Reports on HOUSING
Your Local Real Estate Snapshot

THE ORANGE COUNTY HOUSING REPORT

NO BARGAINS

WRITTEN BY
STEVEN THOMAS

MANY BUYERS ARE LOOKING FOR A DEAL OR WAITING FOR THE HOUSING MARKET TO CRASH BEFORE THEY PURCHASE, BUT THAT IS NOT GOING TO HAPPEN ANYTIME ON THE HORIZON.

COPYRIGHT 2022 - STEVEN THOMAS
REPORTS ON HOUSING - ALL RIGHTS RESERVED
THIS REPORT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION FROM THE AUTHOR

NOT A BUYER'S MARKET

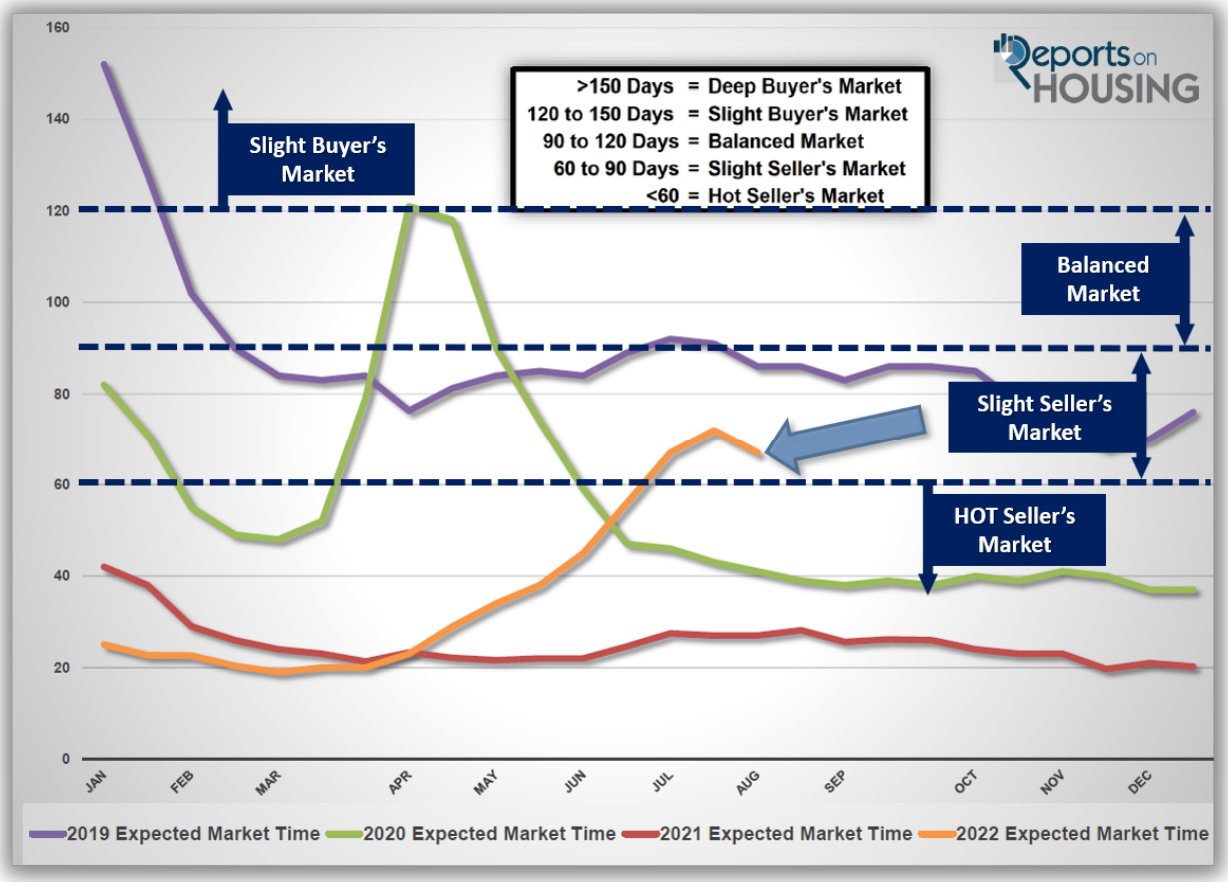
THE INSANE, INSTANTANEOUS HOUSING MARKET MAY BE GONE, YET WITH AN EXPECTED MARKET TIME OF 67 DAYS, ORANGE COUNTY IS STILL A SLIGHT SELLER'S MARKET.

The looming recession has buyers on the edge of their seats fully aware that the housing market has slowed considerably. From the flood of online news articles describing the real estate slowdown to the countless YouTube and TikTok videos detailing in only a few minutes how housing is about to crash, many buyers are convinced that the Orange County housing market is on the brink of collapse. Homes are taking a lot longer to sell. The number of price reductions has surged higher in the past couple of months. As a result, many buyers sit on the sidelines waiting for prices to plunge. They are waiting for a deal, a total bargain.

Just because so many people are jumping to the conclusion that home values must plummet does not make it so. Merely mention a recession and everyone's collective minds recall the devastating blow to housing during the Great Recession. Instead, homeowners across the country purchased their homes with huge down payments, extremely strong credit scores, money in the bank, and qualified for their mortgages. Buyers over the past many years have not been purchasing homes utilizing subprime loans, pick-a-payment plans, teaser rate adjustable mortgages, or zero down programs. This is not 2005 to 2008 all over again.

