Reports on HOUSING
Your Local Real Estate Snapshot

THE ORANGE COUNTY HOUSING REPORT

LOWER RANGES FADING AWAY

WRITTEN BY
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THE LOWER, ENTRY-LEVEL PRICE RANGES HAVE BEEN SLOWLY DISAPPEARING WITH FAR FEWER CLOSED SALES AND HOMEOWNERS CHOOSING NOT TO SELL THEIR HOMES.



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ENTRY LEVEL CHANGES

THERE WERE AN ASTONISHING 57% FEWER CLOSED SALES AND 65% FEWER FOR-SALE SIGNS BELOW $1 MILLION THIS YEAR COMPARED TO BEFORE COVID.

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Thanks to inflation, everyone is paying a lot more for just about everything. From 2019, pre-pandemic, to today, a loaf of bread has increased by 55%. Milk has risen by 31%, ground beef by 34%, and potato chips and a 2-liter soda have soared by 48%. Used cars are up 41%. A Big Mac was priced at $3.79 in 2019 compared to $5.17 today. Wallets have been squeezed. While the inflation rate may be cooling, higher prices are here to stay.

Housing is no exception. According to Freddie Mac's Home Price Index, since the summer of 2019, the Los Angeles/Orange County metro has increased by 40%. As home prices climbed, what was considered the entry-level to homeownership slowly diminished over time.

Looking at 2013 helps illustrate how the goalposts have been moved for the lower ranges. In 2013, 48% of all closed sales were below $500,000, and 4,928 were detached. In 2019, only 23% were below $500,000, and 404 were detached. In 2023 through July, it sank to 9%, and 23 were detached. Buyers today do not expect to secure a detached home for less than half a million dollars. That price point has faded away.

The data illustrates just how severe the shortage of lower-range homes has become. In 2023, through July, 77% fewer homes were placed on the market below $500,000 compared to the 3-year average before COVID. There were 74% fewer between $500,000 and $750,000. From $750,000 to $1 million, 40% fewer homeowners opted to sell. In total, below $1 million, there have been 12,404 missing FOR-SALE signs. Overall, in Orange County, 44% fewer homes have been placed on the market. Yet above $1 million, there were 16% **more** sellers, an extra 1,054. Due to fewer sellers in the lower ranges, the active listing inventory has plunged to unprecedented ultra-low levels, 2,434 homes, the lowest readings since tracking began in 2004.

Homes Placed on the Market - Jan 1 to July 31

	Total	$0-$500k	$500k-$750k	$750k-$1m	$1m-$1.5m	$1.5m-$2m	$2m-$4m	$4m+
2023	14,494	1,163	2,239	3,242	3,773	1,700	1,607	770
2017 to 2019 Average	25,845	5,155	8,460	5,433	3,520	1,300	1,456	521
Difference %	-44%	-77%	-74%	-40%	7%	31%	10%	48%
Difference	-11,351	-3,992	-6,221	-2,191	253	400	151	249

The high-interest rate environment and the lack of available homes to purchase have sharply impacted closed sales in Orange County this year. Since the Great Recession, it has been one of the weakest years in terms of closed units (not values). Sales were down 33% compared to the 3-year average before the pandemic, 5,730 fewer. Homes below $500,000 were off by 75%, and homes from $500,000 to $750,000 were off by 66%. From $750,000 to $1 million, it was off by 20%. Yet, the number of closed sales above $1 million is eye-opening. There were 60% more closed sales above $1 million, an extra 2,150. All price ranges above $1 million experienced at least 50% additional closed sales. Above $4 million, ultra-luxury, it was nearly double the number of sales, up 93%.

Orange County Sales -Jan 1 to July 31

	Total	$0-$500k	$500k-$750k	$750k-$1m	$1m-$1.5m	$1.5m-$2m	$2m-$4m	$4m+
2023	11,704	1,000	2,051	2,930	3,108	1,208	1,067	340
3 Year Avg (2017 to 2019)	17,434	4,012	6,121	3,641	2,061	677	658	176
Difference	-33%	-75%	-66%	-20%	51%	78%	62%	93%
Difference	-5,730	-3,012	-4,070	-711	1,047	531	409	164

More sales in the higher ranges and fewer sales in the lower ranges demonstrate how rising home values have impacted the Orange County housing market. More and more homes have appreciated above and beyond $1 million. Before COVID, 79% of all closed sales were below $1 million. In 2023 it dropped to 51%. Before the pandemic, below $500,000 accounted for 23% of sales, and the $1 million to $1.5 million range accounted for 9%. Today, only 12% of sales are below $500,000, and 27% are from $1 million to $1.5 million.

