Reports on HOUSING
Your Local Real Estate Snapshot

THE **ORANGE COUNTY** HOUSING REPORT

NO CRASH IN SIGHT

**WRITTEN BY
STEVEN THOMAS**

HOUSING DATA ILLUSTRATES THAT THERE IS NOT A HOUSING CRASH ON THE HORIZON DESPITE THE CURRENT SLOWDOWN AND HOME VALUES FALLING.

An astonishing 41% of Americans think that the housing market is going to crash in the next 12 months, according to a survey conducted by LendingTree. Even more revealing is that 74% of those who believe there will be a crash think it will be as bad or worse than the "2008 housing market collapse." With so many convinced that a crash is inevitable, does that mean that housing will once again collapse?

Everyone across the nation recalls watching the housing market take a brutal pounding during the Great Recession. So many homeowners were burned as values toppled and their equity vanished seemingly overnight. It either happened to everybody personally or they knew somebody who felt the severe impact of the downturn. It is understandable that whenever there is an economic slump, the general public immediately recalls the Great Recession and expects the housing market to tumble once again.

Everyone expected a housing crash in 2018 when rates rose from 4% to 5%, but it did not materialize. It did not crash after the initial lockdowns of COVID, yet so many were convinced otherwise. Once again, with mortgage rates rocketing higher, home values already on the decline, and a recession on the horizon, many Americans believe that the housing market is on the edge of a precipice and home values are about to plummet. Even though so many feel a housing crash is eminent, and that it could be worse than the Great Recession, according to all the economic data, current trends, lending standards, and the health and strength of homeowners across the United States, there is no crash in sight, not now, not in the next 6-months, and not in the foreseeable future.

ORANGE COUNTY ACTIVE LISTING INVENTORY 2021 & 2022 VS 2006 & 2007
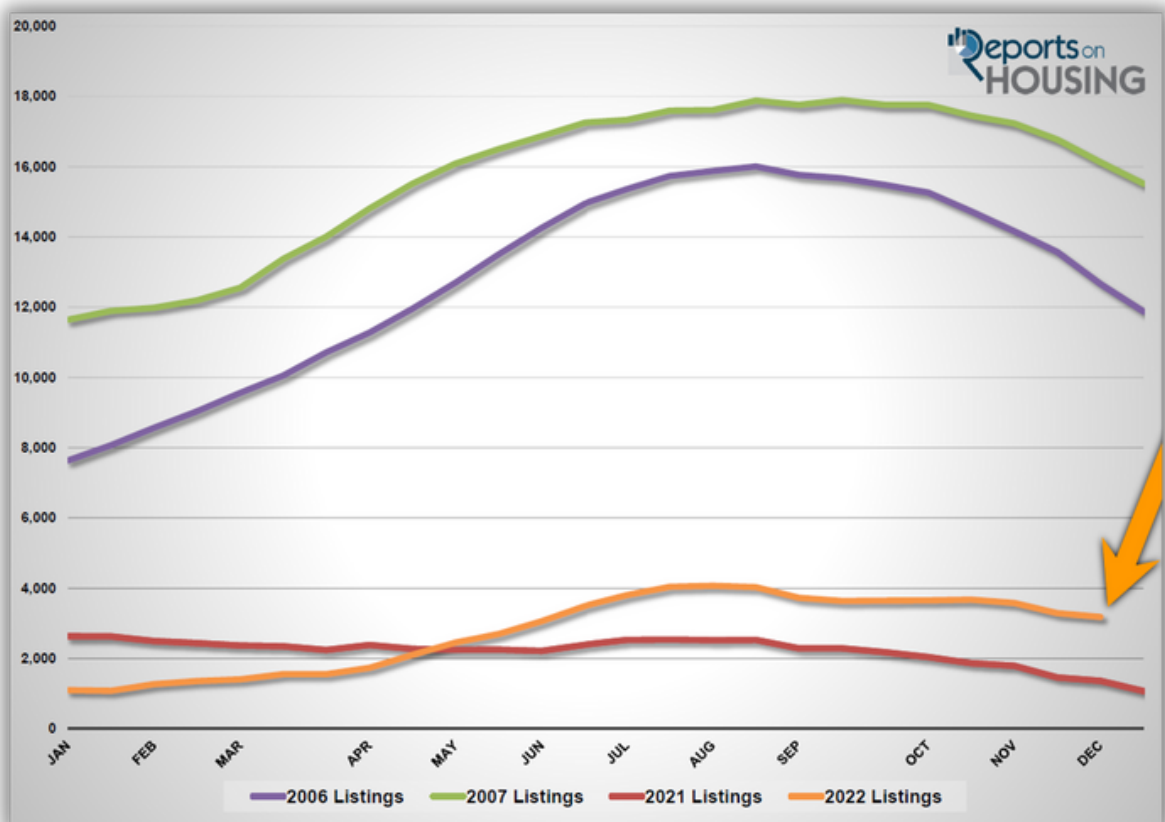
The number one reason why a crash will not occur is that there simply are not enough available homes to purchase. Today's inventory is at 3,182 homes. While there were 57% fewer homes last year, 1,363, the 3-year average prior to COVID (2017 to 2019) is 4,988 homes, 57% more than today. The inventory has been stuck at anemic levels since the beginning of the pandemic. In comparing today's supply to the two years leading up to the Great Recession, 2006 and 2007, the difference is stunning. The inventory peak in 2006 was 16,006 homes, and it was 17,898 in 2007. The 2021 peak was 2,537 and in 2022 it was 4,069. In sharp contrast to today's inventory crisis with a lack of available homes, there was an inventory glut that led up to the Great Recession.

