APRIL 1, 2024

THE

ORANGE COUNTY

HOUSING REPORT

Reports on HOUSING
Your Local Real Estate Snapshot

THE TEMPERATURE OF THE MARKET

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COMPARING TODAY'S INVENTORY AND DEMAND LEVELS TO PRIOR YEARS REVEALS THE ACCURATE TEMPERATURE AND TRENDS OF THE CURRENT MARKET.

LOW INVENTORY AND DEMAND
EVEN WITH LOW DEMAND, THE LOW INVENTORY HAS PAVED THE WAY FOR A VERY HOT SPRING MARKET.

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In planning the day, there are plenty of weather apps and websites to try to figure out the temperature. Based on the information, it may be helpful to pack a jacket or wear shorts. Unfortunately, with all the technology, weather forecasting is not an exact science and often misses the temperature by a mile. It is better to look at a good old-fashioned outdoor thermometer, or the "outside temperature" reading in the car, to gauge the day's weather accurately.

Similarly, there is no shortage of "economic experts" who look at housing data and attempt to measure the current temperature of the market. Yet, many of these experts are not "housing analysts" by trade and miss the temperature of housing by a mile, unfamiliar with the nuances in the data. Their economic expertise focuses on a different sector of the economy. To accurately determine housing's strength and its actual temperature, it is best to turn to the data, inventory versus demand.

ORANGE COUNTY ACTIVE LISTING INVENTORY YEAR VRESUS DEMAND
(DEMAND IS A 30 DAY SNAPSHOT OF PENDING SALES ACTIVITY)
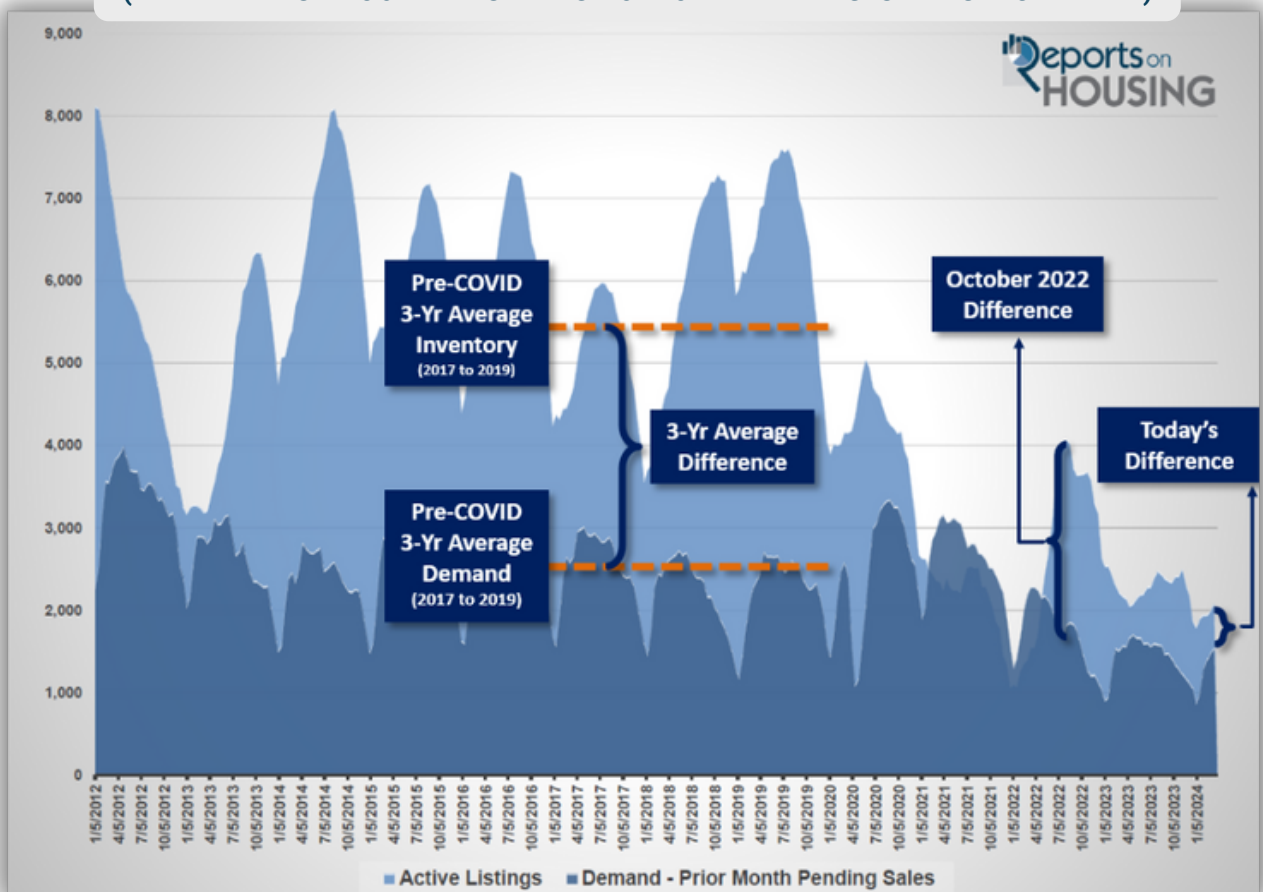
Ever since rates spiked higher in 2022, there has been a tug-of-war between two opposing forces: supply scarcity and an affordability crisis. The lack of homes available to sell favors sellers in the negotiation process, and home affordability dropping to historic lows favors buyers in the negotiation process. As rates spiked higher from 3.25% in January 2022 to eclipsing 7% in October 2022, the highest rate in over 20 years, demand came to a screeching halt, and the inventory climbed. The October 2022 inventory reached 3,677 homes, and demand, a snapshot of the number of new pending sales over the prior month,