The erosion of home affordability has gone on for years. This trend will continue as long as the inventory remains severely limited, allowing home values to grow despite today's sky-high mortgage rate environment.

For buyers anticipating more homes in the affordable price ranges coming on the market soon, it is simply not in the cards. The number of opportunities diminishes over time. Buyers who wait will be confronted with fewer available options to purchase. More and more homes are surpassing the $1 million threshold. In 2013, there were 12,075 detached single-family home sales below $750,000, 66% of all detached closed sales, compared to 6,753 in 2019, or 37%. There have only been 374, or 5% of all closings through July of this year.

The lack of homes available in the lower ranges combined with fewer homes placed on the market has resulted in extremely hot market times for all homes priced below $1 million. The Expected Market Time, the time between initially listing a home to accepting a contract, is at 31 days, insanely hot. At 31 days, most homes acquire plenty of attention with throngs of showings, multiple offers, and sales prices at or above their asking prices. It is challenging to isolate a home in the entry-level price ranges today. Yet, as homes continue to appreciate, it will only become more challenging in the future since the lower ranges are slowly fading away.

ACTIVE LISTINGS

THE ACTIVE INVENTORY DECREASED BY 41 HOMES IN THE PAST COUPLE OF WEEKS.

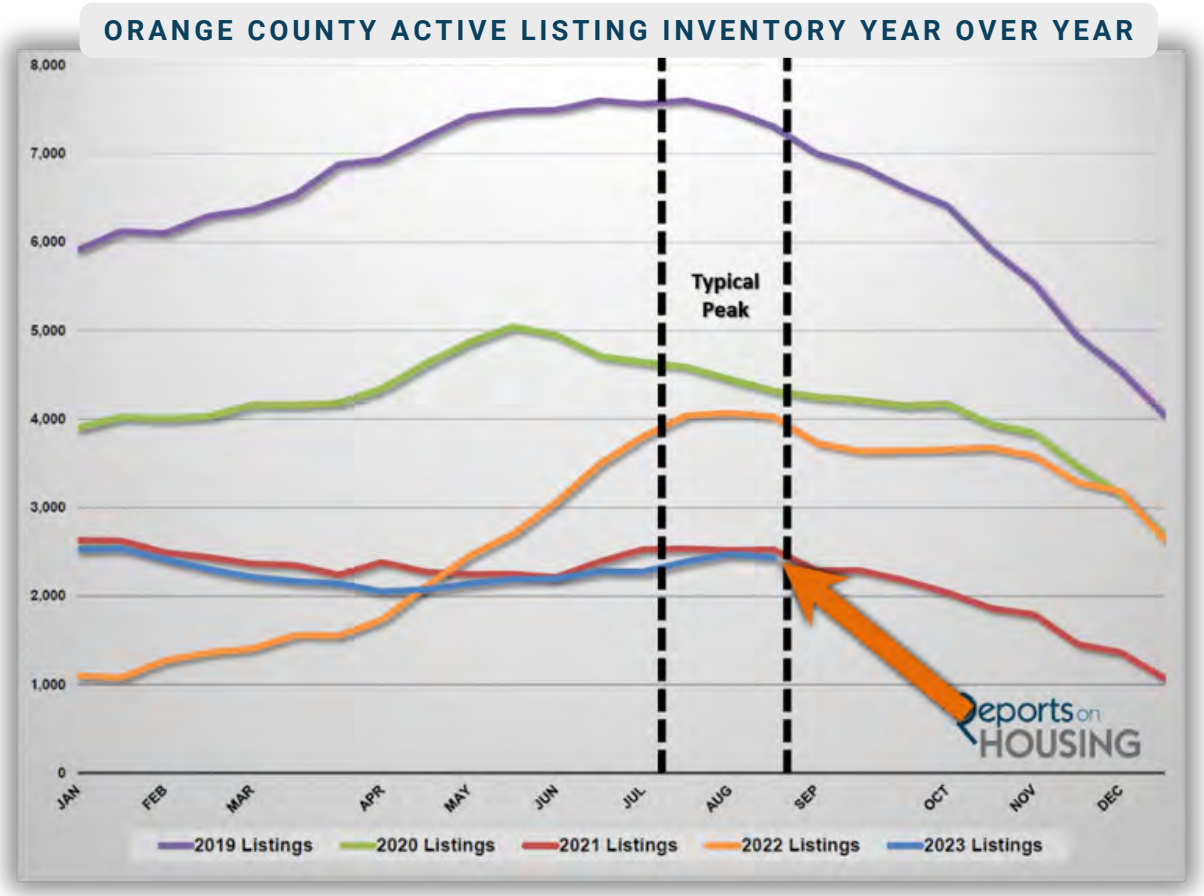
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The active listing inventory decreased by 41 homes in the past two weeks, down 2%, and now sits at 2,434 homes, its largest drop since April. It is at its lowest mid-August level since tracking began in 2004, even below inadequate 2021 lows. Somehow the active inventory has still not surpassed the initial January levels, which is far from normal. It typically rises from January until it peaks sometime during the summer. In addition, the inventory may have reached a peak a couple of weeks ago at 2,475 homes. Only time will tell. The inventory may climb a bit further if demand weakens due to the recent spike in mortgage rates. The inventory will slowly decline through the Autumn market if a peak was