In 2006, when demand sank, the Expected Market Time, the amount of time between hammering in the FOR-SALE sign and opening escrow, which is based upon supply and demand, climbed to over 200 days. And in 2007, when demand dropped even further, the Expected Market Time soared past 400 days. When housing is severely out of balance, values plunge. That's in sharp contrast to 2021 when the Expected Market Time dropped to 20 days by year's end. It hit 19 days in March of this year but has climbed to 84 days today as demand dropped to levels last seen during the Great Recession. While 84 days is much longer than the insane pace of earlier this year and all of 2021, it is a far cry from 2006's over 200 days and 2007's over 400.

Even though the market time is not that high, values are still dropping today due to mortgage rates doubling from the start of the year. Yet, home values are not tumbling at the accelerated pace of 2007 and 2008 when home values sank by nearly 40%. That will not happen today because of a very limited inventory where homeowners are choosing not to list their homes. So far this year, through November, there have been 8,000 fewer sellers compared to the 3-year average prior to the pandemic, 21% less. There is no panic selling. Housing is not a commodity. Everyone needs a roof over their heads, someplace to call home. There is also an extreme lack of forced selling, homeowners that "have to sell." During the Great Recession, over 10% of all outstanding mortgages were delinquent. Today's national delinquency rate is at its lowest level in decades. In Orange County, there are 12 foreclosures and short sales available to purchase today. In mid-December 2019, prior to COVID, there were 54, and in December 2007 there were over 3,700.

Even with sky-high mortgage rates and home values on the decline, housing is insulated from a housing crash. Today's housing stock is built on an extremely strong foundation with years of tight lending standards due to financing laws enacted after the Great Recession, strong credit scores, large down payments, fixed rate mortgages, plenty of nested equity, and limited cash-out refinances. There is no crash in sight because of the strength of the homeowner coupled with a very limited inventory of available homes to purchase today.

ACTIVE LISTINGS
FOR THE FIRST TIME THERE ARE MORE HOMES ON THE MARKET TODAY THAN IN 2020.

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The active listing inventory dropped by 104 homes, down 3%, and now sits at 3,182, its lowest level since the start of June. For the first time there are more homes on the market today than two years ago today, December of 2020. The inventory is not dropping as fast as it normally does during the Holiday Market, indicative of the very low levels of demand. Nonetheless, the inventory will still drop considerably to close out the year, less than three weeks away, with very few homes coming on the market and many unsuccessful homeowners who pull their homes off the market only to come on another day. After ushering in 2023, the inventory will start to rise in January and will pick up speed as the housing transitions to the Winter Market, mid-January through mid-March.

Last year, the inventory was at 1,363, 57% lower, or 1,819 fewer. The 3-year average prior to COVID (2017 to 2019) is 4,988, an extra 1,806 homes, or 57% more. There were a lot more choices back then.

The new trend that developed this year is a sharp decrease in the number of homes coming on the market, homeowners "hunkering down" and not willing to move due to sky-high mortgage rates and being locked in at a low fixed rate. For the month of November, there were 1,537 new FOR-SALE signs in Orange County, 718 fewer than the 3-year average prior to COVID (2017 to 2019), 32% less. So far in 2022, there have been 7,999 missing signs, down 21%. These missing signs counter any potential rise in the inventory.

