

A BUYER'S SPRING

WRITTEN BY
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THE SPRING MARKET MAY BE THE BUSIEST TIME OF THE YEAR FOR HOUSING, BUT THIS SPRING IS THE MOST ADVANTAGEOUS BUYING SEASON FOR HOUSE HUNTERS IN YEARS.



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THE 2025 SPRING MARKET

MORE HOMES COME ON THE MARKET DURING THE SPRING THAN AT ANY OTHER TIME OF THE YEAR, INVENTORY RISES, DEMAND PEAKS, AND MARKET TIME CLIMBS.

Spring has arrived. The days are growing longer, birds are happily chirping, temperatures are rising, and trees that lost all their leaves are blanketed with buds of new life. The official first day of spring was Friday, March 20th. It was also the beginning of housing's Spring Market, the busiest season for real estate.

The Spring Market runs from mid-March through May. It is still the Winter Market in early March, which runs from mid-January to mid-March. That is when the inventory does not change much, buyer demand surges onto the scene and rockets higher, and the market speed accelerates rapidly. It sets up the Spring Market. Spring is characterized by a steadily rising inventory, buyer demand that slowly grows, peaks between April and May, and then slowly falls, and the Expected Market Time, the market speed, slowly rises.

Looking at the 10-year average from 2015 to 2024, an elevated number of homes are placed on the market from March through August. The peak month is May. As a result, the inventory methodically climbs. Due to the high mortgage rate environment, many homeowners have opted to "hunker down" in their homes, unwilling to move due to their current underlying, locked-in, low fixed-rate mortgage. Yet, that phenomenon has been slowly fading. So far in 2025, there have been 20% more FOR SALE signs this year than last year, and 42% more than in 2023. These extra homes have accumulated over time, allowing the active inventory to grow in 2024 and 2025. Last year, the inventory expanded from 2,084 in March to 2,786 by the end of spring, up 34% or 702 homes. The 3-year pre-pandemic average (2017 to 2019) grew from 5,286 to 6,370, up 21% or 1,084. This year's spring inventory started at 3,419, a substantial 64% higher than last year, yet still 35% lower than before COVID.

Orange County Spring Market

	Inventory Rise from Mid-March through May	Demand Rise from Mid-March through May	Expected Market Time Rise from Mid-March through May
Last Year	+34%	+7%	Increased From 41 to 51 Days
3-Year Average (2017 to 2019)	+21%	+9%	Increased From 63 to 70 Days

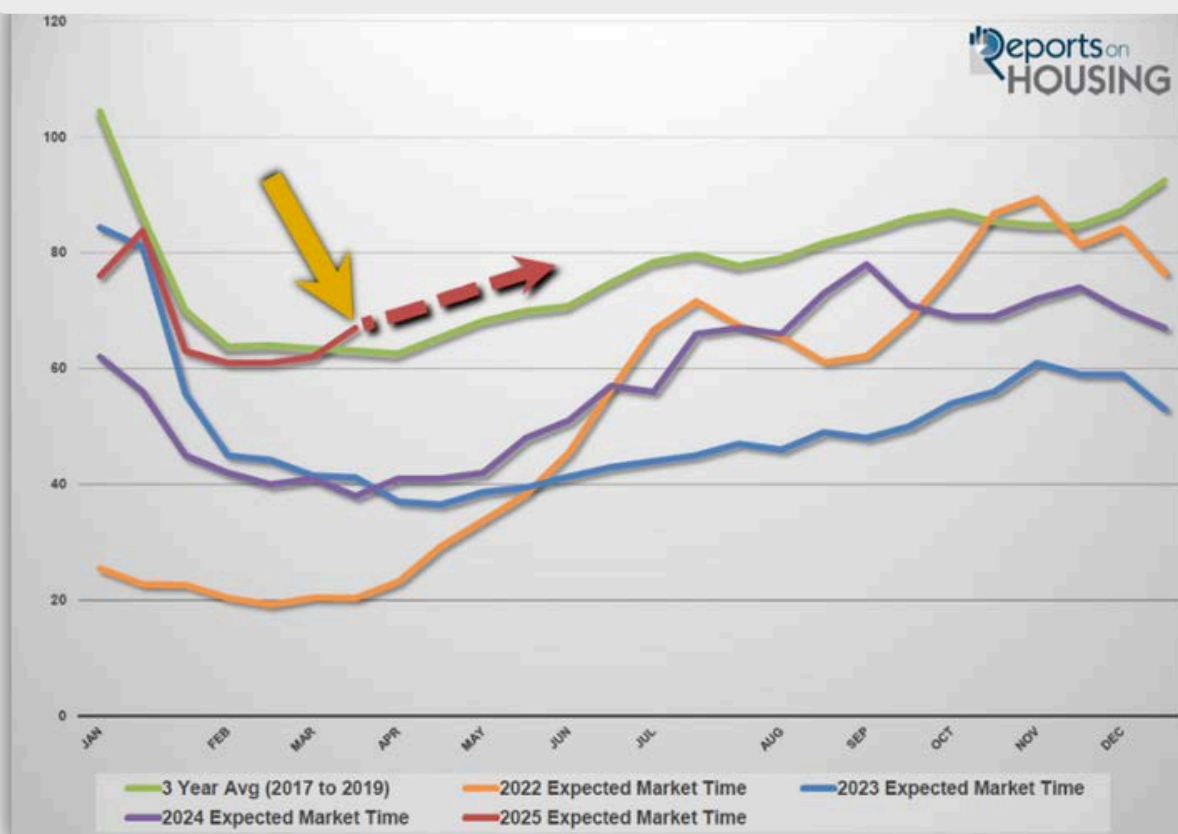
Demand (a snapshot of the number of new pending sales over the prior month) has accelerated since mid-January. It slowly rises, peaks, and then slowly falls during the spring. Last year, from mid-March through May, it increased by 7% or 102 pending sales, growing from 1,538 to 1,640. The 3-year pre-pandemic average climbed from 2,517 pending sales to 2,738, up 9% or 221. Demand this year started at 1,665 pending sales, 8% higher than last year, but 34% less than before COVID.

The Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) is based on supply and demand (the active inventory and recent pending sales activity). After dropping to its lowest, fastest level, typically at the start of spring, the market slows slightly from week to week. Last year during the Spring Market, the Expected Market Time decelerated from 41 to 51 days. During the 3-year pre-COVID average, the housing market slowed from 63 to 70 days. This spring started with an Expected Market Time of 62 days.

A 62-day Expected Market Time is the slowest pace since 2019. The slower speed is precisely why in 2025 it is a **“buyer’s spring.”** Some homes still procure multiple offers and sell nearly instantly, but that is not the case for the housing market as a whole. It depends on the area, the price range, pricing accuracy, condition, location, and amenities. Many homes have been sitting on the market without success. A revealing 50% of the active listing inventory has been on the market for at least one month, and 27% has been sitting for at least two months. Many sellers have been a bit overzealous in pricing their homes. Surprisingly, 30% of all active listings have reduced the asking price at least once. This is relatively high for a market that just transitioned to the Spring Market.

If the inventory grows at the same pace as last year, up 34%, it would climb from 3,419 homes to 4,517. That would be the highest level since 2020, when it finished the spring at 5,044 homes. And, if demand rises by 9% like last year, it would increase from 1,665 pending sales to 1,775, remaining at muted levels similar to the past couple of years due to the high interest rate environment and affordability constraints. That would result in the Expected Market Time increasing from 62 to 77 days, adding 15 days and the slowest pace since 2019’s 85 days to end the spring.

ORANGE COUNTY EXPECTED MARKET TIME YEAR OVER YEAR (IN DAYS)



While spring is the busiest time of the year in terms of pending sales volume, the most buyer activity of the year, it is also when more sellers surge onto the scene. As a result, the market slows from week to week. The best time of the year for sellers is suddenly in the rearview mirror. Those homeowners who wait until later in the year, or the sellers who

language on the market due to improper pricing, will be confronted with more seller competition and longer market times. Housing is not as instant as the past several years. Finally, buyers are in a much better position. It is a **buyer's spring**.

ACTIVE LISTINGS

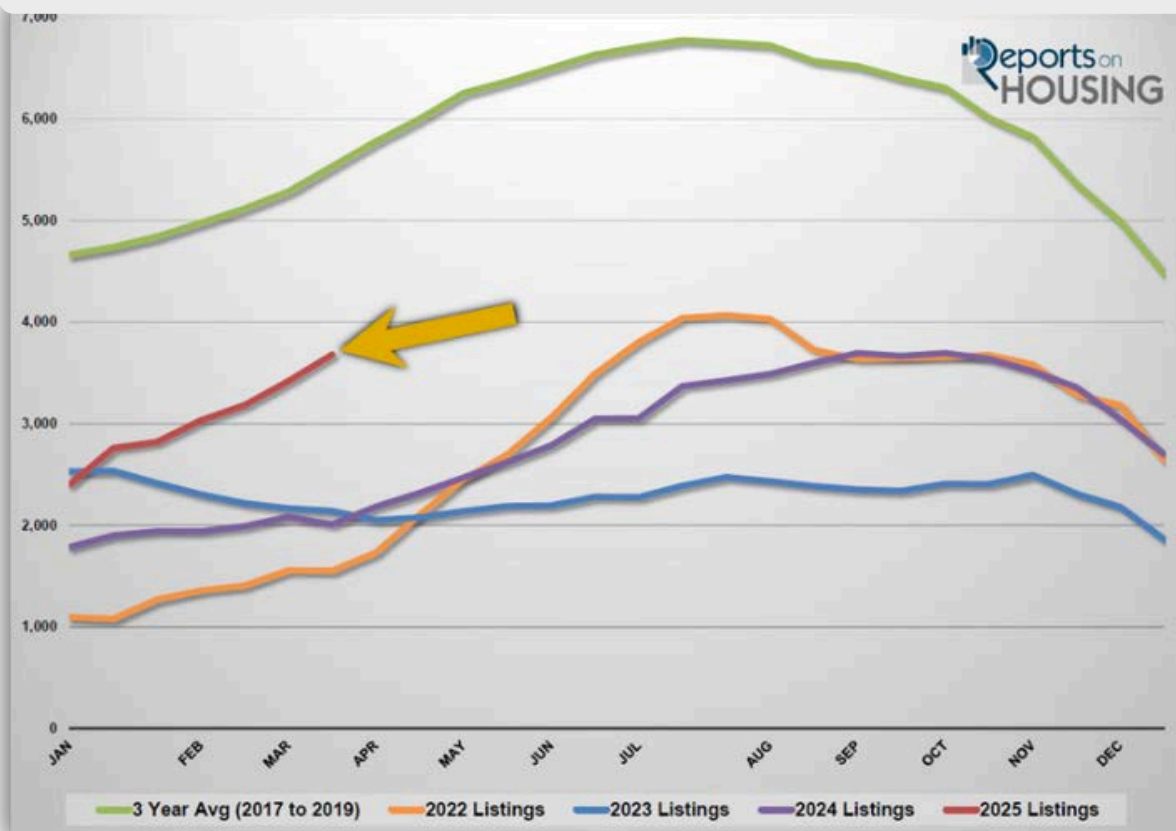
THE INVENTORY GREW BY 8% IN THE PAST COUPLE OF WEEKS.