reached. From Thanksgiving to the New Year, it will plunge.

Last year, the inventory was 4030, **66% higher, or 1,596 more**. The 3-year average before COVID (2017 through 2019) is 6,723, an additional 4,289 homes, or 176% extra, nearly triple 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 July, 2,257 new sellers entered the market in Orange County, 1,450 fewer than the 3-year average before COVID (2017 to 2019), 39% less. These missing signs counter any potential rise in the inventory.



DEMAND

DEMAND WAS NEARLY UNCHANGED IN THE PAST COUPLE OF WEEKS.

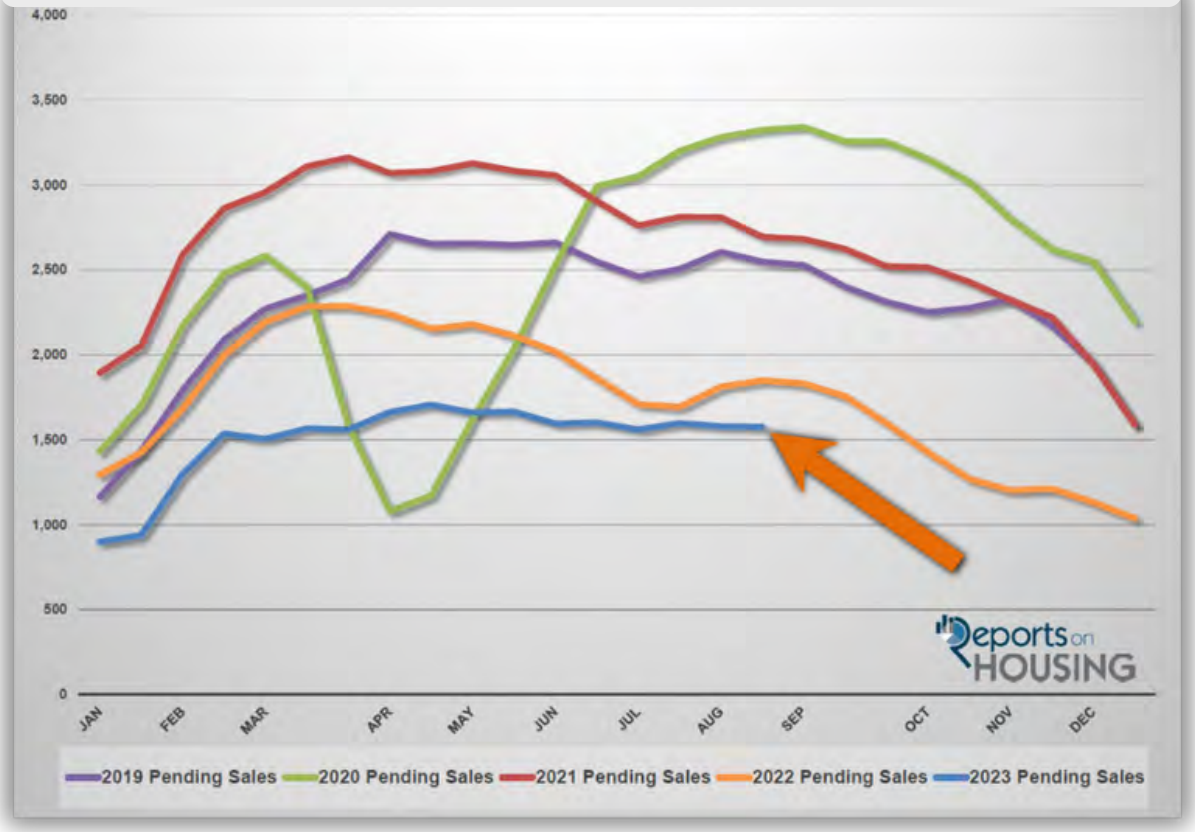
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Demand, a snapshot of the number of new pending sales over the prior month, decreased from 1,580 to 1,576 in the past couple of weeks, down four pending sales, nearly unchanged. Demand has been flat all year long and has not changed much from month to month. It rose to 1,567 in mid-March. It then slowly climbed to its peak in April at 1,706. Since then, it has only dropped by 130 pending sales to 1,576. Now that school has started, the housing market transitions to the Autumn Market when demand slowly diminishes through mid-November. It could drop a bit faster as the housing market absorbs even higher rates. According to Mortgage News Daily, mortgage rates climbed to 7.48% today, its highest level since November 2000. It was at 7% a month ago.