ORANGE COUNTY ACTIVE LISTING INVENTORY
### YEAR-OVER-YEAR
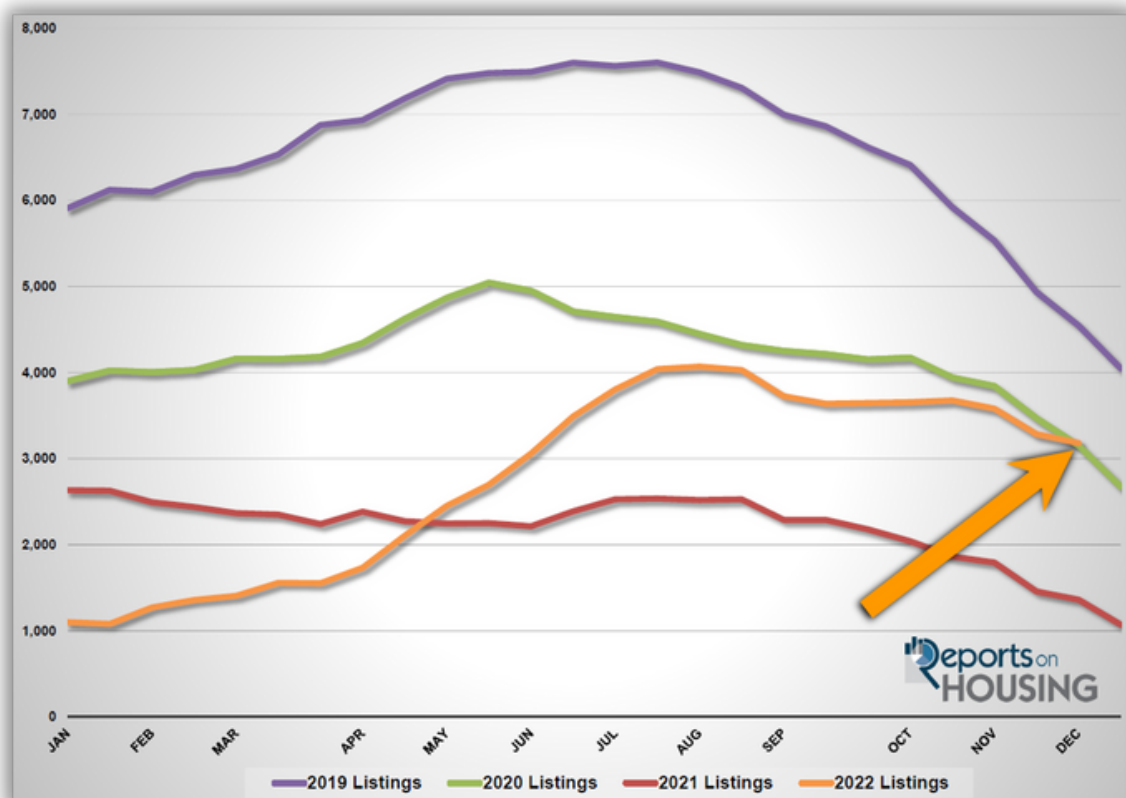
Demand, a snapshot of the number of new escrows over the prior month, decreased from 1,212 to 1,133 in the past couple of weeks, shedding 79 pending sales, or down 7%. It was the lowest level since April 2020 during the initial lockdowns of the pandemic. first rise since mid-August. According to Mortgage News Daily, mortgage rates continued to ease on indications from the Federal Reserve that the climb in the Federal Funds Rate will most likely slow and have been hovering around 6.35% since the start of this month. Mortgage rates are expected to improve once inflation is trending down. That can come as soon as this week, with the release of the Consumer Price Index tomorrow. For the rest of the year, with fewer choices and plenty of holiday distractions, expect demand to plunge until ringing in 2023. From there, demand will slowly improve and gain speed upon transitioning to the Winter Market, mid-January through mid-March.

Last year, demand was at 1,944, **72% more than today, or an extra 811**. The 3-year average prior to COVID (2017 to 2019) was at 1,774 pending sales, **57% more than today, or an extra 641.**

With demand falling faster than supply, the Expected Market Time (the number of days to sell all Orange County listings at the current buying pace) increased from 81 to 84 days in the past couple of weeks. Last year the Expected Market Time was at 21 days, substantially faster than today and home values were screaming higher. The 3-year average prior to COVID was 87 days, similar to today.