The active listing inventory increased by 262 homes in the past two weeks, up 8%, and now sits at 3,681, its largest rise since mid-January. This is the highest level since last year's September peak at 3,695 homes. The inventory has risen by 1,280 homes this year, up 53%. That is the largest rise since 2010 when it climbed by 1,618. Last year it grew from 1,785 to 2,010, up only 225 or 13%. With an elevated number of homes coming on the market from March through August, the inventory will continue to rapidly climb throughout the Spring and Summer Markets.

Last year, the inventory was at 2,010 homes, **45% lower, or 1,671 fewer**. The 3-year average before COVID (2017 through 2019) was 5,533, an additional 1,852 homes, or 50% more.

ORANGE COUNTY ACTIVE LISTING INVENTORY YEAR OVER YEAR



Homeowners continue to “hunker down” in their homes, unwilling to move due to their current underlying, locked-in, low fixed-rate mortgage. It became a crisis once rates skyrocketed in 2022. For February, 2,459 new sellers entered the market in Orange County, 673 fewer than the 3-year average before COVID (2017 to 2019), 21% less. Last February, there were 2,065 new sellers, 16% fewer than this year. More sellers are opting to sell compared to the previous couple of years.

DEMAND

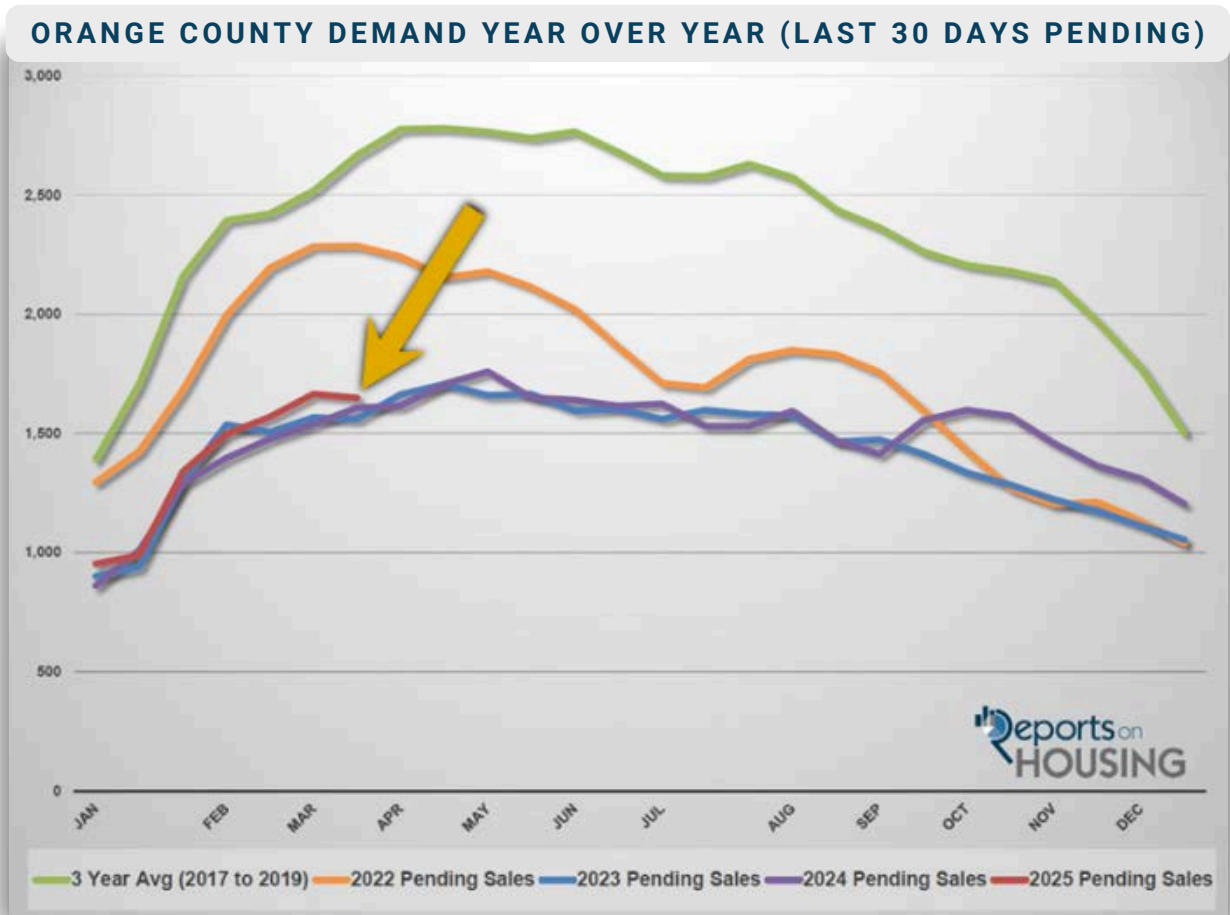
DEMAND DROPPED BY 16 PENDING SALES IN THE PAST COUPLE OF WEEKS.