Last year, demand was at 1,849, **17% more than today, or an extra 273**. The 3-year average before COVID (2017 to 2019) was 2,574 pending sales, **63% more than today, or an additional 998**.

With supply falling slightly and demand unchanged, the Expected Market Time (the number of days to sell all Orange County listings at the current buying pace) decreased from 47 to 46 days in the past couple of weeks. Last year the Expected Market Time was 65 days, much slower than today. The 3-year average before COVID was 79 days, significantly slower than today.

ORANGE COUNTY DEMAND YEAR OVER YEAR (LAST 30 DAYS PENDING)



LUXURY END

THE LUXURY MARKET IMPROVED IN THE PAST COUPLE OF WEEKS.

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In the past couple of weeks, the luxury inventory of homes priced above $2 million increased from 793 to 794 homes, down one, nearly unchanged. Luxury demand decreased by 20 pending sales, down 9%, and now sits at 196. With supply unchanged and demand falling, the Expected Market Time for luxury homes priced above $2 million increased from 110 to 122 days. Luxury is much slower than the lower ranges, necessitating a careful, methodical approach to pricing to sell successfully.

Year over year, luxury demand is down by 13 pending sales or 6%, and the active luxury listing inventory is down by 26 homes or 3%. Last year's Expected Market Time was 118 days, similar to today.

For homes priced between $2 million and $4 million, the Expected Market Time in the past two weeks increased from 76 to 82 days. For homes priced between $4 million and $6 million, the Expected Market Time increased from 152 to 177 days. For homes priced above $6 million, the Expected Market Time increased from 291 to 378 days. At 378 days, a seller would be looking at placing their home into escrow around September 2024.

ORANGE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
$0-$750k	32 Days	19%	27%	47 Days
$750k-$1m	31 Days	15%	23%	62 Days
$1m-$1.25m	33 Days	10%	14%	60 Days
$1.25m-$1.5m	40 Days	11%	12%	65 Days
$1.5m-$2m	53 Days	13%	12%	75 Days
$2m-$4m	82 Days	17%	10%	98 Days
$4m-$6m	177 Days	6%	2%	159 Days
$6m+	378 Days	9%	1%	225 Days

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ORANGE COUNTY HOUSING SUMMARY

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- The active listing inventory in the past couple of weeks decrease by 41 homes, down 2%, and now sits at 2,434, its largest drop since April. The inventory may have peaked a couple of weeks ago. It is the lowest mid-August level since tracking began in 2004. In July, 39% fewer homes came on the market compared to the 3-year average before COVID (2017 to 2019), 1,450 less. Last year, there were 4,030 homes on the market, **1,596 more homes, or 66% higher**. The 3-year average before COVID (2017 to 2019) was 6,723, or 176% more, nearly triple.

- Demand, the number of pending sales over the prior month, decreased by four pending sales in the past two weeks, nearly unchanged, and now totals 1,849, the lowest mid-August level since tracking began in 2004. Last year, there were 1,849 pending sales, **17% more than today**. The 3-year average before COVID (2017 to 2019) was 2,574, or 63% more.

- With supply falling slightly and demand unchanged, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, decreased from 47 to 46 days in the past couple of weeks. It was 65 days last year, much slower than today.

- For homes priced below $750,000, the Expected Market Time decreased from 34 to 32 days. This range represents 19% of the active inventory and 27% of demand.

- For homes priced between $750,000 and $1 million, the Expected Market Time remained unchanged at 31 days. This range represents 15% of the active inventory and 23% of demand.