ORANGE COUNTY DEMAND YEAR-OVER-YEAR
(LAST 30 DAYS PENDING SALES ACTIVITY)
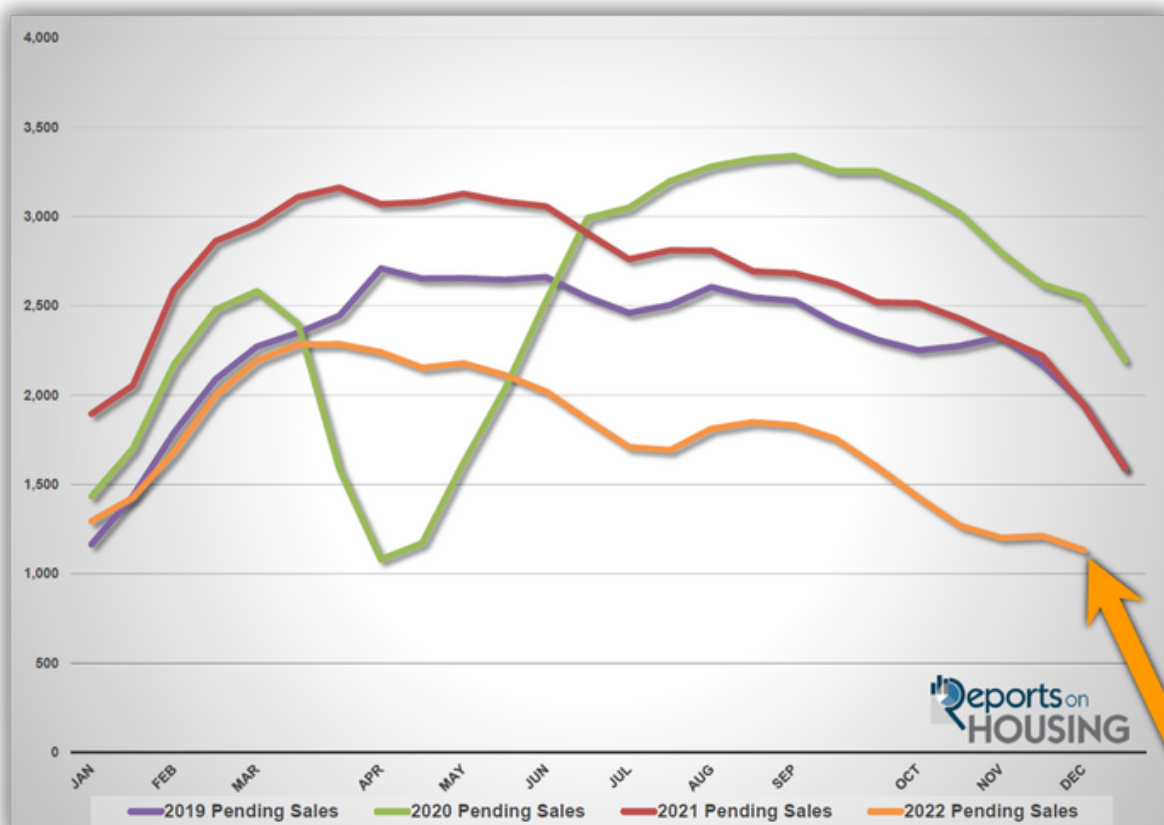
In the past couple of weeks, the luxury inventory of homes priced above $2 million decreased from 730 to 698 homes, down 32 homes, or 4%. Luxury demand decreased by 1 pending sale, down 1%, and now sits at 109, its lowest reading since May 2020, the initial lockdowns of COVID. With supply dropping faster than the drop in demand, the overall Expected Market Time for luxury homes priced above $2 million decreased from 199 to 192 days. Luxury is returning to pre-pandemic levels. Upper end homes typically do not sell instantly; instead, market times of over 6-months is quite common. The higher the price, the longer it takes to sell a home.

Year over year, luxury demand is down by 72 pending sales or 40%, and the active luxury listing inventory is up by 301 homes or 76%. The Expected Market Time last year was 66 days, nearly instantaneous for luxury.

For homes priced between $2 million and $4 million, the Expected Market Time in the past two weeks decreased from 144 to 138 days. For homes priced between $4 million and $8 million, the Expected Market Time decreased from 527 to 503 days. For homes priced above $8 million, the Expected Market Time decreased from 420 to 386 days. At 386 days, a seller would be looking at placing their home into escrow around **January 2024.**

Price Ranges	Expected Market Time	Market Speed	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. $0-$750k	62 Days		23%	31%	18 Days
O.C. $750k-$1m	71 Days		22%	26%	14 Days
O.C. $1m-$1.25m	80 Days		12%	13%	14 Days
O.C. $1.25m-$1.5m	81 Days		10%	10%	18 Days
O.C. $1.5m-$2m	95 Days		11%	10%	24 Days
O.C. $2m-$4m	138 Days		13%	8%	46 Days
O.C. $4m-$8m	503 Days		5%	1%	112 Days
O.C. $8m+	386 Days		6%	1%	424 Days

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- The active listing inventory in the past couple of weeks decreased by 104 homes, down 3%, and now sits at 3,182, its lowest level since the start of June. In November, there were 32% fewer homes that came on the market compared to the 3-year average prior to COVID (2017 to 2019), 718 less. Last year, there were 1,363 homes on the market, 1,819 fewer homes, or 57% less. The 3-year average prior to COVID (2017 to 2019) was 4,988, or 57% more.

- Demand, the number of pending sales over the prior month, plunged by 79 pending sales in the past two weeks, down 7%, and now totals 1,133, its lowest level since April 2020, the start of the pandemic. Last year, there were 1,944 pending sales, 72% more than today. The 3-year average prior to COVID (2017 to 2019) was 1,774, or 57% more.

- With demand dropping faster than supply, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased from 81 to 84 days in the past couple of weeks. It was 21 days last year, much stronger than today.

- For homes priced below $750,000, the Expected Market Time remained unchanged at 62 days. This range represents 23% of the active inventory and 31% of demand.

- For homes priced between $750,000 and $1 million, the Expected Market Time increased from 68 to 71 days. This range represents 22% of the active inventory and 26% of demand.

- For homes priced between $1 million to $1.25 million, the Expected Market Time increased from 68 to 80 days. This range represents 12% of the active inventory and 13% of demand.