Demand, a snapshot of the number of new pending sales over the prior month, decreased from 1,665 to 1,649 in the past couple of weeks, down 16 pending sales, or 1%, its first drop of the year. With the Spring Market and much more daylight, demand will slowly rise until it peaks between April and May. After peaking, demand will remain elevated but slowly fall during the Spring and Summer Markets. Mortgage rates have bounced around 6.75% for over four weeks, according to Mortgage News Daily. Last year, it bounced around 7% in February and March and then eclipsed 7.5% a few times in April. This year's lower mortgage rates should translate to a slightly elevated number of pending and closed sales. The market will accelerate even more if rates drop below 6.5% with duration. This would occur if the U.S. economy slows further in the coming months.

As the Federal Reserve has indicated, watching all economic releases for signs of slowing is essential. That is the only path to lower mortgage rates right now. These releases can move mortgage rates higher or lower, depending on how they compare to market expectations. This week is jobs week, with the number of job openings released on Tuesday, and wages and the number of jobs created or lost released on Friday. This is one of the month's most important economic data points. Next week is the release of the Consumer Price Index (CPI) and the Producer Price Index (PPI), two crucial inflation indicators. It will be a pivotal two weeks for mortgage rates.

Last year, demand was 1,617, with **32 fewer pending sales or 2% less**. The 3-year average before COVID (2017 to 2019) was 2,668 pending sales, **62% more than today, or an additional 1,019**.












With supply surging and demand dropping slightly, the Expected Market Time (the number of days it takes to sell all Orange County listings at the current buying pace) increased from 62 to 67 days in the past couple of weeks, its slowest reading since mid-January. Last year, it was 37 days, substantially faster than today. The 3-year average before COVID was 63 days, similar to today.

LUXURY END

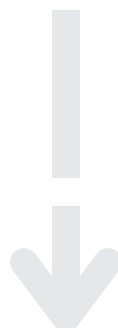
THE LUXURY MARKET SLOWED IN THE PAST COUPLE OF WEEKS.

The luxury inventory of homes priced above \$2.5 million (the top 10% of the Orange County housing market) increased from 978 to 1,038 homes, up 60 or 6%. Luxury demand decreased by eight pending sales, down 4%, and now sits at 188. The Expected Market Time for luxury homes priced above \$2.5 million jumped from 150 to 166 days. Wall Street's continued volatility is starting to impact Orange County's luxury market. Four weeks ago, it was 141 days, 25 days faster than today.

In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million increased from 121 to 133 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 140 to 150 days. For homes priced above \$6 million, the Expected Market Time increased from 261 to 311 days. At 311 days, a seller would be looking at placing their home into escrow around **February 2026**.

ORANGE COUNTY MARKET BREAKDOWN					
PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR	
\$0-\$750k 	53 Days	17%	21%	30 Days	
\$750k-\$1m 	42 Days	13%	20%	24 Days	
\$1m-\$1.25m 	45 Days	10%	15%	24 Days	
\$1.25m-\$1.5m 	54 Days	11%	13%	29 Days	
\$1.5m-\$2m 	72 Days	15%	13%	35 Days	
\$2m-\$2.5m 	83 Days	7%	6%	-	
\$2.5m-\$4m 	133 Days	13%	7%	-	
\$4m-\$6m 	150 Days	6%	3%	109 Days	
\$6m+ 	311 Days	8%	2%	238 Days	