- For homes priced between $1 million to $1.25 million, the Expected Market Time remained unchanged at 33 days. This range represents 10% of the active inventory and 14% of demand.

- For homes priced between $1.25 million to $1.5 million, the Expected Market Time decreased from 44 to 40 days. This range represents 11% of the active inventory and 12% of demand.

- For homes priced between $1.5 million to $2 million, the Expected Market Time remained unchanged at 53 days. This range represents 13% of the active inventory and 12% of demand.

- For homes priced between $2 million and $4 million, the Expected Market Time in the past two weeks increased from 76 to 82 days. For homes priced between $4 million and $6 million, the Expected Market Time increased from 152 to 177 days. For homes priced above $6 million, the Expected Market Time increased from 291 to 378 days.

- The luxury end, all homes above $2 million, account for 32% of the inventory and 13% of demand.

- Distressed homes, both short sales and foreclosures combined, comprised only 0.3% of all listings and 0.3% of demand. Only three foreclosures and four short sales are available today in Orange County, with seven total distressed homes on the active market, unchanged from two weeks ago. Last year there were seven distressed homes on the market, identical to today.

- There were 1,784 closed residential resales in July, 9% less than July 2022's 1,959 closed sales. July marked a 10% drop compared to June 2023. The sales-to-list price ratio was 100.3% for all of Orange County. Foreclosures accounted for 0.2% of all closed sales, and there were no short sales. That means that 99.8% of all sales were good ol' fashioned sellers with equity.

ORANGE COUNTY MARKET TIME REPORT

ORANGE COUNTY CITIES 8/17/2023	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	32	27	36	29	35	58	17	$907k
Anaheim	92	85	32	29	27	71	27	$850k
Anaheim Hills	28	35	24	38	33	62	23	$1.0m
Brea	15	22	20	27	30	86	30	$1.1m
Buena Park	35	25	42	32	41	65	20	$889k
Corona Del Mar	81	11	221	113	190	166	60	$5.0m
Costa Mesa	57	37	46	51	47	61	31	$1.4m
Coto De Caza	29	6	145	38	38	76	33	$2.1m
Cypress	24	30	24	20	26	83	29	$1.0m
Dana Point	91	20	137	153	85	89	30	$3.7m
Dove Canyon	3	4	23	180	40	120	24	$1.7m
Foothill Ranch	9	6	45	45	39	102	18	$1.2m
Fountain Valley	23	26	27	26	28	56	15	$1.3m
Fullerton	61	70	26	42	38	60	21	$995k
Garden Grove	55	52	32	34	35	50	37	$900k
Huntington Beach	209	113	55	49	45	56	32	$1.4m
Irvine	206	145	43	35	41	81	21	$1.7m
La Habra	36	26	42	44	36	64	25	$799k
La Palma	6	5	36	105	30	160	13	$939k
Ladera Ranch	21	17	37	44	34	71	15	$1.8m
Laguna Beach	130	22	177	213	249	124	88	$4.8m
Laguna Hills	31	16	58	52	38	68	30	$949k
Laguna Niguel	87	50	52	53	46	67	27	$1.3m
Laguna Woods	103	76	41	42	49	51	41	$400k
Lake Forest	55	39	42	40	60	60	28	$1.4m
Los Alamitos	8	6	40	100	39	27	15	$1.4m
Mission Viejo	65	67	29	46	31	60	19	$1.2m
Newport Beach	164	49	100	104	111	96	60	$4.5m
Newport Coast	22	7	94	57	72	240	53	$14.6m
North Tustin	21	17	37	32	55	63	39	$2.1m
Orange	69	61	34	39	30	61	32	$1.2m
Placentia	18	18	30	34	17	56	23	$950k
Portola Hills	5	6	25	30	60	43	26	$1.3m
Rancho Mission Viejo	26	24	33	46	44	66	12	$1.1m
Rancho Santa Marg.	19	27	21	28	26	58	16	$650k
Rossmoor	10	8	38	19	43	75	21	$1.6m
San Clemente	99	51	58	83	62	72	35	$2.1m
San Juan	56	22	76	55	53	78	42	$2.0m
Santa Ana	91	51	54	49	32	48	31	$750k
Seal Beach	67	48	42	49	43	43	15	$439k
Stanton	4	9	13	15	54	69	26	$712k
Talega	13	9	43	60	73	49	19	$2.2m
Tustin	28	38	22	23	25	43	29	$1.0m
Villa Park	11	5	66	60	75	69	21	$3.2m
Westminster	20	18	33	30	27	74	10	$1.1m
Yorba Linda	56	56	30	33	33	62	27	$1.5m
All of O.C.	**2,434**	**1,576**	**46**	**47**	**45**	**65**	**28**	**$1.4m**

