	18
Talega	13	\$1,074,519	\$1,112,031	96.6%	\$500k	\$2.1m	3,029	\$361	23
Tustin	38	\$714,260	\$712,218	100.3%	\$340k	\$1.8m	1,579	\$452	60
Villa Park	5	\$1,473,000	\$1,530,000	96.3%	\$1.1m	\$2.2m	3,912	\$377	5
Westminster	14	\$726,179	\$726,993	99.9%	\$565k	\$879k	1,711	\$425	36
Yorba Linda	60	\$975,031	\$992,249	98.3%	\$410k	\$2.6m	2,464	\$396	80
All of O.C.	1,712	\$891,053	\$906,478	98.3%	\$45k	\$20.6m	1,897	\$470	2,599
O.C. \$0-\$500k	343	\$364,737	\$368,072	99.1%	\$45k	\$500k	985	\$370	512
O.C. \$500k-\$750k	544	\$635,400	\$634,865	100.1%	\$505k	\$750k	1,502	\$423	908
O.C. \$750k-\$1m	439	\$857,112	\$861,963	99.4%	\$752k	\$1.0m	2,042	\$420	581
O.C. \$1m-\$1.25m	157	\$1,131,568	\$1,152,864	98.2%	\$1.0m	\$1.25m	2,542	\$445	220
O.C. \$1.25m-\$1.5m	84	\$1,377,200	\$1,413,451	97.4%	\$1.26m	\$1.5m	2,911	\$473	127
O.C. \$1.5m-\$2m	75	\$1,736,154	\$1,776,836	97.7%	\$1.5m	\$2.0m	3,379	\$514	128
O.C. \$2m-4m	54	\$2,768,063	\$2,884,069	96.0%	\$2.1m	\$4.0m	3,946	\$701	106
O.C. \$4m+	16	\$6,588,796	\$7,071,375	93.2%	\$4.1m	\$20.6m	5,420	\$1,216	17

*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.