- For homes priced between $1.25 million to $1.5 million, the Expected Market Time increased from 73 to 81 days. This range represents 10% of the active inventory and 10% of demand.

- For homes priced between $1.5 million to $2 million, the Expected Market Time decreased from 99 to 95 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 144 to 138 days. For homes priced between $4 million and $8 million, the Expected Market Time decreased from 527 to 503 days. For homes priced above $8 million, the Expected Market Time decreased from 420 to 386 days.

- The luxury end, all homes above $2 million, accounts for 24% of the inventory and 10% of demand.

- Distressed homes, both short sales and foreclosures combined, made up only 0.4% of all listings and 0.3% of demand. There are only 7 foreclosures and 5 short sales available to purchase today in all of Orange County, 12 total distressed homes on the active market, up 4 from two weeks ago. Last year there were 8 total distressed homes on the market, similar to today.

- There were 1,427 closed residential resales in November, 44% less than November 2021's 2,570 closed sales. November marked a 17% decrease compared to October 2022. The sales to list price ratio was 97.5% for all of Orange County. There were no foreclosures and no short sales in November. That means that 100% of all sales were good ol' fashioned sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

Orange County Cities	Current Actives 12/8/2022	Demand (Last 30 Days Pendings) 12/8/2022	Market Time (In Days) 12/8/2022	Market Time 2-Weeks Ago 11/24/2022	Market Time 4-Weeks Ago 11/10/2022	Market Time 1-Year Ago 12/9/2021	Market Time 2-Years Ago 12/10/2020	Median Active List Price 12/8/2022
Aliso Viejo	38	21	54	47	80	7	22	$803k
Anaheim	176	69	77	70	75	20	23	$819k
Anaheim Hills	72	25	86	106	76	8	26	$1.1m
Brea	24	21	34	46	68	24	13	$960k
Buena Park	67	24	84	123	198	10	18	$800k
Corona Del Mar	79	10	237	267	189	56	204	$4.0m
Costa Mesa	81	27	90	58	85	24	29	$1.3m
Coto De Caza	17	13	39	48	133	26	39	$2.0m
Cypress	31	15	62	71	66	17	15	$907k
Dana Point	81	20	122	176	159	37	59	$2.2m
Dove Canyon	2	1	60	60	Infinite	120	40	$1.6m
Foothill Ranch	5	4	38	90	25	14	13	$740k
Fountain Valley	50	17	88	55	53	11	20	$1.2m
Fullerton	102	35	87	74	75	18	29	$999k
Garden Grove	104	31	101	72	58	23	19	$853k
Huntington Beach	219	84	78	78	91	23	35	$1.3m
Irvine	306	85	108	88	101	22	50	$1.4m
La Habra	45	21	64	50	45	20	16	$775k
La Palma	25	6	125	270	720	3	10	$1.0m
Ladera Ranch	29	8	109	174	103	15	26	$1.1m
Laguna Beach	105	15	210	199	234	78	114	$3.5m
Laguna Hills	40	14	86	72	84	16	27	$1.4m
Laguna Niguel	101	39	78	85	113	16	26	$1.5m
Laguna Woods	109	52	63	74	68	29	72	$399k
Lake Forest	80	32	75	85	80	12	29	$1.1m
Los Alamitos	14	1	420	160	66	26	13	$1.2m
Mission Viejo	118	58	61	76	86	10	15	$980k
Newport Beach	147	20	221	198	160	53	96	$3.6m
Newport Coast	36	2	540	525	660	73	112	$7.2m
North Tustin	31	9	103	97	95	43	48	$1.8m
Orange	106	42	76	63	68	14	27	$913k
Placentia	47	18	78	64	126	17	23	$893k
Portola Hills	4	4	30	50	68	5	77	$1.4m
Rancho Mission Viejo	25	15	50	62	102	5	20	$949k
Rancho Santa Marg.	45	17	79	58	59	14	12	$830k
Rossmoor	4	4	30	21	34	13	20	$1.6m
San Clemente	111	35	95	80	99	17	45	$1.9m
San Juan	38	14	81	163	84	32	50	$1.5m
Santa Ana	135	59	69	66	80	19	36	$750k
Seal Beach	71	23	93	76	79	43	67	$390k
Stanton	20	11	55	75	188	7	18	$793k
Talega	15	5	90	70	132	12	30	$2.1m
Tustin	56	24	70	50	67	19	36	$1.2m
Villa Park	12	2	180	Infinite	140	42	73	$2.6m
Westminster	40	19	63	50	76	13	20	$913k
Yorba Linda	88	42	63	66	89	14	30	$1.3m
All of O.C.	3,182	1,133	84	81	89	21	37	$1.1m