ORANGE COUNTY EXPECTED MARKET TIME

YEAR-OVER-YEAR (2019-2022)



Instead, with an Expected Market Time (the time between hammering in the FOR-SALE sign to opening escrow) of 67 days, it is a Slight Seller's Market (between 60 and 90 days). It is not a Balanced Market (between 90 and 120 days). It is not a Buyer's Market (over 120 days). The market still lines up in favor of sellers. In fact, in the past two weeks, the Expected Market Time dropped from 72 to 67 days. Surprisingly, the Orange County housing market got a little hotter. It appears as if this year's rise in market time has stopped and will remain a Slight

Seller's Market for the remainder of the year. This is due to the active inventory nearing its 2022 peak, rising by only 28 homes in the past couple of weeks, and demand jumping by 7% with rates falling to levels last seen in April.

The issue is that everyone had grown accustomed to two years of an auction like atmosphere where there were only a limited number of homes available and an ocean of buyers willing to purchase, prompted by historically low mortgage rates. Open houses were flooded with potential buyers. It was not uncommon for homes to procure 20 or 30 offers in just days after coming on the market. Sales prices soared above their purchase prices. The trajectory was up, up, up, and up. That market was extremely unique and home values rose nationally at a record pace. Flash forward to today and the housing market is distinctly different.

Most homes are not selling instantly. Busy intersections are now adorned with weekend Open House signs. It is not uncommon to see the same home open for several weeks in a row. Price reductions are quite common in today's market. There are fewer multiple offer situations, and most homes are selling below their asking prices. This is a "normal" market. The issue is that nobody has experienced a normal market in several years. It is hard to recall when housing was just ordinary.

An astounding 39% of the active inventory has reduced their asking price at least once. Many believe that price reductions are indicative of a buyer's market where prices are falling. That is just not the case. Given today's 67-day Expected Market Time, the price adjustments reveal the considerable number of homeowners who simply overpriced and did not cautiously approach pricing. When the Expected Market Time drops below 40-days like it did between August 2020 and May of this year, sellers got away with stretching their asking prices. Many real estate professionals scratched their heads in disbelief as their sellers picked arbitrary prices much higher than what was suggested by the professional, yet they still were able to obtain multiple offers and sell above their inflated asking prices. That market is now in the past. Arbitrarily pricing a home and stretching the asking price above the last comparable sale will result in limited activity and the need to readjust pricing.

Many sellers are pricing their homes in line with a sale from earlier this year when there was nothing available and buyers paid way over the asking price. This occurred even while mortgage rates climbed from 3.25% at the start of this year to over 5% in May (according to Mortgage News Daily). The problem was that there was nearly nothing available to purchase and plenty of buyers ready to pounce on anything new that hit the market. On January 1st there were only 954 homes available, a record low compared to the 3-year average reading prior to COVID (2017 to 2019) of 4,665. Eager buyers who had written offer after offer with no success were willing to do whatever it took to finally purchase, including paying way over the asking price, often $50,000, $75,000, or even $100,000 plus over the list price. The underlying, changing mortgage rate environment did not justify these extremely high sales prices, yet it occurred, nonetheless. This was a frothy stage of this year's market.

Sellers who price their homes according to these frothy comps are finding that they are not able to sell. While a home may have closed for a top dollar record price in one neighborhood, there are often adjacent neighborhoods with comparable properties that did not experience a frothy sale this year and have homes available to purchase for far less. Buyers shopping around will notice the disparity in pricing and will opt to purchase the cheaper homes.

It is a Slight Seller's Market. That means that sellers still get to call more of the shots, but homes are not selling instantly, and home values are no longer soaring higher. In order to find success, sellers must carefully consider the most recent pending and closed sales and take into consideration the location, condition, upgrades, and amenities. While it may have been a place they called "home" for years, buyers do not have that emotional tie and will instead rely on the Fair Market Value based on comparable properties. With today's higher interest rate environment, they do not want to overpay.