	Current Actives #####	Number of Foreclosures & Short Sale Actives 5/14/2020	% of Active Inventory 5/14/2020	Attached	Current Actives 5/14/2020	Number of Foreclosure s & Short Sale Actives 5/14/2020	% of Active Inventory 5/14/2020
Aliso Viejo	61	0	0.0%	All of O.C.	1,734	14	0.8%
Anaheim	166	2	1.2%	O.C. \$0-\$250k	115	1	0.9%
Anaheim Hills	78	0	0.0%	O.C. \$250k-\$500k	561	10	1.8%
Brea	64	0	0.0%	O.C. \$500k-\$750k	579	3	0.5%
Buena Park	43	1	2.3%	O.C. \$750k-\$1m	218	0	0.0%
Corona Del Mar	114	0	0.0%	O.C. \$1m+	261	0	0.0%
Costa Mesa	118	1	0.8%				
Coto De Caza	79	1	1.3%	Detached			
Cypress	37	1	2.7%	All of O.C.	3,133	29	0.9%
Dana Point	184	1	0.5%	O.C. \$0k-\$500k	31	0	0.0%
Dove Canyon	15	0	0.0%	O.C. \$500k-\$750k	448	11	2.5%
Foothill Ranch	14	0	0.0%	O.C. \$750k-\$1m	718	8	1.1%
Fountain Valley	41	2	4.9%	O.C. \$1m-\$1.5m	439	3	0.7%
Fullerton	132	0	0.0%	O.C. \$1.25m-\$1.5m	298	1	0.3%
Garden Grove	94	2	2.1%	O.C. \$1.5m-\$2m	325	1	0.3%
Huntington Beach	313	0	0.0%	O.C. \$2m-\$4m	580	4	0.7%
Irvine	618	1	0.2%	O.C. \$4m+	294	1	0.3%
La Habra	46	3	6.5%				
La Palma	6	0	0.0%	All Homes			
Ladera Ranch	66	0	0.0%	All of O.C.	4,867	43	0.9%
Laguna Beach	210	2	1.0%	O.C. \$0k-\$500k	707	11	1.6%
Laguna Hills	68	2	2.9%	O.C. \$500k-\$750k	1,027	14	1.4%
Laguna Niguel	168	4	2.4%	O.C. \$750k-\$1m	936	8	0.9%
Laguna Woods	193	3	1.6%	O.C. \$1m-\$1.25m	528	3	0.6%
Lake Forest	95	0	0.0%	O.C. \$1.25m-\$1.5m	357	1	0.3%
Los Alamitos	12	0	0.0%	O.C. \$1.5m-\$2m	380	1	0.3%
Mission Viejo	144	2	1.4%	O.C. \$2m-\$4m	626	4	0.6%
Newport Beach	299	1	0.3%	O.C. \$4m+	306	1	0.3%
Newport Coast	76	0	0.0%				
North Tustin	45	0	0.0%	County High Shares - Account for 51%			
Orange	169	3	1.8%	La Habra	46	3	6.5%
Placentia	41	0	0.0%	Fountain Valley	41	2	4.9%
Portola Hills	23	1	4.3%	Portola Hills	23	1	4.3%
Rancho Mission Viejo	66	0	0.0%	Laguna Hills	68	2	2.9%
Rancho Santa Marg.	42	1	2.4%	Cypress	37	1	2.7%
Rossmoor	13	0	0.0%	Santa Ana	148	4	2.7%
San Clemente	176	1	0.6%	Laguna Niguel	168	4	2.4%
San Juan	99	1	1.0%	Rancho Santa Mar	42	1	2.4%
Santa Ana	148	4	2.7%	Buena Park	43	1	2.3%
Seal Beach	116	0	0.0%	Garden Grove	94	2	2.1%
Stanton	13	0	0.0%				
Talega	45	0	0.0%	County Low Shares - No Distressed			
Tustin	82	0	0.0%	Aliso Viejo	Lake Forest		
Villa Park	20	0	0.0%	Anaheim Hills	Los Alamitos		
Westminster	46	0	0.0%	Brea	Newport Coast		
Yorba Linda	136	2	1.5%	Corona Del Mar	North Tustin		
All of O.C.	4,867	43	0.9%	Dove Canyon	Placentia		
				Foothill Ranch	Rancho Mission Viejo		
				Fullerton	Rossmoor		
				Huntington Beach	Seal Beach	Tustin	
				La Palma	Stanton	Villa Park	
				Ladera Ranch	Talega	Westminster	

Orange County Distressed Breakdown

	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)
Total Foreclosures	18	9	60
Total Short Sale	24	13	55

*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 5/14/2020	Demand (Last 30 Days Pendings)	Market Time (In Days) 5/14/2020	Market Time 2-Weeks Ago 4/30/2020	Market Time 4-Weeks Ago 4/16/2020	Market Time 1-Year Ago 5/16/2019	Market Time 2-Years Ago 5/17/2018
Los Angeles County	10,112	3,532	86	114	109	72	59
Orange County	4,867	1,622	90	118	121	84	63
Riverside County	6,704	2,361	85	113	130	89	78
San Bernardino County	4,440	1,880	71	93	103	74	63
San Diego County	5,330	2,529	63	85	88	65	55
Ventura County	1,330	433	92	94	96	56	53
SOCAL TOTALS	32,783	12,357	81	103	108	73	64

Distressed Properties - Foreclosures and Short Sales

	Current Actives 5/14/2020	Demand (Last 30 Days Pendings)	Market Time (In Days) 5/14/2020	Market Time 2-Weeks Ago 4/30/2020	Market Time 4-Weeks Ago 4/16/2020	Market Time 1-Year Ago 5/16/2019	Market Time 2-Years Ago 5/17/2018
Los Angeles County	112	72	47	60	75	43	29
Orange County	42	22	57	69	68	53	45
Riverside County	136	70	58	77	75	59	68
San Bernardino County	107	44	73	78	113	38	54
San Diego County	44	21	63	62	100	62	36
Ventura County	17	5	102	35	37	83	41
SOCAL TOTALS	458	234	67	64	78	56	46