dropped to 1,270. The difference between supply and demand reached 2,407. In March 2022, when home values were rocketing higher, the inventory was at 1,552, and demand was at 2,286. Demand **exceeded** supply. From June 2020 through May 2022, the difference between supply and demand was either low or negative. This rare phenomenon resulted in massive home value appreciation for two years. That all ended once rates eclipsed 6% in June 2022 and continued its march higher.

This year, mortgage rates have been bouncing between 6.6% and 7.1% with duration. Rate volatility has diminished dramatically since 2022. With less volatility, demand has risen despite today's higher mortgage rate environment. Consequently, the difference between the active listing inventory and demand has narrowed. Today, the active inventory is 2,017 homes, demand is 1,617 pending sales, and the difference is only 400.

For a proper perspective, it is best to look at the 3-year average before COVID (2017 to 2019), when the pace of housing felt normal for both buyers and sellers. The 3-year average for active listings to start April was 5,533, and demand was 2,668. The difference was 2,865, considerably larger than today, seven times larger. There may have been a lot more demand back then, but there was also plenty of supply. To accurately determine the temperature of today's market, matching the low inventory and low demand yields a scorching hot pace.

Today's Expected Market Time (the number of days to sell all Orange County listings at the current buying pace) is 37 days. At 37 days, Orange County buyers are once again experiencing long lines of buyers at open houses, multiple offer situations, and sales prices above the asking price. This is not due to heightened demand. Unaffordability due to high mortgage rates is inhibiting demand. Instead, it is due to a chronically low inventory and very few available homes to purchase. The 3-year average Expected Market Time before COVID was 63 days, considerably higher than today, and home values rose annually.

Contributing to the low inventory is the lack of homeowners willing to sell, unwilling to move due to their current underlying, locked-in, low fixed-rate mortgage. So far this year, from January through March, 6,328 new sellers entered the market in Orange County, 3,376 fewer than the 3-year average before COVID of 10,094, 37% less.

For the housing market to tip in the favor of buyers, the speed of the housing market must cool considerably. Cooler temperatures can only be achieved with a sharp increase in the inventory, which last occurred in 2022 when rates initially surged higher. In 2024, rate volatility has subsided, demand has been climbing, and the inventory has only risen slightly (even falling by 3% in the past couple of weeks).

As long as the inventory level remains considerably lower than pre-COVID levels, housing will continue at its current pace with hot temperature readings.

ACTIVE LISTINGS

THE ACTIVE INVENTORY DECREASED BY 3% IN THE PAST COUPLE OF WEEKS.

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The active listing inventory decreased by 67 homes in the past two weeks, down 3%, and now sits at 2,017. This is not a typical Spring Market when both supply and demand rise. Instead, even with rates bouncing around 7%, many buyers are tired of waiting for either prices to come down or rates to drop precipitously. The inventory continues to struggle to grow, partly due to increased buyer demand but also due to a lack of homeowners willing

