

Orange County Housing Report:
Top 5 Trends

June 28, 2021



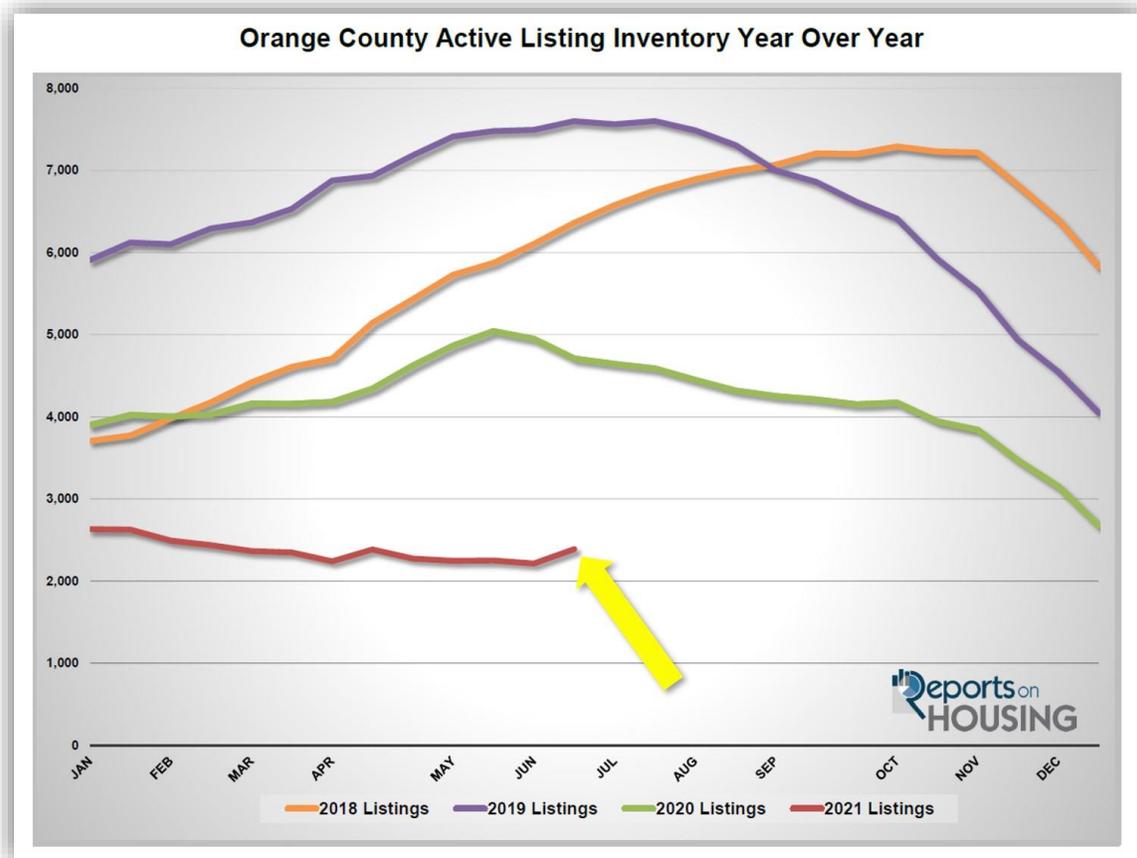
**When there is so much noise swirling around housing,
it is a good idea to take a step back and focus on the
trends.**

Top 5 Housing Trends

With nearly half of 2021 in the rearview mirror, there are noticeable trends that have developed.

It seems as if everyone has an opinion about the future of the housing market. “It’s a bubble.” “The market has peaked.” “I am going to wait for values to come crashing down.” “Housing will continue to be hot for a very long time.” In the end, there is way too much noise that is not supported by facts, ignoring the data. It is time to step aside from the uproar and look at the trends that have surfaced in 2021.

1. **The number of available homes to purchase is finally starting to rise.** The unprecedented, ultra-low inventory has been the story for over a year now. At the start of last year, there already were not enough homes on the market, and then COVID-19 made things worse when many homeowners opted to not sell their homes. Ultimately, that led to this year’s anemic historically low level of available homes. In fact, today’s inventory is 64% less than the 5-year average of 6,702 homes (from 2015 to 2019 excluding 2020 due to COVID skewing the data). Yet, finally, now that summer has arrived with all of its normal, cyclical distractions, the inventory is on the rise, adding 174 homes, up 8%, within the past couple of weeks, its largest gain of the year. This new trend will continue throughout the summer months.