ORANGE COUNTY PRICE RANGES REPORT

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Attached Homes	Current Actives	Demand (Last 30 Days Pendings)	Market Time (In Days)	Market Time 2-Weeks Ago	Market Time 4-Weeks Ago	Market Time 1-Year Ago	Market Time 2-Years Ago	Median Active List Price
	12/8/2022	12/8/2022	#######	11/24/2022	11/10/2022	12/9/2021	12/10/2020	12/8/2022
All of O.C.	1,210	423	86	81	89	20	39	$740k
O.C. $0-$250k	21	23	27	39	48	23	41	$235k
O.C. $250k-$500k	232	93	75	74	69	24	32	$425k
O.C. $500k-$750k	375	156	72	66	80	13	31	$638k
O.C. $750k-$1m	290	82	106	100	102	16	57	$849k
O.C. $1m+	292	69	127	114	127	45	97	$1.4m

Detached Homes	Current Actives	Demand (Last 30 Days Pendings)	Market Time (In Days)	Market Time 2-Weeks Ago	Market Time 4-Weeks Ago	Market Time 1-Year Ago	Market Time 2-Years Ago	Median Active List Price
	12/8/2022	12/8/2022	#######	11/24/2022	11/10/2022	12/9/2021	12/10/2020	12/8/2022
All of O.C.	1,972	710	83	82	90	22	36	$1.4m
O.C. $0-$500k	12	3	120	90	60	56	41	$457k
O.C. $500k-$750k	97	81	36	43	59	13	16	$699k
O.C. $750k-$1m	418	218	58	57	61	14	17	$895k
O.C. $1m-$1.25m	286	113	76	62	71	12	29	$1.2m
O.C. $1.25m-$1.5m	242	102	71	67	87	16	30	$1.4m
O.C. $1.5m-$2m	310	98	95	100	113	22	49	$1.8m
O.C. $2m-$4m	350	77	136	146	135	43	117	$2.7m
O.C. $4m+	257	18	428	466	279	119	243	$7.0m

All Homes	Current Actives	Demand (Last 30 Days Pendings)	Market Time (In Days)	Market Time 2-Weeks Ago	Market Time 4-Weeks Ago	Market Time 1-Year Ago	Market Time 2-Years Ago	Median Active List Price
	12/8/2022	12/8/2022	#######	11/24/2022	11/10/2022	12/9/2021	12/10/2020	12/8/2022
All of O.C.	3,182	1,133	84	81	89	21	37	$1.1m
O.C. $0-$500k	265	119	67	68	66	25	38	$420k
O.C. $500k-$750k	472	237	60	59	74	13	21	$650k
O.C. $750k-$1m	708	300	71	68	72	14	23	$874k
O.C. $1m-$1.25m	379	143	80	68	77	14	34	$1.2m
O.C. $1.25m-$1.5m	312	115	81	73	95	18	36	$1.4m
O.C. $1.5m-$2m	348	110	95	99	110	24	53	$1.7m
O.C. $2m-$4m	415	90	138	144	137	46	119	$2.8m
O.C. $4m+	283	19	447	482	297	112	248	$6.6m