to sell. Too many homeowners opt to stay put and remain in their homes, enjoying their ultra-low, fixed-rate mortgage payments.
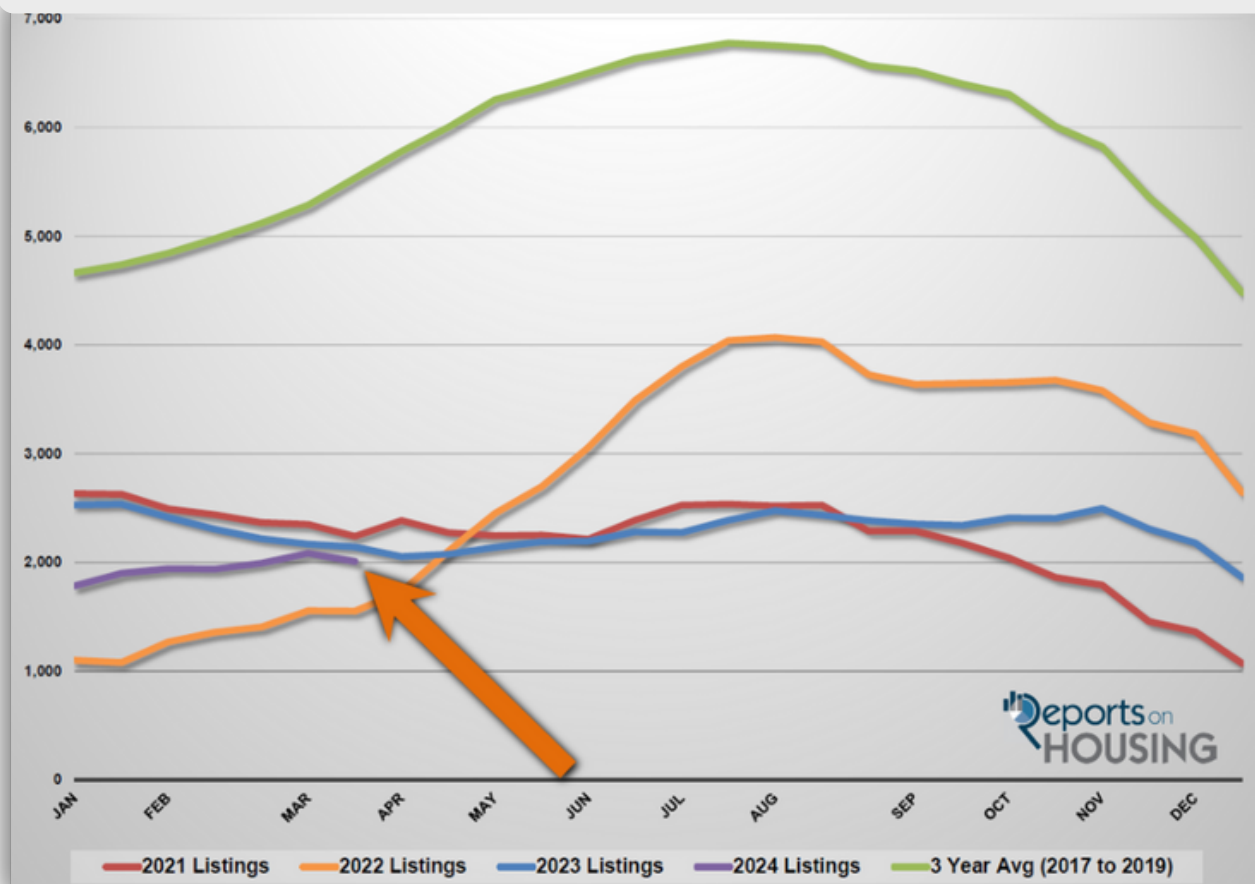
Last year, the inventory was 2,142 homes, **6% higher, or 125 more**. The 3-year average before COVID (2017 through 2019) was 5,533, an additional 3,516 homes, or 174% extra, more than double where it stands today.