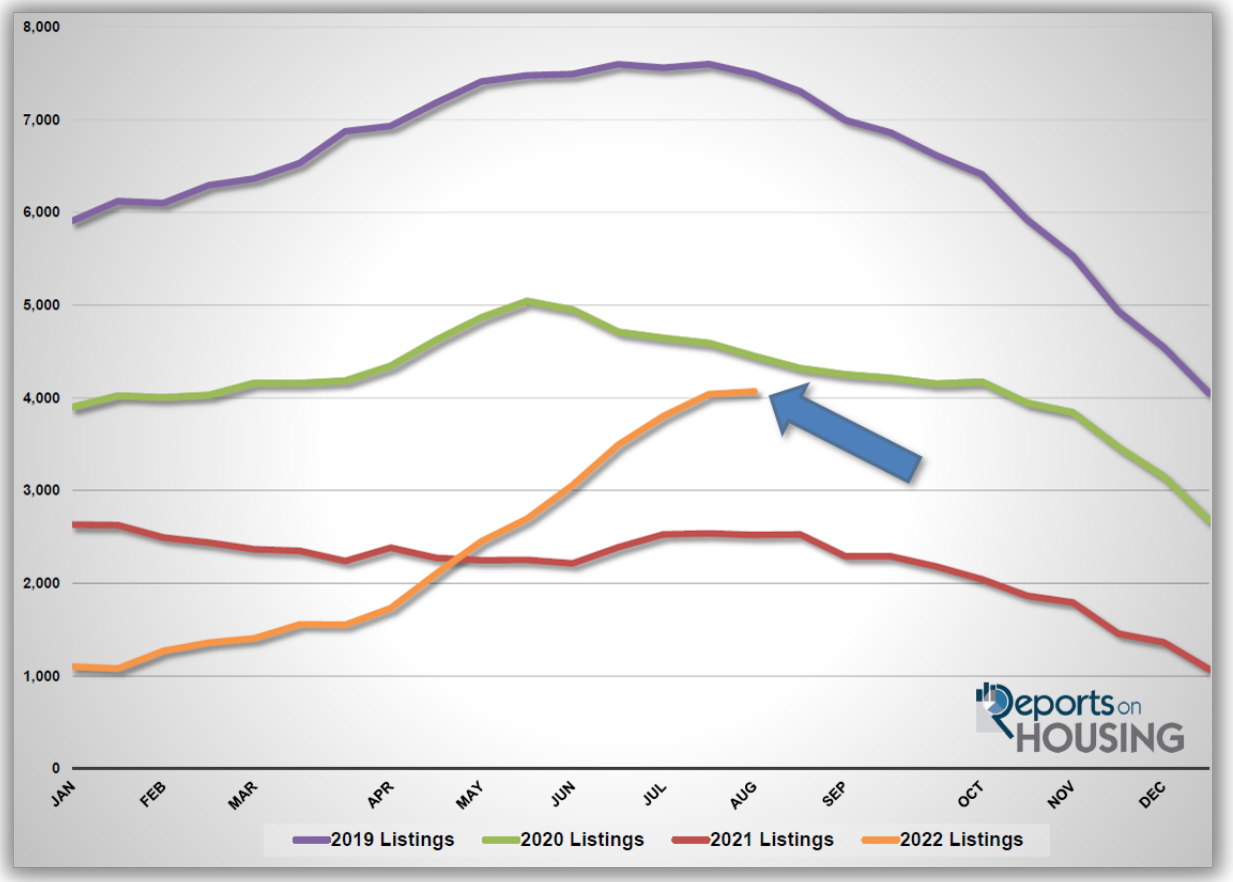
Buyers must understand that the market is still not lining up in their favor. Yes, Orange County housing has slowed. They no longer have to make an instantaneous decision. They no longer are competing with a busload of other offers to purchase. They no longer need to write offers tens of thousands of dollars above the asking price. Yet, the market is still hot enough that they are not going to get a "deal" or buy a home at a "bargain" price. Values are not dropping. Instead, it is finally a normal market.

ACTIVE LISTINGS

THE CURRENT ACTIVE INVENTORY IS REACHING A 2022 PEAK.

Reports on HOUSING
Your Local Real Estate Snapshot

ORANGE COUNTY ACTIVE LISTING INVENTORY
YEAR-OVER-YEAR (2019-2022)



The active listing inventory increased in the past couple of weeks by only 28 homes, up less than 1%, and now sits at 4,069, the highest level since October 2020. Typically, when interest rates rise considerably with duration, the inventory peaks later in the year, between October and Thanksgiving. A normal peak occurs between July and mid-August. Despite much higher mortgage rates, the 2022 peak looks imminent. This is occurring due to a recent rise in demand as mortgage rates have dropped from their June and July highs, and fewer homeowners opting to sell their homes. In July there were only 2,986 homes that were placed on the market compared to the 3-year average prior to COVID (2017 to 2019) of 3,707. That is 19% fewer, or 721 missing FOR-SALE signs. That has been the trend all year. So far in 2022, through July, there have been 4,389 missing signs, down 17%. Most homeowners are locked in at incredibly low interest rates, preventing many from considering selling their homes. With a muted inventory, it appears as if the lack of available homes is going to continue to be the prevailing issue facing the housing market for the rest of 2022 and into 2023. After peaking later this month, expect the inventory to slowly drop for the rest of the year.

Last year, the inventory was at 2,520, 38% lower, or 1,549 fewer. The 3-year average prior to COVID (2017 to 2019) is 6,753, an extra 2,684 homes, or 66% more. There were a lot more choices back then.

Demand, a snapshot of the number of new escrows over the prior month, increased from 1,693 to 1,812 in the past couple of weeks, adding 119 pending sales, or up 7%. It was the largest two week increase since the start of March. It is still the lowest demand reading for this time of the year since 2007, but a surprising, sudden shift in the Orange County housing market. The increase in demand is due to mortgage rates trending lower ever since reaching 6.28% in mid-June. In fact, according to Mortgage News Daily, they nearly hit 5% several times so far in August, considerably lower than the recent highs. As mortgage rates drop, the pool of potential buyers increases, enabling demand to rise. When the economy slows, mortgage rates almost always decline. Expect demand to not change much over the coming months, only slowly drop for the remainder of the Summer and Autumn Markets, from now until Thanksgiving. If rates drop further, demand could rise. Carefully watching mortgage rates will indicate the direction of demand for the remainder of the year.