ORANGE COUNTY HOUSING SUMMARY



ORANGE COUNTY HOUSING SUMMARY

- The active listing inventory in the past couple of weeks increased by 262 homes, up 8%, and now sits at 3,681. In February, 21% fewer homes came on the market compared to the 3-year average before COVID (2017 to 2019), 673 less. Yet 394 more sellers came on the market this February compared to February 2024. Last year, there were 2,010 homes on the market, **1,671 fewer homes, or 45% less**. The 3-year average before COVID (2017 to 2019) was 5,533, or 50% extra.
- Demand, the number of pending sales over the prior month, decreased by 16 pending sales in the past two weeks, down 1%, and now totals 1,649, its first drop of the year. Last year, there were 1,617 pending sales, **2% less**. The 3-year average before COVID (2017 to 2019) was 2,668, or **62% more**.
- With supply surging higher and demand down slightly, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, climbed from 62 to 67 days in the past couple of weeks, its slowest pace since mid-January. Last year, it was 37 days, substantially faster than today. The 3-year average before COVID (2017 to 2019) was 63 days, similar to today.
- In the past two weeks, the Expected Market Time for homes priced below \$750,000 remained increased from 46 to 53 days. This range represents 17% of the active inventory and 21% of demand.
- The Expected Market Time for homes priced between \$750,000 and \$1 million increased from 40 to 42 days. This range represents 13% of the active inventory and 20% of demand.
- The Expected Market Time for homes priced between \$1 million and \$1.25 million increased from 42 to 45 days. This range represents 10% of the active inventory and 15% of demand.
- The Expected Market Time for homes priced between \$1.25 million and \$1.5 million increased from 51 to 54 days. This range represents 11% of the active inventory and 13% of demand.
- The Expected Market Time for homes priced between \$1.5 million and \$2 million increased from 69 to 72 days. This range represents 15% of the active inventory and 13% of demand.
- The Expected Market Time for homes priced between \$2 million and \$2.5 million increased from 73 to 83 days. This range represents 7% of the active inventory and 6% of demand.
- In the past two weeks, the Expected Market Time for homes priced between \$2.5 million and \$4 million increased from 121 to 133 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 140 to 150 days. For homes priced above \$6 million, the Expected Market Time increased from 261 to 311 days.
- The luxury end, all homes above \$2 million, accounts for 27% of the inventory and 12% of demand.
- Distressed homes, both short sales and foreclosures combined, comprised only 0.2% of all listings and 0.4% of demand. Only three foreclosures and two short sales are available today in Orange County, with five total distressed homes on the active market, up one from two weeks ago. Last year, six distressed homes were on the market, similar to today.
- There were 1,465 closed residential resales in February, up 3% compared to February 2024's 1,425 and up 16% from January 2025. The sales-to-list price ratio was 99.6% for Orange County. Foreclosures accounted for 0.1% of all closed sales, and Short sales accounted for 0.3%. That means that 99.6% of all sales were good ol' fashioned sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

ORANGE COUNTY CITIES	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
3/27/2025								
Aliso Viejo	38	28	41	28	34	23	24	\$1.1m
Anaheim	136	86	47	49	48	36	41	\$912k
Anaheim Hills	34	25	41	26	28	37	26	\$1.4m
Brea	30	20	45	35	20	15	36	\$1.1m
Buena Park	33	29	34	38	46	22	27	\$919k
Corona Del Mar	75	20	113	97	106	77	86	\$5.7m
Costa Mesa	82	49	50	45	64	27	48	\$1.7m
Coto De Caza	53	13	122	90	88	19	30	\$2.7m
Cypress	37	19	58	34	34	25	22	\$849k
Dana Point	112	28	120	114	96	83	119	\$2.6m
Dove Canyon	10	2	150	150	Infinite	5	30	\$2.0m
Foothill Ranch	9	6	45	39	23	25	21	\$1.2m
Fountain Valley	40	26	46	44	34	35	28	\$1.4m
Fullerton	108	61	53	50	52	31	33	\$1.1m
Garden Grove	80	49	49	44	62	24	28	\$1.1m
Huntington Beach	272	102	80	71	64	39	49	\$1.5m
Irvine	504	167	91	91	92	27	28	\$1.8m
La Habra	37	27	41	86	47	26	30	\$798k
La Palma	7	4	53	42	42	24	60	\$1.3m
Ladera Ranch	29	20	44	41	29	16	19	\$1.8m
Laguna Beach	215	29	222	233	255	137	104	\$5.0m
Laguna Hills	28	20	42	26	36	54	54	\$1.4m
Laguna Niguel	126	56	68	68	83	43	47	\$1.7m
Laguna Woods	125	54	69	50	36	35	31	\$440k
Lake Forest	77	36	64	74	64	21	20	\$1.1m
Los Alamitos	5	14	11	23	33	14	18	\$2.0m
Mission Viejo	127	81	47	45	38	22	26	\$1.1m
Newport Beach	205	59	104	109	93	118	109	\$4.3m
Newport Coast	38	10	114	108	95	146	93	\$12.5m
North Tustin	25	9	83	51	55	60	38	\$2.3m
Orange	103	73	42	46	45	21	27	\$1.2m
Placentia	41	29	42	38	60	29	23	\$949k
Portola Hills	15	4	113	110	165	30	25	\$2.0m
Rancho Mission Viejo	55	19	87	61	49	31	18	\$1.2m
Rancho Santa Marg.	41	27	46	42	39	12	20	\$900k
Rossmoor	6	5	36	30	26	70	38	\$1.7m
San Clemente	132	45	88	77	86	63	46	\$2.6m
San Juan	78	17	138	120	97	48	50	\$2.5m
Santa Ana	163	74	66	58	44	32	63	\$800k
Seal Beach	68	46	44	35	34	41	66	\$582k
Stanton	16	9	53	15	35	14	33	\$727k
Talega	21	10	63	90	48	32	33	\$2.5m
Tustin	46	43	32	37	41	21	24	\$1.3m
Villa Park	16	3	160	55	54	135	54	\$3.3m
Westminster	30	27	33	41	83	33	19	\$1.2m
Yorba Linda	92	57	48	46	61	39	33	\$1.6m
All of O.C.	3,681	1,649	67	62	61	38	40	\$1.5m