Homeowners continue to "hunker down" in their homes, unwilling to move due to their current underlying, locked-in, low fixed-rate mortgage. For March, 2,285 new sellers entered the market in Orange County, 1,623 fewer than the 3-year average before COVID (2017 to 2019), 42% less. Last March, there were 2,136 new sellers, 7% fewer than this year. A few more sellers are opting to sell compared to the previous year.
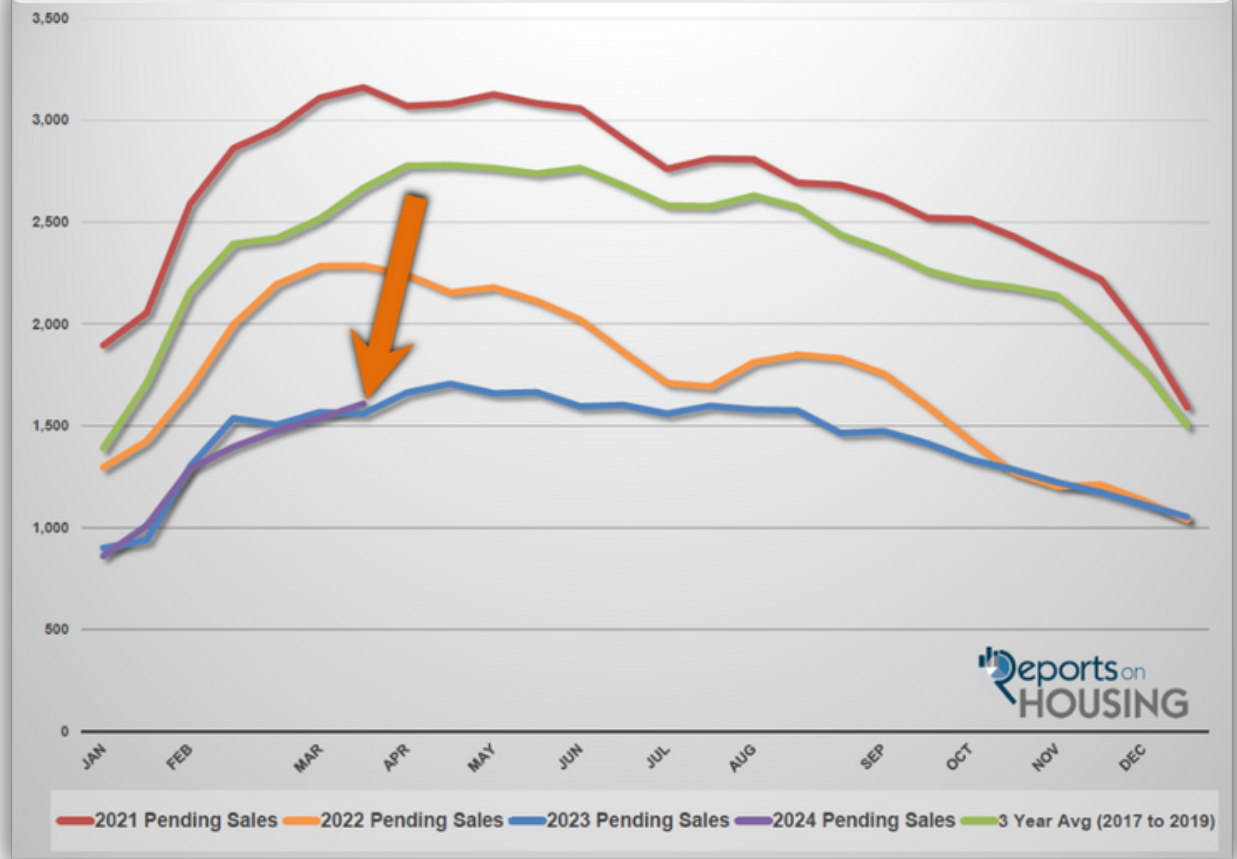
DEMAND

DEMAND INCREASED BY 5% IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, increased from 1,538 to 1,617 in the past couple of weeks, up 79 pending sales, or 5%, its highest level since May. Affordability is a real issue in today's housing market and high mortgage rate environment. Demand is stuck at very low levels. Yet, in matching the small demand readings to the crumbs of available homes to purchase, the market feels extremely hot from the buyer's perspective. If rates drop in the coming months, as forecasted by many economists, expect even more buyer competition and the market to become even hotter.

Last year, demand was 1,560, **4% less than today, or 57 fewer pending sales**. The 3-year average before COVID (2017 to 2019) was 2,668 pending sales, **65% more than today, or an additional 1,051**.

With supply falling and demand rising, the Expected Market Time (the number of days to sell all Orange County listings at the current buying pace) decreased from 41 to 37 days in the past couple of weeks, its hottest level since last April. Last year, the Expected Market Time was 41 days, similar to today. The 3-year average before COVID was 63 days, slower than today.

LUXURY END

THE LUXURY MARKET IMPROVED IN THE PAST COUPLE OF WEEKS.

In the past couple of weeks, the luxury inventory of homes priced above $2 million decreased from 759 to 755 homes, down four, or 1%. Luxury demand increased by 29 pending sales, up 12%, and now sits at 264, the highest reading since May 2021. With inventory falling and demand rising, the Expected Market Time for luxury homes priced above $2 million decreased from 97 to 86 days. That is very hot for luxury. The strength of equity markets is fueling the strength of the luxury market.

Year over year, the active luxury inventory is up by 116 homes or 18%, and luxury demand is up by 95 pending sales or 56%. Last year's Expected Market Time was 113 days, slower than today.

In the past two weeks, the expected market time for homes priced between $2 million and $4 million decreased from 66 to 60 days. For homes priced between $4 million and $6 million, the Expected Market Time decreased from 118 to 109 days. For homes priced above $6 million, the Expected Market Time decreased from 341 to 238 days. At 238 days, a seller would be looking at placing their home into escrow around **November 2024**.

ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED		MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
$0-$750k		30 Days	19%	24%	32 Days
$750k-$1m		24 Days	13%	21%	26 Days
$1m-$1.25m		24 Days	9%	14%	31 Days
$1.25m-$1.5m		29 Days	10%	12%	33 Days
$1.5m-$2m		35 Days	11%	12%	56 Days
$2m-$4m		60 Days	19%	12%	76 Days
$4m-$6m		109 Days	8%	3%	210 Days
$6m+		238 Days	11%	2%	308 Days

- The active listing inventory in the past couple of weeks decreased by 67 homes, down 3%, and now sits at 2,017. In March, 42% fewer homes came on the market compared to the 3-year average before COVID (2017 to 2019), 1,623 less. 149 more sellers came on the market this March compared to 2023. Last year, there were 2,142 homes on the market, **125 more homes, or 6% higher**. The 3-year average before COVID (2017 to 2019) was 5,533, or 174% extra, more than double.