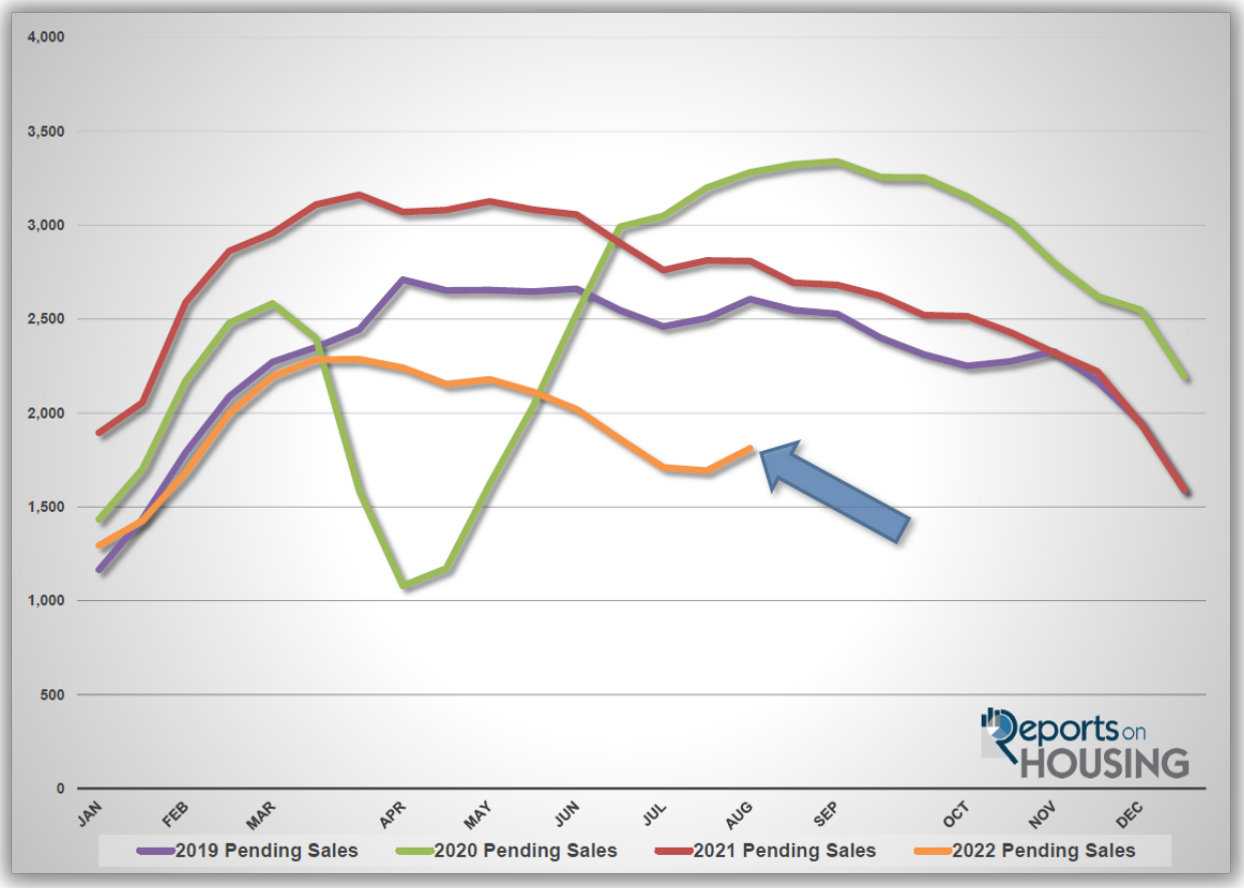
Last year, demand was at 2,809, 55% more than today, or an extra 997. The 3-year average prior to COVID (2017 to 2019) was at 2,630 pending sales, 45% more than today, or an extra 818.

With the rise in supply slowing to a trickle and demand jumping higher, the Expected Market Time (the number of days to sell all Orange County listings at the current buying pace) decreased from 72 to 67 days in the past couple of weeks, where it was at the start of July. At 67 days, it remains a Slight Seller's Market (60 to 90 days) where sellers get to call most of the shots, there are fewer multiple offers and home values are not appreciating as fast as they have been over the past couple of years. The market is no

longer instant and properly pricing is crucial to find success.Last year the Expected Market Time was at 27 days, substantially faster than today. The 3-year average prior to COVID was at 78 days, also a Slight Seller's Market and a touch slower than today.

ORANGE COUNTY DEMAND YEAR-OVER-YEAR (2018-2021)

PRIOR 30 DAYS PENDINGS SNAPSHOT



LUXURY END

THE LUXURY HOUSING MARKET COOLED A BIT MORE.

Reports on HOUSING
Your Local Real Estate Snapshot

In the past couple of weeks, the luxury inventory of homes priced above $2 million increased from 823 to 837 homes, still its highest level since November of 2020. Luxury demand increased by 16 pending sales, up 9%, and now sits at 201, its highest reading since June. With demand increasing faster than the rise in the inventory, the overall Expected Market Time for luxury homes priced above $2 million decreased from 133 to 125 days, its best reading since June. It still takes nearly three times longer to sell a luxury home today compared to February when the market time was at 45 days in February, an insanely HOT Seller's Market. The continued volatility on Wall Street has significantly impacted the luxury housing market.

Year over year, luxury demand is down by 48 pending sales or 19%, and the active luxury listing inventory is up by 242 homes or 42%. The Expected Market Time last year was at 72 days, considerably stronger than today.

For homes priced between $2 million and $4 million, the Expected Market Time in the past

two weeks decreased from 107 to 99 days. For homes priced between $4 million and $8 million, the Expected Market Time increased from 173 to 179 days. For homes priced above $8 million, the Expected Market Time decreased from 372 to 320 days. At 320 days, a seller would be looking at placing their home into escrow around **June 2023.**

Price Ranges	Expected Market Time	Market Speed	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. $0-$750k	46 Days		19%	28%	20 Days
O.C. $750k-$1m	68 Days		26%	25%	22 Days
O.C. $1m-$1.25m	56 Days		12%	15%	22 Days
O.C. $1.25m-$1.5m	66 Days		11%	11%	28 Days
O.C. $1.5m-$2m	80 Days		11%	10%	31 Days
O.C. $2m-$4m	99 Days		13%	9%	52 Days
O.C. $4m-$8m	178 Days		5%	2%	126 Days
O.C. $8m+	320 Days		3%	0.5%	164 Days

Reports on HOUSING

ORANGE COUNTY HOUSING SUMMARY

Reports on HOUSING
Your Local Real Estate Snapshot

- The active listing inventory is approaching a peak and rose by only 28 homes in the past couple of weeks, less than 1%, and now totals 4,069 homes, its highest level since October 2020. In July, there were 19% fewer homes that came on the market compared to the 3-year average prior to COVID (2017 to 2019), 721 fewer. Last year, there were 2,528 homes on the market, 1,549 fewer homes, or 38% less. The 3-year average prior to COVID (2017 to 2019) was 6,753, or 66% more.