ORANGE COUNTY PRICE RANGES REPORT

ATTACHED HOMES	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
3/27/2025								
All of O.C.	1,350	679	60	56	54	35	37	\$849k
\$0-\$500k	239	116	62	52	42	40	40	\$415k
\$500k-\$750k	331	200	50	44	49	24	28	\$645k
\$750k-\$1m	270	165	49	47	43	30	32	\$875k
\$1m-\$2m	378	161	70	78	73	44	-	\$1.3m
\$2m+	132	37	107	91	92	98	-	\$3.3m

DETACHED HOMES	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
3/27/2025								
All of O.C.	2,331	970	72	65	66	39	45	\$2.0m
\$0-\$500k	11	7	47	65	53	66	64	\$355k
\$500k-\$750k	38	25	46	40	38	33	59	\$644k
\$750k-\$1m	196	168	35	33	35	18	19	\$918k
\$1m-\$1.25m	227	171	40	35	35	20	28	\$1.2m
\$1.25m-\$1.5m	282	169	50	44	43	27	35	\$1.4m
\$1.5m-\$2m	409	184	67	60	61	31	37	\$1.8m
\$2m-\$2.5m	226	79	86	76	76	-	-	\$2.3m
\$2.5m-\$4m	435	97	135	131	124	-	-	\$3.2m
\$4m-6m	211	42	151	129	153	106	88	\$5.0m
\$6m+	296	28	317	258	192	241	271	\$10.0m

ALL HOMES	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
3/27/2025								
All of O.C.	3,681	1,649	67	62	61	38	40	\$1.5m
\$0-\$500k	250	123	61	52	43	41	42	\$413k
\$500k-\$750k	369	225	49	43	48	25	32	\$645k
\$750k-\$1m	466	333	42	40	39	24	22	\$896k
\$1m-\$1.25m	367	243	45	42	39	24	29	\$1.2m
\$1.25m-\$1.5m	393	220	54	51	52	29	38	\$1.4m
\$1.5m-\$2m	536	222	72	69	69	35	39	\$1.7m
\$2m-\$2.5m	262	95	83	73	75	-	-	\$2.3m
\$2.5m-\$4m	492	111	133	121	113	-	-	\$3.2m
\$4m-6m	235	47	150	140	159	109	97	\$5.0m
\$6m+	311	30	311	261	197	238	269	\$10.0m