- Demand, the number of pending sales over the prior month, increased by 79 pending sales in the past two weeks, up 5%, and now totals 1,617. Last year, there were 1,560 pending sales, **4% fewer than today**. The 3-year average before COVID (2017 to 2019) was 2,668, or **65% more.**

- With supply falling and demand rising, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, decreased from 41 to 37 days in the past couple of weeks, its lowest level since last April. It was 41 days last year, similar to today. The 3-year average before COVID (2017 to 2019) was 63 days, slower than today.

- The Expected Market Time for homes priced below $750,000 decreased from 31 to 30 days. This range represents 19% of the active inventory and 24% of demand.

- The Expected Market Time for homes priced between $750,000 and $1 million decreased from 27 to 24 days. This range represents 13% of the active inventory and 21% of demand.

- The Expected Market Time for homes priced between $1 million and $1.25 million decreased from 29 to 24 days. This range represents 9% of the active inventory and 14% of demand.

- The Expected Market Time for homes priced between $1.25 million and $1.5 million decreased from 33 to 29 days. This range represents 10% of the active inventory and 12% of demand.

- The Expected Market Time for homes priced between $1.5 million and $2 million remained unchanged at 35 days. This range represents 11% of the active inventory and 12% of demand.

- In the past two weeks, the expected market time for homes priced between $2 million and $4 million decreased from 66 to 60 days. For homes priced between $4 million and $6 million, the Expected Market Time decreased from 118 to 109 days. For homes priced above $6 million, the Expected Market Time decreased from 341 to 238 days.

- The luxury end, all homes above $2 million, account for 38% of the inventory and 17% of demand.

- Distressed homes, both short sales and foreclosures combined, comprised only 0.1% of all listings and 0.3% of demand. Only three foreclosures and no short sales are available today in Orange County, with three total distressed homes on the active market, down two from two weeks ago. Last year, ten distressed homes were on the market, similar to today.

- There were 1,425 closed residential resales in February, up 12% from February 2023's 1,270 and 21% from January 2024. The sales-to-list price ratio was 99.4% for Orange County. Foreclosures accounted for 0.4% of all closed sales, and there were no closed short sales. That means that 99.6% of all sales were good ol' fashioned sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

ORANGE COUNTY CITIES 3/28/2024	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	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
Aliso Viejo	19	25	23	24	24	29	13	$788k
Anaheim	90	74	36	28	41	33	22	$875k
Anaheim Hills	31	25	37	20	26	43	17	$1.5m
Brea	11	22	15	30	36	40	9	$1.3m
Buena Park	23	31	22	40	27	24	30	$1.1m
Corona Del Mar	54	21	77	102	86	191	72	$4.6m
Costa Mesa	40	44	27	35	48	54	23	$1.5m
Coto De Caza	11	17	19	37	30	23	32	$4.3m
Cypress	14	17	25	18	22	23	10	$1.2m
Dana Point	91	33	83	118	119	83	31	$2.6m
Dove Canyon	1	6	5	10	30	23	9	$1.7m
Foothill Ranch	5	6	25	23	21	15	14	$758k
Fountain Valley	23	20	35	42	28	29	19	$1.3m
Fullerton	65	62	31	30	33	32	18	$1.1m
Garden Grove	37	47	24	45	28	32	17	$999k
Huntington Beach	146	112	39	37	49	41	20	$1.4m
Irvine	132	149	27	29	28	36	21	$1.7m
La Habra	26	30	26	40	30	35	17	$757k
La Palma	4	5	24	15	60	13	18	$1.1m
Ladera Ranch	11	21	16	13	19	44	13	$2.1m
Laguna Beach	123	27	137	130	104	120	59	$4.5m
Laguna Hills	29	16	54	33	54	38	12	$2.2m
Laguna Niguel	64	45	43	34	47	47	18	$1.7m
Laguna Woods	85	73	35	34	31	35	15	$439k
Lake Forest	20	29	21	32	20	28	10	$1.2m
Los Alamitos	6	13	14	30	18	90	10	$1.3m
Mission Viejo	49	66	22	25	26	25	14	$1.1m
Newport Beach	165	42	118	146	109	80	38	$4.7m
Newport Coast	34	7	146	146	93	56	71	$19.1m
North Tustin	14	7	60	50	38	51	35	$2.3m
Orange	44	63	21	28	27	33	17	$1.2m
Placentia	24	25	29	27	23	24	15	$865k
Portola Hills	3	3	30	9	25	13	9	$900k
Rancho Mission Viejo	25	24	31	29	18	37	9	$950k
Rancho Santa Marg.	12	29	12	25	20	19	9	$799k
Rossmoor	7	3	70	90	38	30	60	$1.8m
San Clemente	96	46	63	53	46	72	21	$2.5m
San Juan	53	33	48	68	50	41	36	$3.0m
Santa Ana	96	90	32	40	63	41	20	$754k
Seal Beach	69	51	41	57	66	46	15	$418k
Stanton	7	15	14	15	33	30	25	$849k
Talega	14	13	32	30	33	90	18	$2.7m
Tustin	24	35	21	30	24	38	23	$1.3m
Villa Park	9	2	135	60	54	Infinite	19	$3.6m
Westminster	20	18	33	38	19	27	26	$1.1m
Yorba Linda	59	45	39	49	33	32	18	$1.9m
All of O.C.	2,010	1,608	38	41	40	41	20	$1.5m