- Demand, the number of pending sales over the prior month, increased by 119 pending sales in the past two weeks, up 7%, and now totals 1,812, its largest rise since the start of March. It is still the lowest reading for a start to August since 2007. Last year, there were 2,809 pending sales, 55% more than today. The 3-year average prior to COVID (2017 to 2019) was 2,630, or 45% more.

- With supply only rising slightly compared to the jump in demand, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, decreased from 72 to 67 days in the past couple of weeks, a Slight Seller's Market (between 60 and 90 days). It was at 27 days last year, much stronger than 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 19% of the active inventory and 28% 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 26% of the active inventory and 25% of demand.

- For homes priced between $1 million to $1.25 million, the Expected Market Time is 56 days, a Hot Seller's Market. This range represents 12% of the active inventory and 15% of demand.

- For homes priced between $1.25 million to $1.5 million, the Expected Market Time is 66 days, a Slight Seller's Market. This range represents 11% of the active inventory and 11% of demand.

- For homes priced between $1.5 million to $2 million, the Expected Market Time is 80 days, a Slight Seller's Market (between 60 and 90 days). This range represents 11% of the active inventory and 10% of demand.

- For homes priced between $2 million and $4 million, the Expected Market Time in the past two weeks decreased from 107 to 99 days. For homes priced between $4 million and $8 million, the Expected Market Time increased from 173 to 179 days. For homes priced above $8 million, the Expected Market Time decreased from 372 to 320 days.

- The luxury end, all homes above $2 million, accounts for 21% of the inventory and 11.5% of demand.

- Distressed homes, both short sales and foreclosures combined, made up only 0.2% of all listings and 0.2% of demand. There are only 6 foreclosures and 1 short sale available to purchase today in all of Orange County, 7 total distressed home on the active market, up one from two weeks ago. Last year there were 13 total distressed homes on the market, similar to today.

- There were 2,362 closed residential resales in June, 33% less than June 2021's 3,545 closed sales. June marked a 6% decrease compared to May 2022. The sales to list price ratio was 101.5% for all of Orange County. Foreclosures accounted for 0.1% of all closed sales, and there were no closed short sales. That means that 99.9% of all sales were good ol' fashioned sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

Orange County Cities	Current Actives 8/4/2022	Demand (Last 30 Days Pendings) 8/4/2022	Market Time (In Days) 8/4/2022	Market Time 2-Weeks Ago 7/21/2022	Market Time 4-Weeks Ago 7/7/2022	Market Time 1-Year Ago 8/5/2021	Market Time 2-Years Ago 8/6/2020	Median Active List Price 8/4/2022
Aliso Viejo	70	26	81	78	54	18	30	$908k
Anaheim	219	108	61	70	64	20	29	$799k
Anaheim Hills	92	40	69	71	91	16	29	$999k
Brea	41	16	77	55	31	22	31	$1.1m
Buena Park	93	30	93	93	68	13	22	$840k
Corona Del Mar	85	17	150	198	166	77	154	$4.8m
Costa Mesa	108	51	64	99	66	30	37	$1.3m
Coto De Caza	39	10	117	57	79	37	38	$2.2m
Cypress	54	22	74	80	56	18	25	$895k
Dana Point	85	25	102	72	122	33	78	$2.0m
Dove Canyon	12	4	90	130	180	13	23	$1.6m
Foothill Ranch	17	9	57	60	68	18	39	$1.2m
Fountain Valley	46	31	45	51	57	20	20	$1.2m
Fullerton	135	62	65	79	68	23	22	$950k
Garden Grove	142	73	58	99	82	41	21	$880k
Huntington Beach	260	129	60	58	55	28	39	$1.4m
Irvine	397	156	76	75	72	23	66	$1.4m
La Habra	56	25	67	75	61	32	22	$840k
La Palma	10	7	43	43	70	13	7	$945k
Ladera Ranch	45	25	54	65	63	23	26	$1.7m
Laguna Beach	97	28	104	115	254	73	128	$4.2m
Laguna Hills	42	16	79	69	55	26	28	$1.2m
Laguna Niguel	126	53	71	75	64	20	36	$1.3m
Laguna Woods	101	69	44	38	41	31	103	$425k
Lake Forest	105	50	63	75	58	20	28	$1.1m
Los Alamitos	15	6	75	60	27	26	16	$1.0m
Mission Viejo	169	84	60	52	66	23	23	$982k
Newport Beach	174	50	104	138	145	46	83	$3.7m
Newport Coast	42	8	158	171	195	59	93	$11.7m
North Tustin	43	20	65	92	85	46	52	$1.8m
Orange	176	67	79	76	49	34	24	$979k
Placentia	50	34	44	53	74	19	25	$924k
Portola Hills	13	8	49	50	56	30	20	$779k
Rancho Mission Viejo	41	14	88	69	56	5	24	$999k
Rancho Santa Marg.	72	29	74	78	69	13	17	$897k
Rossmoor	9	4	68	45	27	23	51	$1.5m
San Clemente	131	47	84	72	68	32	33	$1.8m
San Juan	63	24	79	76	70	52	49	$2.2m
Santa Ana	152	105	43	59	66	27	38	$785k
Seal Beach	61	49	37	40	29	16	41	$485k
Stanton	14	6	70	78	64	28	42	$803k
Talega	21	12	53	105	49	3	24	$1.7m
Tustin	74	52	43	48	54	19	34	$980k
Villa Park	16	4	120	64	50	36	63	$2.8m
Westminster	48	28	51	92	63	28	21	$982k
Yorba Linda	133	60	67	57	58	26	34	$1.3m
All of O.C.	4,069	1,812	67	72	67	27	41	$1.1m