*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

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Orange County Cities	Units Sold Nov 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 Nov 2021
Aliso Viejo	23	$1,037,000	$1,099,000	97%	$440k	$2.3m	1804	575	57
Anaheim	79	$770,000	$784,900	100%	$185k	$1.4m	1390	554	131
Anaheim Hills	33	$820,000	$848,888	99%	$505k	$1.7m	1766	464	46
Brea	14	$945,000	$950,000	99%	$545k	$1.4m	1972	479	37
Buena Park	18	$840,000	$837,495	99%	$610k	$1.2m	1554	541	48
Corona Del Mar	17	$3,750,000	$3,995,000	93%	$1.4m	$23.0m	2200	1,705	27
Costa Mesa	42	$1,021,500	$1,074,000	98%	$550k	$2.7m	1762	580	76
Coto De Caza	5	$2,325,000	$2,375,000	96%	$1.1m	$4.3m	4189	555	18
Cypress	21	$810,000	$825,000	99%	$439k	$1.9m	1529	530	41
Dana Point	17	$1,265,000	$1,299,000	97%	$615k	$3.7m	1689	749	49
Dove Canyon	1	$1,700,000	$1,749,900	97%	$1.7m	$1.7m	3467	490	4
Foothill Ranch	7	$1,100,000	$1,150,000	97%	$570k	$1.5m	1746	630	15
Fountain Valley	22	$1,014,500	$996,500	99%	$581k	$1.6m	1558	651	38
Fullerton	59	$855,000	$879,000	95%	$350k	$2.6m	1636	523	104
Garden Grove	58	$804,000	$799,950	99%	$390k	$1.3m	1401	574	77
Huntington Beach	110	$1,062,500	$1,059,950	97%	$370k	$4.0m	1471	722	171
Irvine	122	$1,281,500	$1,300,000	97%	$350k	$12.5m	1976	649	225
La Habra	35	$690,000	$700,000	99%	$390k	$1.6m	1270	543	59
La Palma	8	$883,500	$899,404	98%	$460k	$1.1m	2060	429	7
Ladera Ranch	12	$962,500	$999,000	100%	$700k	$3.0m	1784	540	32
Laguna Beach	16	$2,347,402	$2,395,000	96%	$1.4m	$17.0m	1763	1,331	42
Laguna Hills	26	$842,500	$837,500	98%	$475k	$2.9m	1464	575	34
Laguna Niguel	37	$1,085,000	$1,095,000	96%	$450k	$3.0m	1626	667	76
Laguna Woods	44	$333,250	$335,000	99%	$25k	$901k	1040	320	92
Lake Forest	31	$894,000	$930,000	98%	$420k	$1.6m	1504	594	51
Los Alamitos	3	$1,220,000	$1,200,000	101%	$1.2m	$1.4m	1681	726	14
Mission Viejo	59	$925,000	$960,000	97%	$419k	$2.2m	1705	543	119
Newport Beach	31	$2,700,000	$2,799,000	95%	$670k	$6.5m	2269	1,190	71
Newport Coast	8	$3,527,500	$3,697,000	85%	$1.6m	$16.0m	2897	1,218	27
North Tustin	16	$2,010,000	$1,999,000	97%	$1.1m	$2.9m	3021	665	19
Orange	60	$880,000	$862,498	99%	$426k	$2.7m	1536	573	93
Placentia	25	$780,000	$795,000	100%	$535k	$1.2m	1407	554	44
Portola Hills	6	$1,142,500	$1,185,000	99%	$565k	$1.3m	2330	490	13
Rancho Mission Viejo	12	$1,040,000	$1,070,745	99%	$830k	$1.6m	1763	590	25
Rancho Santa Marg.	28	$844,950	$819,450	99%	$405k	$1.3m	1451	582	57
Rosmoor	12	$1,492,500	$1,524,500	97%	$1.1m	$2.5m	1934	772	11
San Clemente	42	$1,379,944	$1,397,000	98%	$610k	$4.3m	1965	702	83
San Juan	27	$1,495,000	$1,495,000	96%	$625k	$4.0m	2562	584	35
Santa Ana	65	$710,000	$700,000	98%	$320k	$2.5m	1224	580	114
Seal Beach	42	$397,250	$394,950	99%	$199k	$2.0m	1030	386	39
Stanton	8	$742,500	$752,000	98%	$390k	$1.4m	1692	439	14
Talega	6	$1,424,944	$1,449,944	97%	$699k	$2.3m	2873	496	18
Tustin	23	$960,000	$949,900	99%	$400k	$6.2m	1617	594	50
Villa Park	6	$2,155,000	$2,222,500	93%	$1.3m	$3.1m	3524	612	4
Westminster	25	$900,000	$975,000	98%	$530k	$1.5m	1418	635	28
Yorba Linda	44	$1,149,250	$1,149,500	98%	$535k	$3.4m	2109	545	91
All of O.C.	**1,427**	**$925,000**	**$949,000**	**97%**	**$25k**	**$23.0m**	**1614**	**573**	**2,570**
O.C. $0-$500k	144	$397,500	$400,000	99%	$25k	$500k	921	432	271
O.C. $500k-$750k	273	$639,000	$649,000	98%	$505k	$750k	1177	543	532
O.C. $750k-$1m	400	$870,000	$875,000	99%	$751k	$1.0m	1536	566	686
O.C. $1m-$1.25m	216	$1,125,000	$1,150,000	98%	$1.0m	$1.3m	1891	595	339
O.C. $1.25m-$1.5m	130	$1,353,000	$1,396,500	97%	$1.3m	$1.5m	2416	560	278
O.C. $1.5m-$2m	118	$1,655,000	$1,699,000	97%	$1.5m	$2.0m	2522	656	218
O.C. $2m-4m	117	$2,575,000	$2,688,000	96%	$2.0m	$4.0m	3312	777	189
O.C. $4m+	29	$5,400,000	$5,895,000	92%	$4.0m	$23.0m	4592	1,176	57