ORANGE COUNTY PRICE RANGES REPORT

ATTACHED HOMES 3/28/2024	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	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
All of O.C.	746	645	35	37	34	37	16	$788k
$0-$500k	167	126	40	37	40	40	13	$399k
$500k-$750k	183	230	24	27	29	28	14	$620k
$750k-$1m	154	154	30	33	24	32	16	$860k
$1m-$2m	164	111	44	47	39	-	-	$1.4m
$2m+	78	24	98	107	88	-	-	$2.9m

DETACHED HOMES 3/28/2024	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	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
All of O.C.	1,264	963	39	43	45	44	24	$2.2m
$0-$500k	11	5	66	43	64	24	80	$370k
$500k-$750k	26	24	33	29	59	28	16	$694k
$750k-$1m	105	176	18	22	19	22	18	$919k
$1m-$1.25m	119	179	20	27	28	28	15	$1.2m
$1.25m-$1.5m	142	158	27	28	35	31	15	$1.4m
$1.5m-$2m	184	181	31	31	37	54	20	$1.8m
$2m-$4m	327	174	56	63	57	73	35	$3.0m
$4m-$6m	141	40	106	118	88	192	-	$4.9m
$6m+	209	26	241	330	271	309	-	$9.6m

ALL HOMES 3/28/2024	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	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
All of O.C.	2,010	1,608	38	41	40	41	20	$1.5m
$0-$500k	178	131	41	38	42	39	14	$399k
$500k-$750k	209	254	25	27	32	28	14	$630k
$750k-$1m	259	330	24	27	22	26	17	$880k
$1m-$1.25m	185	228	24	29	29	31	17	$1.2m
$1.25m-$1.5m	195	202	29	33	38	33	16	$1.4m
$1.5m-$2m	229	199	35	35	39	56	20	$1.8m
$2m-$4m	385	194	60	66	58	76	34	$2.9m
$4m-$6m	156	43	109	118	97	210	85	$4.9m
$6m+	214	27	238	341	269	308	191	$9.6m

*Data tabulated from CRMLS. This data may not reflect all real estate activity in the market. Due to Range Price listings, "All Homes," "Attached" and "Detached" totals do not add up and are slightly off.