ORANGE COUNTY PRICE RANGES REPORT

Reports on HOUSING
Your Local Real Estate Snapshot

Attached Homes	Current Actives 8/4/2022	Demand (Last 30 Days Pendings) 8/4/2022	Market Time (In Days) 8/4/2022	Market Time 2-Weeks Ago 7/21/2022	Market Time 4-Weeks Ago 7/7/2022	Market Time 1-Year Ago 8/5/2021	Market Time 2-Years Ago 8/6/2020	Median Active List Price 8/4/2022
All of O.C.	1,351	678	60	63	52	24	42	$769k
O.C. $0-$250k	13	14	28	33	28	27	54	$235k
O.C. $250k-$500k	207	163	38	36	32	22	36	$425k
O.C. $500k-$750k	439	248	53	58	44	19	31	$640k
O.C. $750k-$1m	374	138	81	72	57	29	58	$850k
O.C. $1m+	318	115	83	107	97	43	122	$1.4m

Detached Homes	Current Actives 8/4/2022	Demand (Last 30 Days Pendings) 8/4/2022	Market Time (In Days) 8/4/2022	Market Time 2-Weeks Ago 7/21/2022	Market Time 4-Weeks Ago 7/7/2022	Market Time 1-Year Ago 8/5/2021	Market Time 2-Years Ago 8/6/2020	Median Active List Price 8/4/2022
All of O.C.	2,718	1,134	72	77	77	29	40	$1.4m
O.C. $0-$500k	19	9	63	108	105	51	29	$428k
O.C. $500k-$750k	110	75	44	63	49	18	17	$694k
O.C. $750k-$1m	666	319	63	63	61	20	24	$896k
O.C. $1m-$1.25m	377	221	51	62	70	21	38	$1.2m
O.C. $1.25m-$1.5m	375	176	64	69	63	27	42	$1.4m
O.C. $1.5m-$2m	414	154	81	82	82	29	65	$1.7m
O.C. $2m-$4m	457	139	99	102	101	53	110	$2.8m
O.C. $4m+	300	41	220	205	218	121	254	$7.0m

All Homes	Current Actives 8/4/2022	Demand (Last 30 Days Pendings) 8/4/2022	Market Time (In Days) 8/4/2022	Market Time 2-Weeks Ago 7/21/2022	Market Time 4-Weeks Ago 7/7/2022	Market Time 1-Year Ago 8/5/2021	Market Time 2-Years Ago 8/6/2020	Median Active List Price 8/4/2022
All of O.C.	4,069	1,812	67	72	67	27	41	$1.1m
O.C. $0-$500k	239	186	39	38	34	24	38	$425k
O.C. $500k-$750k	549	323	51	59	45	18	24	$650k
O.C. $750k-$1m	1,040	457	68	66	60	22	29	$880k
O.C. $1m-$1.25m	493	266	56	68	71	22	42	$1.2m
O.C. $1.25m-$1.5m	449	205	66	71	68	28	49	$1.4m
O.C. $1.5m-$2m	462	174	80	82	87	31	68	$1.7m
O.C. $2m-$4m	513	156	99	107	98	52	115	$2.8m
O.C. $4m+	324	45	216	218	223	126	262	$6.9m

*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.