*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 12/8/2022	Number of Foreclosures & Short Sale Actives 12/8/2022	% of Active Inventory 12/8/2022
Aliso Viejo	38	0	0.0%
Anaheim	176	0	0.0%
Anaheim Hills	72	0	0.0%
Brea	24	0	0.0%
Buena Park	67	0	0.0%
Corona Del Mar	79	0	0.0%
Costa Mesa	81	0	0.0%
Coto De Caza	17	0	0.0%
Cypress	31	0	0.0%
Dana Point	81	0	0.0%
Dove Canyon	2	0	0.0%
Foothill Ranch	5	0	0.0%
Fountain Valley	50	1	2.0%
Fullerton	102	0	0.0%
Garden Grove	104	0	0.0%
Huntington Beach	219	1	0.5%
Irvine	306	1	0.3%
La Habra	45	0	0.0%
La Palma	25	1	4.0%
Ladera Ranch	29	0	0.0%
Laguna Beach	105	0	0.0%
Laguna Hills	40	0	0.0%
Laguna Niguel	101	1	1.0%
Laguna Woods	109	1	0.9%
Lake Forest	80	0	0.0%
Los Alamitos	14	0	0.0%
Mission Viejo	118	0	0.0%
Newport Beach	147	0	0.0%
Newport Coast	36	0	0.0%
North Tustin	31	0	0.0%
Orange	106	1	0.9%
Placentia	47	0	0.0%
Portola Hills	4	0	0.0%
Rancho Mission Viejo	25	0	0.0%
Rancho Santa Marg.	45	0	0.0%
Rossmoor	4	0	0.0%
San Clemente	111	0	0.0%
San Juan	38	0	0.0%
Santa Ana	135	3	2.2%
Seal Beach	71	0	0.0%
Stanton	20	0	0.0%
Talega	15	0	0.0%
Tustin	56	0	0.0%
Villa Park	12	0	0.0%
Westminster	40	0	0.0%
Yorba Linda	88	0	0.0%
All of O.C.	3,182	10	0.3%

Attached	Current Actives 12/8/2022	Number of Foreclosures & Short Sale Actives 12/8/2022	% of Active Inventory 12/8/2022
All of O.C.	1,210	3	0.2%
O.C. $0-$250k	21	0	0.0%
O.C. $250k-$500k	232	2	0.9%
O.C. $500k-$750k	375	1	0.3%
O.C. $750k-$1m	290	0	0.0%
O.C. $1m+	292	0	0.0%

Detached

	Current Actives 12/8/2022	Number of Foreclosures & Short Sale Actives 12/8/2022	% of Active Inventory 12/8/2022
All of O.C.	1,972	7	0.4%
O.C. $0k-$500k	12	0	0.0%
O.C. $500k-$750k	97	1	1.0%
O.C. $750k-$1m	418	3	0.7%
O.C. $1m-$1.5m	286	1	0.3%
O.C. $1.25m-$1.5m	242	1	0.4%
O.C. $1.5m-$2m	310	0	0.0%
O.C. $2m-$4m	350	1	0.3%
O.C. $4m+	257	0	0.0%

All Homes

	Current Actives 12/8/2022	Number of Foreclosures & Short Sale Actives 12/8/2022	% of Active Inventory 12/8/2022
All of O.C.	3,182	10	0.3%
O.C. $0k-$500k	265	2	0.8%
O.C. $500k-$750k	472	2	0.4%
O.C. $750k-$1m	708	3	0.4%
O.C. $1m-$1.25m	379	1	0.3%
O.C. $1.25m-$1.5m	312	1	0.3%
O.C. $1.5m-$2m	348	0	0.0%
O.C. $2m-$4m	415	1	0.2%
O.C. $4m+	283	0	0.0%

County High Shares - Account for 100%

La Palma	25	1	4.0%
Santa Ana	135	3	2.2%
Fountain Valley	50	1	2.0%
Laguna Niguel	101	1	1.0%
Orange	106	1	0.9%
Laguna Woods	109	1	0.9%
Huntington Beach	219	1	0.5%
Irvine	306	1	0.3%

Orange County Distressed Breakdown

	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)
Total Foreclosures	7	2	105
Total Short Sale	5	1	150

County Low Shares - No Distressed

Aliso Viejo	Foothill Ranch	Laguna Niguel	Rancho Missio
Buena Park	Anaheim	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

All Properties	Current Actives 12/8/2022	Demand (Last 30 Days Pendings) 12/8/2022	Market Time (In Days) 12/8/2022	Market Time 2-Weeks Ago 11/24/2022	Market Time 4-Weeks Ago 11/10/2022	Market Time 1-Year Ago 12/9/2021	Market Time 2-Years Ago 12/10/2020
Los Angeles County	9,711	2,830	103	102	100	35	50
Orange County	3,182	1,133	84	81	89	21	37
Riverside County	6,246	1,648	114	114	119	25	31
San Bernardino County	4,668	1,146	122	118	116	33	27
San Diego County	3,672	1,445	76	80	84	21	30
Ventura County	881	375	70	78	86	20	43
SOCAL TOTALS	28,360	8,577	99	99	101	26	35

Distressed Properties Foreclosure and Short Sale	Current Actives 12/8/2022	Demand (Last 30 Days Pendings) 12/8/2022	Market Time (In Days) 12/8/2022	Market Time 2-Weeks Ago 11/24/2022	Market Time 4-Weeks Ago 11/10/2022	Market Time 1-Year Ago 12/9/2021	Market Time 2-Years Ago 12/10/2020
Los Angeles County	75	19	118	148	92	56	57
Orange County	22	6	110	120	105	40	48
Riverside County	92	23	120	130	94	30	27
San Bernardino County	72	28	77	68	131	73	29
San Diego County	26	12	65	77	95	28	52
Ventura County	6	1	180	120	150	15	-
SOCAL TOTALS	293	89	112	110	111	40	43