ORANGE COUNTY SOLD REPORT

ORANGE COUNTY CITIES	UNITS SOLD FEB 2024	MEDIAN SALES PRICE	MEDIAN LIST PRICE	SALES TO LIST PRICE RATIO	LOW PRICE	HIGH PRICE	MEDIAN SQ FT.	MEDIAN $ PER SQ FT.	MEDIAN DOM	UNITS SOLD FEB 2023
Aliso Viejo	33	$900,000	$875,000	102%	$632k	$1.5m	1360	$662	8	16
Anaheim	70	$877,500	$867,000	101%	$390k	$1.7m	1519	$578	11	76
Anaheim Hills	25	$1,179,000	$1,149,000	101%	$565k	$3.6m	2072	$569	14	30
Brea	21	$975,000	$985,000	100%	$443k	$2.0m	1706	$572	9	13
Buena Park	22	$885,500	$869,000	101%	$580k	$2.1m	1615	$548	11	22
Corona Del Mar	22	$3,875,000	$3,960,000	96%	$1.5m	$12.4m	2255	$1,718	19	10
Costa Mesa	38	$1,462,500	$1,497,500	100%	$505k	$4.0m	1697	$862	8	25
Coto De Caza	14	$1,950,000	$1,974,000	98%	$1.1m	$5.3m	3781	$516	8	5
Cypress	19	$1,055,000	$1,055,000	102%	$510k	$1.7m	1659	$636	8	21
Dana Point	29	$1,600,000	$1,640,000	92%	$23k	$13.4m	1930	$829	13	25
Dove Canyon	4	$1,862,500	$1,874,500	99%	$1.5m	$2.2m	3290	$566	5	3
Foothill Ranch	7	$969,000	$969,000	101%	$500k	$1.8m	1734	$559	5	3
Fountain Valley	24	$1,317,500	$1,274,400	101%	$542k	$1.9m	1923	$685	14	30
Fullerton	53	$910,000	$899,620	103%	$315k	$2.1m	1434	$635	8	50
Garden Grove	30	$815,000	$822,500	101%	$380k	$1.4m	1305	$625	11	39
Huntington Beach	106	$1,208,500	$1,229,950	99%	$182k	$5.6m	1561	$774	13	72
Irvine	156	$1,505,000	$1,489,400	101%	$430k	$5.4m	1982	$759	8	152
La Habra	19	$799,000	$799,000	102%	$450k	$1.2m	1451	$551	10	15
La Palma	7	$1,125,000	$1,100,000	100%	$900k	$1.3m	2048	$549	11	11
Ladera Ranch	14	$995,000	$983,500	100%	$710k	$3.3m	1862	$534	13	14
Laguna Beach	24	$3,097,500	$3,197,000	93%	$738k	$21.5m	2277	$1,360	83	12
Laguna Hills	21	$943,500	$949,000	102%	$505k	$3.7m	1516	$622	9	19
Laguna Niguel	40	$1,474,500	$1,497,000	101%	$526k	$3.6m	1622	$909	9	30
Laguna Woods	41	$360,000	$349,900	100%	$55k	$1.2m	1057	$341	12	37
Lake Forest	16	$1,050,000	$997,450	105%	$460k	$1.9m	1475	$712	6	34
Los Alamitos	3	$910,000	$919,800	100%	$587k	$1.3m	1618	$562	19	8
Mission Viejo	58	$997,500	$962,500	101%	$390k	$2.0m	1503	$664	9	68
Newport Beach	45	$2,860,000	$2,875,000	98%	$650k	$13.3m	2203	$1,298	20	33
Newport Coast	2	$8,660,000	$9,745,000	89%	$2.9m	$14.4m	6882	$1,258	115	8
North Tustin	6	$2,637,500	$2,625,000	99%	$1.4m	$4.5m	3561	$741	6	9
Orange	61	$1,040,000	$995,000	102%	$445k	$2.8m	1651	$630	9	60
Placentia	23	$1,065,000	$1,039,900	102%	$540k	$1.4m	1853	$575	13	27
Portola Hills	1	$1,730,000	$1,730,000	100%	$1.7m	$1.7m	3208	$539	110	3
Rancho Mission Viejo	30	$921,750	$907,500	100%	$485k	$2.0m	1526	$604	17	9
Rancho Santa Marg.	24	$888,500	$875,000	100%	$535k	$1.8m	1354	$656	13	28
Rosmoor	8	$1,682,500	$1,692,500	97%	$1.3m	$2.9m	1901	$885	5	2
San Clemente	43	$1,585,000	$1,625,000	98%	$760k	$4.9m	1935	$819	20	34
San Juan	21	$1,779,000	$1,799,000	99%	$572k	$3.9m	2555	$696	20	20
Santa Ana	59	$820,000	$775,000	102%	$295k	$2.0m	1344	$610	10	50
Seal Beach	36	$437,000	$444,000	99%	$200k	$2.6m	986	$443	21	34
Stanton	12	$635,000	$639,500	102%	$550k	$1.1m	1154	$550	7	10
Talega	10	$1,601,250	$1,562,500	100%	$760k	$3.3m	2547	$629	12	5
Tustin	42	$1,025,000	$1,024,444	102%	$485k	$3.2m	1594	$643	9	22
Villa Park	3	$2,120,000	$2,079,000	98%	$1.5m	$2.2m	3223	$658	43	8
Westminster	25	$942,000	$925,000	100%	$585k	$1.6m	1500	$628	6	17
Yorba Linda	41	$1,420,000	$1,399,900	98%	$430k	$4.5m	2403	$591	8	34
All of O.C.	**1,425**	**$1,100,000**	**$1,075,000**	**99%**	**$23k**	**$21.5m**	**1662**	**$662**	**10**	**1,270**
$0-$500k	90	$366,000	$369,950	85%	$23k	$500k	884	$414	13	104
$500k-$750k	203	$650,000	$649,888	100%	$501k	$750k	1089	$597	11	243
$750k-$1m	350	$890,000	$870,000	101%	$755k	$1.0m	1414	$629	10	351
$1m-$1.25m	204	$1,120,400	$1,100,000	102%	$1.0m	$1.3m	1712	$655	9	204
$1.25m-$1.5m	188	$1,380,000	$1,350,000	101%	$1.3m	$1.5m	2110	$654	9	121
$1.5m-$2m	177	$1,685,000	$1,695,000	100%	$1.5m	$2.0m	2383	$707	11	116
$2m-$3m	118	$2,380,000	$2,350,000	100%	$2.0m	$3.0m	2848	$836	9	81
$3m-$4m	43	$3,400,000	$3,450,000	98%	$3.0m	$4.0m	3800	$895	17	27
$4m-$6m	28	$4,725,000	$4,900,000	98%	$4.0m	$6.0m	3385	$1,396	30	14
$6m+	24	$7,312,500	$8,247,500	94%	$6.1m	$21.5m	3510	$2,083	80	9