ORANGE COUNTY PRICE RANGES REPORT

ATTACHED HOMES 8/17/2023	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.	860	616	42	43	40	63	27	$775k
$0-$500k	170	149	34	35	35	71	62	$395k
$500k-$750k	241	207	35	35	34	56	23	$639k
$750k-$1m	182	145	38	37	32	88	29	$866k
$1m-$2m	176	98	54	61	49	-	-	$1.3m
$2m+	91	17	161	147	180	-	-	$3.3m

DETACHED HOMES 8/17/2023	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.	1,574	960	49	50	48	67	29	$1.9m
$0-$500k	7	6	35	42	42	39	84	$459k
$500k-$750k	36	64	17	25	20	37	20	$700k
$750k-$1m	181	212	26	27	23	53	20	$899k
$1m-$1.25m	159	159	30	29	23	55	21	$1.2m
$1.25m-$1.5m	208	168	37	42	43	62	23	$1.4m
$1.5m-$2m	280	172	49	49	50	75	23	$1.8m
$2m-$4m	350	138	76	72	77	100	63	$2.7m
$4m-$6m	137	23	179	138	237	-	-	$4.9m
$6m+	216	18	360	290	299	-	-	$10.6m

ALL HOMES 8/17/2023	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.	2,434	1,576	46	47	45	65	28	$1.4m
$0-$500k	177	155	34	35	35	40	27	$398k
$500k-$750k	277	271	31	33	31	51	22	$650k
$750k-$1m	363	357	31	31	27	62	22	$880k
$1m-$1.25m	239	219	33	33	25	60	22	$1.2m
$1.25m-$1.5m	256	192	40	44	46	65	24	$1.4m
$1.5m-$2m	328	186	53	53	53	75	25	$1.8m
$2m-$4m	414	152	82	76	83	98	62	$2.7m
$4m-$6m	153	26	177	152	253	-	-	$4.9m
$6m+	227	18	378	291	297	-	-	$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 JULY 2023	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 JULY 2022
Aliso Viejo	41	$825,000	$799,000	101%	$485k	$3.0m	1360	$607	9	38
Anaheim	83	$805,000	$795,000	102%	$375k	$1.4m	1441	$559	9	103
Anaheim Hills	29	$1,100,000	$1,050,000	103%	$550k	$2.5m	1924	$572	8	37
Brea	24	$1,114,031	$1,083,000	100%	$545k	$2.7m	2135	$522	10	34
Buena Park	24	$812,500	$787,000	103%	$560k	$1.4m	1467	$554	8	28
Corona Del Mar	17	$3,225,000	$3,195,000	97%	$2.0m	$7.3m	2428	$1,328	24	16
Costa Mesa	44	$1,220,000	$1,197,000	102%	$645k	$3.7m	1611	$757	11	55
Coto De Caza	16	$1,990,000	$2,035,000	99%	$800k	$6.3m	3650	$545	18	16
Cypress	30	$992,500	$977,500	101%	$580k	$1.8m	1785	$556	8	23
Dana Point	53	$1,590,000	$1,600,000	97%	$550k	$32.3m	1932	$823	20	23
Dove Canyon	3	$1,560,000	$1,595,000	100%	$1.3m	$1.9m	2954	$528	8	3
Foothill Ranch	12	$1,039,000	$1,044,950	101%	$470k	$1.6m	1745	$595	8	10
Fountain Valley	28	$1,265,000	$1,265,000	101%	$595k	$2.0m	1833	$690	9	34
Fullerton	59	$835,000	$799,000	102%	$337k	$3.1m	1563	$534	8	59
Garden Grove	48	$877,944	$894,000	100%	$430k	$1.6m	1463	$600	8	63
Huntington Beach	134	$1,235,000	$1,249,500	100%	$350k	$5.5m	1658	$745	11	145
Irvine	195	$1,350,000	$1,338,000	101%	$450k	$12.4m	1883	$717	8	215
La Habra	32	$765,950	$764,500	101%	$370k	$1.4m	1414	$542	8	26