*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 2025	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 2024
Aliso Viejo	22	\$812,500	\$800,000	100.4%	\$690k	\$1.9m	1234	\$658	7	33
Anaheim	83	\$890,000	\$884,000	101.4%	\$400k	\$1.7m	1411	\$631	15	70
Anaheim Hills	20	\$1,232,500	\$1,174,750	100.2%	\$675k	\$2.2m	2135	\$577	34	25
Brea	19	\$1,174,900	\$1,050,000	103.9%	\$525k	\$1.7m	1827	\$643	15	21
Buena Park	41	\$888,000	\$889,999	101.4%	\$460k	\$1.7m	1323	\$671	16	22
Corona Del Mar	21	\$4,520,000	\$4,495,000	98.4%	\$2.3m	\$15.0m	1994	\$2,267	25	22
Costa Mesa	45	\$1,535,000	\$1,580,000	101.1%	\$715k	\$3.2m	1852	\$829	8	38
Coto De Caza	18	\$1,837,500	\$1,889,500	98.6%	\$685k	\$3.5m	3055	\$601	9	14
Cypress	22	\$1,070,000	\$1,068,889	100.5%	\$545k	\$1.8m	1581	\$677	10	19
Dana Point	29	\$1,725,000	\$1,750,000	97.2%	\$585k	\$15.0m	1890	\$913	15	29
Dove Canyon	4	\$1,817,500	\$1,824,500	99.1%	\$1.5m	\$2.0m	2808	\$647	10	4
Foothill Ranch	11	\$820,000	\$799,000	101.1%	\$450k	\$1.8m	1222	\$671	10	7
Fountain Valley	18	\$1,547,500	\$1,424,500	102.3%	\$489k	\$2.5m	2012	\$769	7	24
Fullerton	55	\$1,000,000	\$999,900	100.1%	\$435k	\$2.4m	1723	\$580	14	53
Garden Grove	45	\$940,000	\$899,000	101.8%	\$405k	\$1.5m	1373	\$685	11	30
Huntington Beach	83	\$1,272,600	\$1,260,000	99.1%	\$195k	\$3.8m	1545	\$824	11	106
Irvine	144	\$1,537,500	\$1,500,000	98.6%	\$412k	\$8.0m	1928	\$797	14	156
La Habra	2	\$1,099,000	\$1,099,000	100.0%	\$699k	\$1.5m	2367	\$464	8	19
La Palma	3	\$1,255,000	\$1,250,000	101.7%	\$1.3m	\$1.3m	1880	\$668	5	7
Ladera Ranch	10	\$947,500	\$924,500	99.6%	\$730k	\$3.4m	1681	\$564	11	14
Laguna Beach	23	\$2,760,000	\$2,760,000	98.4%	\$1.1m	\$8.5m	1775	\$1,555	18	24
Laguna Hills	38	\$925,000	\$912,450	99.8%	\$432k	\$5.9m	1606	\$576	10	21
Laguna Niguel	42	\$1,664,000	\$1,649,000	100.3%	\$440k	\$16.3m	1858	\$896	17	40
Laguna Woods	48	\$407,500	\$417,000	98.7%	\$199k	\$1.6m	1040	\$392	26	41
Lake Forest	38	\$1,190,000	\$1,181,500	100.1%	\$425k	\$3.4m	1699	\$700	11	16
Los Alamitos	8	\$1,347,500	\$1,344,400	99.7%	\$750k	\$1.7m	1744	\$773	10	3
Mission Viejo	63	\$1,135,000	\$1,130,000	100.9%	\$450k	\$3.0m	1740	\$652	11	58
Newport Beach	58	\$3,394,846	\$3,497,000	99.0%	\$715k	\$19.9m	2377	\$1,428	16	45
Newport Coast	8	\$3,039,500	\$2,889,500	95.3%	\$1.5m	\$37.0m	2698	\$1,127	15	2
North Tustin	15	\$1,975,000	\$1,849,000	102.4%	\$1.3m	\$4.5m	2529	\$781	8	6
Orange	67	\$1,165,000	\$1,179,000	100.7%	\$426k	\$6.9m	1735	\$671	10	61
Placentia	17	\$1,210,000	\$1,198,000	101.5%	\$623k	\$1.7m	1936	\$625	10	23
Portola Hills	6	\$1,092,500	\$1,120,000	98.8%	\$627k	\$2.4m	1620	\$674	12	1
Rancho Mission Viejo	18	\$1,154,165	\$1,154,165	99.8%	\$847k	\$2.4m	1649	\$700	30	30
Rancho Santa Marg.	23	\$785,000	\$769,800	100.2%	\$390k	\$1.6m	1253	\$626	11	24
Rosmoor	3	\$1,995,000	\$2,099,000	97.1%	\$1.6m	\$2.0m	2265	\$881	72	8
San Clemente	45	\$1,700,000	\$1,725,000	100.0%	\$838k	\$3.0m	2007	\$847	16	43
San Juan	28	\$1,217,500	\$1,224,500	100.0%	\$500k	\$7.2m	1810	\$673	11	21
Santa Ana	53	\$720,000	\$734,000	97.6%	\$299k	\$2.9m	1204	\$598	17	59
Seal Beach	7	\$300,000	\$300,000	100.0%	\$233k	\$1.6m	750	\$400	38	36
Stanton	12	\$715,000	\$672,000	102.0%	\$397k	\$870k	1186	\$603	18	12
Talega	8	\$1,930,000	\$1,912,500	98.6%	\$838k	\$3.0m	3065	\$630	6	10
Tustin	23	\$1,243,000	\$1,099,900	101.6%	\$470k	\$2.2m	1547	\$803	8	42
Villa Park	4	\$2,999,388	\$2,999,388	98.3%	\$2.2m	\$3.7m	4977	\$603	60	3
Westminster	15	\$1,155,000	\$1,049,800	103.5%	\$721k	\$1.6m	1600	\$722	8	25
Yorba Linda	4	\$887,500	\$887,500	100.0%	\$530k	\$2.1m	1390	\$638	55	41
All of O.C.	1,465	\$1,193,000	\$1,195,000	99.6%	\$195k	\$37.0m	1680	\$710	13	1,425
\$0-\$500k	112	\$399,500	\$399,000	98.3%	\$195k	\$500k	800	\$499	23	90
\$500k-\$750k	180	\$669,000	\$657,000	100.1%	\$503k	\$750k	1089	\$615	14	203
\$750k-\$1m	294	\$876,500	\$875,000	100.9%	\$755k	\$1.0m	1343	\$653	13	350
\$1m-\$1.25m	203	\$1,135,000	\$1,145,900	100.1%	\$1.0m	\$1.3m	1646	\$690	11	204
\$1.25m-\$1.5m	195	\$1,360,000	\$1,350,000	100.8%	\$1.3m	\$1.5m	1977	\$688	12	188
\$1.5m-\$2m	226	\$1,679,000	\$1,690,000	99.9%	\$1.5m	\$2.0m	2339	\$718	11	177
\$2m-\$2.5m	102	\$2,230,000	\$2,230,000	99.7%	\$2.0m	\$2.5m	2610	\$854	16	74
\$2.5m-\$4m	92	\$3,000,000	\$3,097,000	98.6%	\$2.6m	\$4.0m	3024	\$992	14	87
\$4m-\$6m	32	\$4,959,500	\$4,995,000	98.7%	\$4.0m	\$6.0m	3512	\$1,412	9	28
\$6m+	29	\$7,495,000	\$7,500,000	97.8%	\$6.2m	\$37.0m	3629	\$2,065	38	24