ORANGE COUNTY FORECLOSURE REPORT

ORANGE COUNTY CITIES 3/28/2024	CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY
Aliso Viejo	19	0	0.0%
Anaheim	90	0	0.0%
Anaheim Hills	31	0	0.0%
Brea	11	0	0.0%
Buena Park	23	0	0.0%
Corona Del Mar	54	0	0.0%
Costa Mesa	40	0	0.0%
Coto De Caza	11	0	0.0%
Cypress	14	0	0.0%
Dana Point	91	0	0.0%
Dove Canyon	1	0	0.0%
Foothill Ranch	5	0	0.0%
Fountain Valley	23	0	0.0%
Fullerton	65	0	0.0%
Garden Grove	37	0	0.0%
Huntington Beach	146	0	0.0%
Irvine	132	0	0.0%
La Habra	26	0	0.0%
La Palma	4	0	0.0%
Ladera Ranch	11	0	0.0%
Laguna Beach	123	0	0.0%
Laguna Hills	29	0	0.0%
Laguna Niguel	64	0	0.0%
Laguna Woods	85	1	1.2%
Lake Forest	20	0	0.0%
Los Alamitos	6	0	0.0%
Mission Viejo	49	0	0.0%
Newport Beach	165	0	0.0%
Newport Coast	34	0	0.0%
North Tustin	14	0	0.0%
Orange	44	0	0.0%
Placentia	24	1	4.2%
Portola Hills	3	0	0.0%
Rancho Mission Viejo	25	0	0.0%
Rancho Santa Marg.	12	0	0.0%
Rossmoor	7	0	0.0%
San Clemente	96	0	0.0%
San Juan	53	0	0.0%
Santa Ana	96	0	0.0%
Seal Beach	69	0	0.0%
Stanton	7	0	0.0%
Talega	14	0	0.0%
Tustin	24	0	0.0%
Villa Park	9	0	0.0%
Westminster	20	0	0.0%
Yorba Linda	59	0	0.0%
All of O.C.	2,010	3	0.1%

ORANGE COUNTY CITIES	CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY
ATTACHED			
All of O.C.	746	2	0.3%
$0-$500k	167	2	1.2%
$500k-$750k	183	0	0.0%
$750k-$1m	154	0	0.0%
$1m-$2m	164	0	0.0%
$2m+	78	0	0.0%
DETACHED			
All of O.C.	1,264	1	0.1%
$0-$500k	11	0	0.0%
$500k-$750k	26	1	3.8%
$750k-$1m	105	0	0.0%
$1m-$1.25m	119	0	0.0%
$1.25m-$1.5m	142	0	0.0%
$1.5m-$2m	184	0	0.0%
$2m-$4m	327	0	0.0%
$4m-$6m	141	0	0.0%
$6m+	209	0	0.0%
ALL HOMES			
All of O.C.	2,010	3	0.1%
$0-$500k	178	2	1.1%
$500k-$750k	209	1	0.5%
$750k-$1m	259	0	0.0%
$1m-$1.25m	185	0	0.0%
$1.25m-$1.5m	195	0	0.0%
$1.5m-$2m	229	0	0.0%
$2m-$4m	385	0	0.0%
$4m-$6m	156	0	0.0%
$6m+	214	0	0.0%
COUNTY HIGH SHARES - ACCOUNT FOR 66%			
Laguna Woods	85	1	1.2%
Placentia	24	1	4.2%

ORANGE COUNTY DISTRESSED BREAKDOWN

	CURRENT ACTIVES	PENDINGS (LAST 30 DAYS)	MARKET TIME (IN DAYS)
Total Foreclosures	3	1	90
Total Short Sale	0	4	0

SOUTHERN CALIFORNIA HOUSING REPORT

ALL PROPERTIES 3/28/2024	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
Los Angeles County	7,748	3,875	60	65	67	57	31
Orange County	2,010	1,608	38	41	40	41	20
Riverside County	5,122	2,445	63	61	64	55	22
San Bernardino County	3,509	1,526	69	71	74	58	29
San Diego County	2,752	1,889	44	45	44	34	19
Ventura County	652	517	38	42	44	35	22
SOCAL TOTALS	21,793	11,860	55	54	55	47	24

DISTRESSED PROPERTIES 3/28/2024	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
Los Angeles County	61	27	68	70	110	58	28
Orange County	3	5	18	75	180	43	18
Riverside County	29	25	35	33	36	49	16
San Bernardino County	35	14	75	72	71	56	33
San Diego County	13	1	390	60	21	33	33
Ventura County	3	6	15	20	40	INF.	120
SOCAL TOTALS	144	78	55	55	76	48	41