ORANGE COUNTY SOLD REPORT

Reports on HOUSING
Your Local Real Estate Snapshot

Orange County Cities	Units Sold Jun 2022	Median Sales Price	Median List Price	Sales to List Price Ratio	Low Price	High Price	Median. Square Feet	Median $ Per Square Feet	Units Sold Jun 2021
Aliso Viejo	58	$840,000	$817,500	105%	$465k	$1.9m	1336	629	92
Anaheim	109	$823,000	$799,900	103%	$312k	$1.2m	1392	591	156
Anaheim Hills	48	$1,105,000	$1,024,500	102%	$475k	$2.7m	1957	565	88
Brea	25	$1,100,000	$999,800	61%	$600k	$2.2m	2252	488	54
Buena Park	32	$835,000	$825,375	101%	$590k	$1.9m	1334	626	72
Corona Del Mar	28	$3,550,000	$3,585,000	96%	$1.4m	$14.5m	2263	1,569	34
Costa Mesa	70	$1,231,000	$1,200,000	104%	$522k	$3.6m	1641	750	68
Coto De Caza	10	$2,085,000	$2,049,000	97%	$740k	$5.3m	3891	536	46
Cypress	29	$960,000	$949,990	102%	$600k	$1.5m	1596	602	40
Dana Point	33	$1,450,000	$1,498,000	92%	$255k	$12.8m	1781	814	72
Dove Canyon	5	$1,400,000	$1,400,000	103%	$1.2m	$2.1m	2679	523	11
Foothill Ranch	11	$935,000	$899,000	101%	$440k	$1.4m	1326	705	1
Fountain Valley	37	$875,000	$850,000	105%	$414k	$2.4m	1656	528	47
Fullerton	94	$995,000	$962,450	103%	$360k	$3.2m	1843	540	112
Garden Grove	75	$840,000	$799,900	103%	$390k	$1.5m	1330	632	111
Huntington Beach	164	$1,152,500	$1,150,000	102%	$301k	$4.0m	1520	758	208
Irvine	229	$1,220,000	$1,200,000	102%	$435k	$13.0m	1739	702	369
La Habra	42	$825,000	$808,900	103%	$521k	$1.8m	1546	534	52
La Palma	6	$1,012,450	$987,450	104%	$571k	$1.3m	1597	634	13
Ladera Ranch	48	$1,013,000	$982,500	101%	$695k	$4.0m	1900	533	60
Laguna Beach	23	$2,365,000	$2,495,000	97%	$910k	$7.8m	1625	1,455	64
Laguna Hills	31	$820,000	$825,000	102%	$450k	$6.5m	1270	646	48
Laguna Niguel	79	$1,215,000	$1,225,000	102%	$431k	$4.8m	1750	694	116
Laguna Woods	89	$369,900	$364,900	102%	$20k	$1.8m	1040	356	98
Lake Forest	61	$1,050,000	$1,049,000	102%	$408k	$1.8m	1717	612	156
Los Alamitos	6	$1,255,000	$1,167,500	102%	$995k	$2.1m	1849	679	12
Mission Viejo	118	$1,087,500	$1,050,000	103%	$495k	$2.5m	1750	621	145
Newport Beach	72	$2,815,000	$2,822,500	101%	$460k	$12.5m	2308	1,220	103
Newport Coast	12	$4,460,000	$4,560,000	99%	$1.7m	$25.0m	3662	1,218	35
North Tustin	25	$2,000,000	$1,850,000	100%	$1.1m	$3.8m	3254	615	38
Orange	96	$1,046,000	$987,000	102%	$400k	$5.3m	1796	582	149
Placentia	30	$981,000	$950,000	104%	$460k	$1.4m	1833	535	58
Portola Hills	11	$965,000	$900,000	103%	$439k	$1.7m	1999	483	23
Rancho Mission Viejo	21	$1,100,000	$1,125,000	103%	$535k	$2.0m	1921	573	29
Rancho Santa Marg.	45	$850,000	$824,900	102%	$420k	$1.4m	1211	702	101
Rosmoor	9	$1,580,000	$1,498,000	104%	$1.2m	$2.3m	2103	751	12
San Clemente	57	$1,550,000	$1,549,000	100%	$530k	$8.7m	2066	750	99
San Juan	48	$1,317,500	$1,199,500	102%	$210k	$4.5m	2049	643	56
Santa Ana	88	$680,000	$657,450	104%	$285k	$2.9m	1177	578	151
Seal Beach	60	$439,500	$444,450	100%	$225k	$3.0m	1030	427	76
Stanton	12	$735,000	$723,000	102%	$420k	$920k	1238	594	19
Talega	16	$1,587,500	$1,537,500	102%	$799k	$4.2m	2579	616	18
Tustin	40	$1,032,500	$987,500	103%	$485k	$3.4m	1789	577	60
Villa Park	9	$2,590,000	$2,200,000	106%	$1.8m	$3.0m	4063	637	10
Westminster	43	$900,000	$898,000	101%	$600k	$1.4m	1408	639	46
Yorba Linda	70	$1,271,305	$1,189,450	103%	$550k	$3.1m	2100	605	136
All of O.C.	2,362	$1,000,000	$985,000	102%	$20k	$25.0m	1645	608	3,545
O.C. $0-$500k	184	$385,000	$379,450	101%	$20k	$500k	939	410	426
O.C. $500k-$750k	407	$650,000	$629,000	103%	$502k	$750k	1114	583	737
O.C. $750k-$1m	592	$879,950	$860,000	102%	$752k	$1.0m	1452	606	937
O.C. $1m-$1.25m	375	$1,145,000	$1,100,000	104%	$1.0m	$1.3m	1834	624	451
O.C. $1.25m-$1.5m	259	$1,375,000	$1,347,000	102%	$1.3m	$1.5m	2170	634	337
O.C. $1.5m-$2m	252	$1,695,500	$1,649,950	103%	$1.5m	$2.0m	2551	665	281
O.C. $2m-4m	228	$2,595,000	$2,537,500	102%	$2.0m	$4.0m	3177	817	269
O.C. $4m+	65	$5,750,000	$5,880,000	98%	$4.0m	$25.0m	3651	1,575	107

*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.