La Palma	6	$952,500	$887,000	102%	$875k	$1.2m	1701	$560	11	3
Ladera Ranch	17	$1,421,000	$1,375,000	103%	$735k	$3.2m	2213	$642	7	23
Laguna Beach	21	$3,195,000	$3,395,000	97%	$795k	$8.2m	1944	$1,644	16	14
Laguna Hills	21	$1,375,000	$1,299,990	99%	$595k	$3.4m	2623	$524	9	23
Laguna Niguel	51	$1,245,000	$1,249,000	101%	$490k	$4.7m	1893	$658	10	62
Laguna Woods	51	$381,000	$379,900	99%	$8k	$680k	1057	$360	16	71
Lake Forest	37	$1,190,700	$1,155,000	101%	$409k	$2.2m	2105	$566	7	36
Los Alamitos	8	$965,000	$957,500	98%	$710k	$2.3m	1668	$579	12	5
Mission Viejo	81	$1,060,000	$999,900	101%	$410k	$3.8m	1575	$673	8	91
Newport Beach	59	$2,825,000	$2,600,000	99%	$485k	$21.4m	2172	$1,301	16	46
Newport Coast	13	$4,700,000	$4,850,000	99%	$1.4m	$12.3m	2964	$1,586	10	10
North Tustin	15	$1,688,000	$1,625,000	101%	$1.1m	$3.9m	2724	$620	10	16
Orange	55	$940,000	$924,900	102%	$415k	$3.2m	1550	$606	7	78
Placentia	25	$1,070,000	$999,900	103%	$415k	$1.5m	1951	$548	10	40
Portola Hills	5	$1,030,000	$999,900	103%	$609k	$1.6m	1776	$580	13	8
Rancho Mission Viejo	29	$1,190,000	$1,189,900	100%	$570k	$2.5m	1773	$671	14	20
Rancho Santa Marg.	34	$720,000	$712,450	102%	$394k	$1.8m	1154	$624	6	41
Rosmoor	8	$1,542,500	$1,574,000	99%	$1.1m	$2.5m	1925	$801	11	8
San Clemente	47	$1,330,000	$1,349,000	101%	$650k	$2.7m	1618	$822	8	56
San Juan	29	$1,357,000	$1,389,000	102%	$420k	$4.5m	2159	$629	16	29
Santa Ana	82	$750,000	$742,000	103%	$294k	$1.5m	1320	$568	10	83
Seal Beach	49	$380,000	$395,000	99%	$212k	$4.5m	1040	$365	40	50
Stanton	13	$735,000	$750,000	101%	$422k	$1.2m	1232	$597	9	11
Talega	8	$1,372,225	$1,395,000	101%	$765k	$2.2m	2174	$631	5	11
Tustin	29	$985,000	$988,000	101%	$395k	$2.2m	1507	$654	9	50
Villa Park	2	$1,600,500	$1,573,950	102%	$1.5m	$1.8m	2185	$732	9	11
Westminster	17	$1,099,000	$1,029,000	102%	$808k	$1.7m	1636	$672	9	28
Yorba Linda	60	$1,140,000	$1,127,000	101%	$517k	$3.5m	1965	$580	9	70
All of O.C.	1,784	$1,050,000	$1,025,000	100%	$8k	$32.3m	1652	$636	10	1,959
$0-$500k	147	$405,000	$405,000	99%	$8k	$500k	866	$468	16	172
$500k-$750k	282	$645,000	$630,000	102%	$505k	$750k	1122	$575	9	368
$750k-$1m	406	$880,000	$859,250	102%	$755k	$1.0m	1443	$610	8	495
$1m-$1.25m	288	$1,125,000	$1,100,000	102%	$1.0m	$1.3m	1779	$633	8	256
$1.25m-$1.5m	222	$1,356,000	$1,350,000	101%	$1.3m	$1.5m	2148	$631	11	233
$1.5m-$2m	195	$1,699,000	$1,690,000	100%	$1.5m	$2.0m	2547	$667	12	202
$2m-$3m	134	$2,350,000	$2,390,000	99%	$2.0m	$3.0m	2930	$802	16	132
$3m-$4m	53	$3,325,000	$3,395,000	99%	$3.1m	$4.0m	3510	$947	21	45
$4m-$6m	35	$4,700,000	$4,749,000	98%	$4.1m	$6.0m	3456	$1,360	14	32
$6m+	22	$8,200,000	$8,225,000	98%	$6.0m	$32.3m	5144	$1,594	4	25