ORANGE COUNTY FORECLOSURE REPORT

ORANGE COUNTY CITIES

CURRENT
ACTIVES

NUMBER OF
FORECLOSURES
& SHORT SALE
ACTIVES

% OF
ACTIVE
INVENTORY

ORANGE COUNTY CITIES

CURRENT
ACTIVES

NUMBER OF
FORECLOSURES
& SHORT SALE
ACTIVES

% OF
ACTIVE
INVENTORY

3/27/2025

ATTACHED

Aliso Viejo	38	0	0.0%
Anaheim	136	0	0.0%
Anaheim Hills	34	0	0.0%
Brea	30	0	0.0%
Buena Park	33	0	0.0%
Corona Del Mar	75	0	0.0%
Costa Mesa	82	0	0.0%
Coto De Caza	53	0	0.0%
Cypress	37	0	0.0%
Dana Point	112	1	0.9%
Dove Canyon	10	0	0.0%
Foothill Ranch	9	0	0.0%
Fountain Valley	40	0	0.0%
Fullerton	108	0	0.0%
Garden Grove	80	0	0.0%
Huntington Beach	272	1	0.4%
Irvine	504	0	0.0%
La Habra	37	0	0.0%
La Palma	7	0	0.0%
Ladera Ranch	29	0	0.0%
Laguna Beach	215	0	0.0%
Laguna Hills	28	0	0.0%
Laguna Niguel	126	0	0.0%
Laguna Woods	125	0	0.0%
Lake Forest	77	0	0.0%
Los Alamitos	5	0	0.0%
Mission Viejo	127	1	0.8%
Newport Beach	205	0	0.0%
Newport Coast	38	0	0.0%
North Tustin	25	0	0.0%
Orange	103	1	1.0%
Placentia	41	0	0.0%
Portola Hills	15	0	0.0%
Rancho Mission Viejo	55	0	0.0%
Rancho Santa Marg.	41	0	0.0%
Rossmoor	6	0	0.0%
San Clemente	132	0	0.0%
San Juan	78	0	0.0%
Santa Ana	163	2	1.2%
Seal Beach	68	0	0.0%
Stanton	16	0	0.0%
Talega	21	0	0.0%
Tustin	46	0	0.0%
Villa Park	16	0	0.0%
Westminster	30	0	0.0%
Yorba Linda	92	0	0.0%
All of O.C.	3,681	7	0.2%

All of O.C.	1,350	0	0.0%
\$0-\$500k	239	0	0.0%
\$500k-\$750k	331	0	0.0%
\$750k-\$1m	270	0	0.0%
\$1m-\$2m	378	0	0.0%
\$2m+	132	0	0.0%

DETACHED

All of O.C.	2,331	7	0.3%
\$0-\$500k	11	1	9.1%
\$500k-\$750k	38	3	7.9%
\$750k-\$1m	196	0	0.0%
\$1m-\$1.25m	227	2	0.9%
\$1.25m-\$1.5m	282	0	0.0%
\$1.5m-\$2m	409	1	0.2%
\$2m-\$2.5m	226	0	0.0%
\$2.5m-\$4m	435	0	0.0%
\$4m-6m	211	0	0.0%
\$6m+	296	0	0.0%

ALL HOMES

All of O.C.	3,681	7	0.2%
\$0-\$500k	250	1	0.4%
\$500k-\$750k	369	3	0.8%
\$750k-\$1m	466	0	0.0%
\$1m-\$1.25m	367	2	0.5%
\$1.25m-\$1.5m	393	0	0.0%
\$1.5m-\$2m	536	1	0.2%
\$2m-\$2.5m	262	0	0.0%
\$2.5m-\$4m	492	0	0.0%
\$4m-6m	235	0	0.0%
\$6m+	311	0	0.0%

COUNTY HIGH SHARES - ACCOUNT FOR 86%

Santa Ana	163	2	1.2%
Dana Point	112	1	0.9%
Huntington Beach	272	1	0.4%
Mission Viejo	127	1	0.8%
Orange	103	1	1.0%

ORANGE COUNTY DISTRESSED BREAKDOWN

CURRENT
ACTIVES

PENDINGS (LAST
30 DAYS)

MARKET
TIME
(IN DAYS)

Total Foreclosures	6	0	Infinite
Total Short Sale	1	3	10

SOUTHERN CALIFORNIA HOUSING REPORT

ALL PROPERTIES	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
3/27/2025							
Los Angeles County	12,119	3,854	94	90	92	60	57
Orange County	3,681	1,649	67	62	61	38	40
Riverside County	8,020	2,517	96	94	96	63	55
San Bernardino County	5,176	1,538	101	103	110	69	58
San Diego County	4,756	1,946	73	74	71	44	34
SOCAL TOTALS	33,752	11,504	88	85	86	55	49

DISTRESSED PROPERTIES	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
3/27/2025							
Los Angeles County	101	26	117	92	67	68	58
Orange County	7	3	70	24	25	18	43
Riverside County	63	30	63	101	100	35	49
San Bernardino County	68	29	70	81	89	75	56
San Diego County	20	13	46	46	103	390	33
SOCAL TOTALS	259	101	77	69	77	117	48

ALL MARKETS HOUSING REPORT

ALL PROPERTIES	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
3/27/2025							
Bay Area	9,199	3,747	74	66	67	51	42
Clark County - Las Vegas	8,019	2,605	92	89	87	52	63
Maricopa County - Phoenix	19,455	6,021	97	96	97	67	52
Ventura County	1,183	521	68	62	61	38	35
Southern California	33,752	11,504	88	85	86	55	49
ALL MARKETS TOTAL	71,608	24,398	88	80	79	52	48

DISTRESSED PROPERTIES	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
3/27/2025							
Bay Area	94	17	166	95	102	91	76
Clark County - Las Vegas	70	44	48	50	62	35	42
Maricopa County - Phoenix	104	46	68	74	45	34	30
Ventura County	7	8	26	39	60	15	Infinite
Southern California	259	101	77	69	77	117	48
ALL MARKETS TOTAL	534	216	74	65	69	58	49