ORANGE COUNTY FORECLOSURE REPORT

Reports on HOUSING
Your Local Real Estate Snapshot

Orange County Cities	Current Actives 8/4/2022	Number of Foreclosures & Short Sale Actives 8/4/2022	% of Active Inventory 8/4/2022
Aliso Viejo	70	1	1.4%
Anaheim	219	0	0.0%
Anaheim Hills	92	0	0.0%
Brea	41	1	2.4%
Buena Park	93	0	0.0%
Corona Del Mar	85	0	0.0%
Costa Mesa	108	0	0.0%
Coto De Caza	39	0	0.0%
Cypress	54	0	0.0%
Dana Point	85	0	0.0%
Dove Canyon	12	0	0.0%
Foothill Ranch	17	0	0.0%
Fountain Valley	46	0	0.0%
Fullerton	135	0	0.0%
Garden Grove	142	1	0.7%
Huntington Beach	260	1	0.4%
Irvine	397	1	0.3%
La Habra	56	0	0.0%
La Palma	10	0	0.0%
Ladera Ranch	45	0	0.0%
Laguna Beach	97	0	0.0%
Laguna Hills	42	1	2.4%
Laguna Niguel	126	0	0.0%
Laguna Woods	101	0	0.0%
Lake Forest	105	0	0.0%
Los Alamitos	15	0	0.0%
Mission Viejo	169	0	0.0%
Newport Beach	174	0	0.0%
Newport Coast	42	0	0.0%
North Tustin	43	0	0.0%
Orange	176	0	0.0%
Placentia	50	0	0.0%
Portola Hills	13	0	0.0%
Rancho Mission Viejo	41	0	0.0%
Rancho Santa Marg.	72	0	0.0%
Rossmoor	9	0	0.0%
San Clemente	131	0	0.0%
San Juan	63	0	0.0%
Santa Ana	152	0	0.0%
Seal Beach	61	0	0.0%
Stanton	14	0	0.0%
Talega	21	0	0.0%
Tustin	74	0	0.0%
Villa Park	16	0	0.0%
Westminster	48	0	0.0%
Yorba Linda	133	0	0.0%
All of O.C.	4,069	6	0.1%

Orange County Distressed Breakdown

	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)
Total Foreclosures	6	1	180
Total Short Sale	1	2	15

Attached	Current Actives 8/4/2022	Number of Foreclosures & Short Sale Actives 8/4/2022	% of Active Inventory 8/4/2022
All of O.C.	1,351	1,351	0.0%
O.C. $0-$250k	13	13	0.0%
O.C. $250k-$500k	207	207	0.0%
O.C. $500k-$750k	439	439	0.0%
O.C. $750k-$1m	374	374	0.0%
O.C. $1m+	318	318	0.0%

Detached

All of O.C.	4,069	6	0.1%
O.C. $0k-$500k	239	0	0.0%
O.C. $500k-$750k	549	1	0.2%
O.C. $750k-$1m	1,040	1	0.1%
O.C. $1m-$1.5m	493	1	0.2%
O.C. $1.25m-$1.5m	449	1	0.2%
O.C. $1.5m-$2m	462	2	0.4%
O.C. $2m-$4m	513	0	0.0%
O.C. $4m+	324	0	0.0%

All Homes

All of O.C.	4,069	6	0.1%
O.C. $0k-$500k	239	0	0.0%
O.C. $500k-$750k	549	1	0.2%
O.C. $750k-$1m	1,040	1	0.1%
O.C. $1m-$1.25m	493	1	0.2%
O.C. $1.25m-$1.5m	449	1	0.2%
O.C. $1.5m-$2m	462	2	0.4%
O.C. $2m-$4m	513	0	0.0%
O.C. $4m+	324	0	0.0%

County High Shares - Account for 100%

Brea	41	1	2.4%
Laguna Hills	42	1	2.4%
Aliso Viejo	70	1	1.4%
Garden Grove	142	1	0.7%
Huntington Beach	260	1	0.4%
Irvine	397	1	0.3%

County Low Shares - No Distressed

	Foothill Ranch	Laguna Niguel	Rancho Missio
Buena Park		Lake Forest	Rancho Santa
Corona Del Mar	Westminster	Los Alamitos	Rossmoor
Costa Mesa		Mission Viejo	Seal Beach
Coto De Caza	La Habra		Stanton
Cypress	La Palma	Portola Hills	Talega
Dana Point	Ladera Ranch	North Tustin	
Dove Canyon	Laguna Beach	Orange	
		Laguna Hills	

*Data tabulated from CRMLS. This data may not reflect all real estate activty in the market. Not all cities are listed but are included in the O

SOUTHERN CALIFORNIA HOUSING REPORT

Reports on HOUSING
Your Local Real Estate Snapshot

All Properties	Current Actives 8/4/2022	Demand (Last 30 Days Pendings) 8/4/2022	Market Time (In Days) 8/4/2022	Market Time 2-Weeks Ago 7/21/2022	Market Time 4-Weeks Ago 7/7/2022	Market Time 1-Year Ago 8/5/2021	Market Time 2-Years Ago 8/6/2020
Los Angeles County	11,011	4,222	78	79	71	41	45
Orange County	4,069	1,812	67	72	67	27	41
Riverside County	6,022	2,395	75	76	70	29	30
San Bernardino County	5,261	1,726	91	92	86	33	25
San Diego County	4,806	2,174	66	67	67	29	31
Ventura County	1,175	621	57	62	56	25	39
SOCAL TOTALS	32,344	12,950	75	76	71	31	34

Distressed Properties Foreclosure and Short Sale	Current Actives 8/4/2022	Demand (Last 30 Days Pendings) 8/4/2022	Market Time (In Days) 8/4/2022	Market Time 2-Weeks Ago 7/21/2022	Market Time 4-Weeks Ago 7/7/2022	Market Time 1-Year Ago 8/5/2021	Market Time 2-Years Ago 8/6/2020
Los Angeles County	28	19	44	88	77	52	37
Orange County	7	3	70	60	90	65	39
Riverside County	30	11	82	107	66	24	47
San Bernardino County	23	9	77	49	38	46	21
San Diego County	17	5	102	140	150	60	15
Ventura County	4	2	60	50	60	70	30
SOCAL TOTALS	109	49	72	82	80	53	32