ORANGE COUNTY FORECLOSURE REPORT

ORANGE COUNTY CITIES 8/17/2023	CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY
Aliso Viejo	32	0	0.0%
Anaheim	92	0	0.0%
Anaheim Hills	28	0	0.0%
Brea	15	0	0.0%
Buena Park	35	0	0.0%
Corona Del Mar	81	0	0.0%
Costa Mesa	57	0	0.0%
Coto De Caza	29	1	3.4%
Cypress	24	0	0.0%
Dana Point	91	0	0.0%
Dove Canyon	3	0	0.0%
Foothill Ranch	9	0	0.0%
Fountain Valley	23	0	0.0%
Fullerton	61	0	0.0%
Garden Grove	55	0	0.0%
Huntington Beach	209	0	0.0%
Irvine	206	0	0.0%
La Habra	36	1	2.8%
La Palma	6	0	0.0%
Ladera Ranch	21	0	0.0%
Laguna Beach	130	0	0.0%
Laguna Hills	31	0	0.0%
Laguna Niguel	87	0	0.0%
Laguna Woods	103	0	0.0%
Lake Forest	55	0	0.0%
Los Alamitos	8	0	0.0%
Mission Viejo	65	0	0.0%
Newport Beach	164	0	0.0%
Newport Coast	22	0	0.0%
North Tustin	21	0	0.0%
Orange	69	1	1.4%
Placentia	18	0	0.0%
Portola Hills	5	0	0.0%
Rancho Mission Viejo	26	0	0.0%
Rancho Santa Marg.	19	0	0.0%
Rossmoor	10	0	0.0%
San Clemente	99	0	0.0%
San Juan	56	0	0.0%
Santa Ana	91	2	2.2%
Seal Beach	67	0	0.0%
Stanton	4	0	0.0%
Talega	13	0	0.0%
Tustin	28	0	0.0%
Villa Park	11	1	9.1%
Westminster	20	0	0.0%
Yorba Linda	56	0	0.0%
All of O.C.	2,434	7	0.3%

ORANGE COUNTY DISTRESSED BREAKDOWN

	CURRENT ACTIVES	PENDINGS (LAST 30 DAYS)	MARKET TIME (IN DAYS)
Total Foreclosures	3	4	23
Total Short Sale	4	1	120

ORANGE COUNTY CITIES	CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY
ATTACHED			
All of O.C.	860	1	0.1%
$0-$500k	170	0	0.0%
$500k-$750k	241	1	0.4%
$750k-$1m	182	0	0.0%
$1m-$2m	176	0	0.0%
$2m+	91	0	0.0%
DETACHED			
All of O.C.	1,574	6	0.4%
$0-$500k	7	0	0.0%
$500k-$750k	36	2	5.6%
$750k-$1m	181	2	1.1%
$1m-$1.25m	159	0	0.0%
$1.25m-$1.5m	208	0	0.0%
$1.5m-$2m	280	0	0.0%
$2m-$4m	350	1	0.3%
$4m-$6m	137	1	0.7%
$6m+	216	0	0.0%
ALL HOMES			
All of O.C.	2,434	7	0.3%
$0-$500k	177	0	0.0%
$500k-$750k	277	3	1.1%
$750k-$1m	363	2	0.6%
$1m-$1.25m	239	0	0.0%
$1.25m-$1.5m	256	0	0.0%
$1.5m-$2m	328	0	0.0%
$2m-$4m	414	1	0.2%
$4m-$6m	153	1	0.7%
$6m+	227	0	0.0%
COUNTY HIGH SHARES - ACCOUNT FOR 100%			
Santa Ana	91	2	2.2%
Coto De Caza	29	1	3.4%
La Habra	36	1	2.8%
Orange	69	1	1.4%
Villa Park	11	1	9.1%

SOUTHERN CALIFORNIA HOUSING REPORT

ALL PROPERTIES 8/17/2023	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	8,072	3,556	68	66	62	78	40
Orange County	2,434	1,576	46	47	45	65	28
Riverside County	4,231	2,015	63	59	57	78	36
San Bernardino County	3,738	1,557	72	70	70	89	34
San Diego County	2,621	1,730	45	43	42	61	28
Ventura County	681	532	38	44	42	54	24
SOCAL TOTALS	21,777	10,966	60	55	53	71	32

DISTRESSED PROPERTIES 8/17/2023	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	50	37	41	54	88	73	40
Orange County	7	5	42	23	34	42	40
Riverside County	30	21	43	52	42	83	43
San Bernardino County	38	14	81	77	40	116	34
San Diego County	10	7	43	130	45	102	56
Ventura County	1	2	15	20	60	120	90
SOCAL TOTALS	136	86	47	60	52	89	51