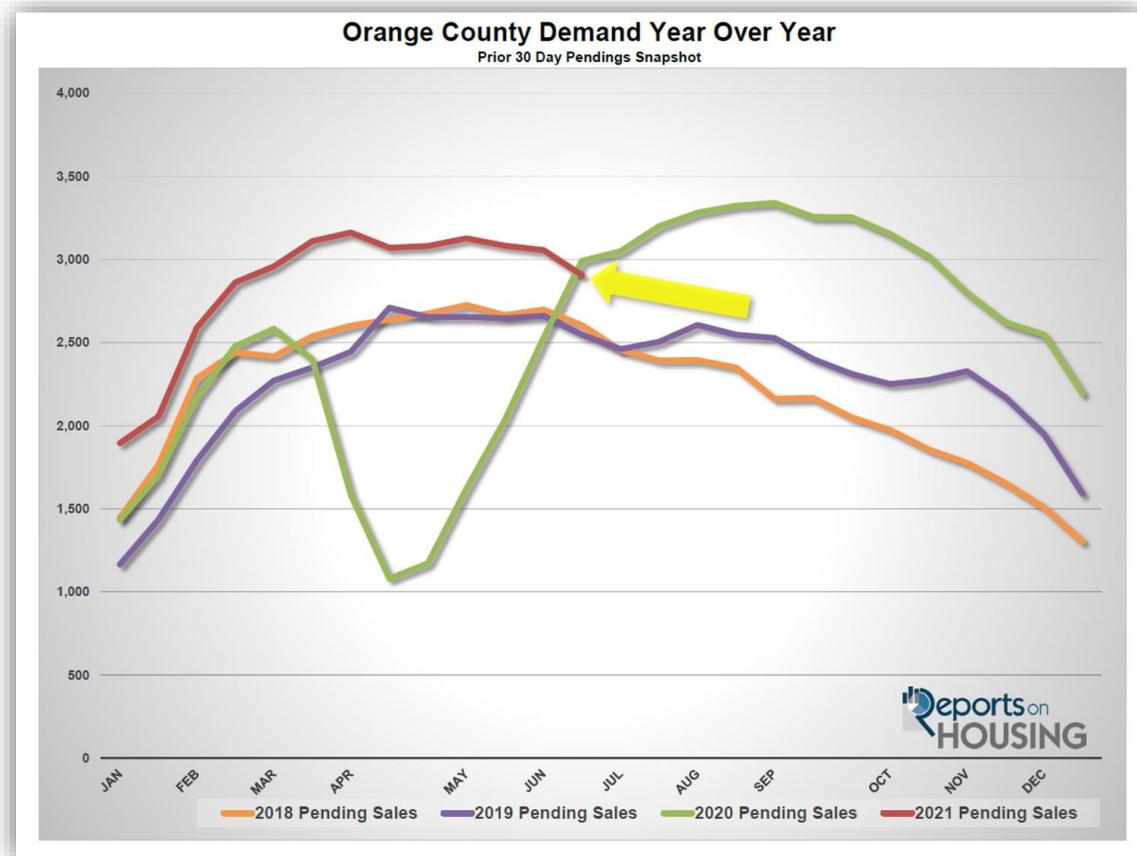


2. **Demand, the number of new escrows over the prior month, is on the decline after reaching a peak in early spring.** Demand typically peaks between April and mid-May. This year, it peaked at the very start of April in Orange County. Many expect the market to behave differently and ignore the seasons because housing is so hot, yet society seemingly likes its routines. Spring is the hottest time of the year in terms of demand. It downshifts during the summer with the kids out of school, planned vacations, and plenty of fun in the sun. Since peaking on

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April 1st, demand has dropped from 3,110 to 2,906 pending sales, shedding 204, down 7%. Within the past two weeks alone, it dropped by 151 escrows or 5%, its largest drop of the year. This trend should continue throughout the summer months.



3. **Closed Sales are at its highest level since 2005.** Through the first five months of the year, there were 14,469 closed sales. Disregarding last year because COVID skewed the data (35% fewer last year), closed sales are up 22% compared to the 5-year average from 2015 through 2019, an extra 2,627. That pace is the highest since 2005. With demand continuing to outpace prior years, 2021 will be the strongest year for closings since prior to the Great Recession.
4. **Fewer homeowners are opting to list their homes for sale.** This trend started last year with the onset of COVID, but dissipated and reversed its course in August last year. When the inventory reached a record low at the start of this year, many homeowners were nervous about selling and worried that there would be nothing for them to buy after selling. Combine that with the knowledge that home values were soaring, many homeowners were more than happy to wait on the sidelines while their equity quickly grew. During the first quarter, there were 3% fewer homes that entered the fray compared to the 5-year average from 2015-2019. In April, there were 10% fewer FOR-SALE signs, 413 fewer. In May, it was 15%, or 641 fewer. In the first two weeks of June, it was off by 19%, or 405 fewer. This trend will continue as long as the inventory remains muted and mortgage rates remain at historic lows below 3.5%.
5. **Pressure is building for mortgage rates to rise, which will impact affordability and demand.** During the first week of this year, mortgage rates reached an all-time historic low, 2.65% according to Freddie Mac's Primary Mortgage Market Survey®. It reached 3.18% on April 1st, but reversed course and dropped below 3% by the third week of April. It remained below 3% until June 24th when it rose from 2.93% in the prior week to 3.02%. It had remained at 3% or lower for 8 straight weeks, but pressure on rising rates had been mounting with inflation readings climbing. Even though the Federal Reserve has been stating that the inflation is "transitory," or

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temporary, the U.S. economy is getting a lot hotter, and many are coming to the conclusion that the Federal Reserve needs to slow down their stimulus. They have been purchasing mortgage-backed securities, every day loans backed by Fannie Mae and Freddie Mac, since the onset of COVID. This has resulted in mortgage rates dropping by an additional quarter percent (approximately). Had COVID not occurred, rates would be around 3.75%. By year's end, they will rise towards 3.5%, and then settle around 3.75% sometime next year. Demand will fall towards trend levels from 2015 through 2019, the inventory will rise to more normal levels, and the market time will slow from its crazy levels of today to a normal Seller's Market.

The best advice for buyers and sellers: Follow an economic model that relies on facts and data rather than listen to all the noise. Ultimately, an economic model will reveal trends that will help in understanding the characteristics and direction of the current housing market and properly set expectations for buyers and sellers.

Active Listings

The current active inventory grew by 8% in the past couple of weeks.

The active listing inventory added 174 homes in the past couple of weeks, up 8%, and now sits at 2,388 homes, its largest rise of the year and its highest level since February. The Summer Market has arrived along with its many distractions. Now that Californians are free to roam the earth again, everyone is eager to enjoy the summer they could not have last year. After being couped up at home and wearing masks, buyers will be a bit more distracted, so demand will fall slightly, and the inventory will rise. Expect the number of available homes to purchase to continue to rise throughout the summer. As mortgage rates rise over the coming months, homes will take a bit longer to sell due to diminishing demand. This will ultimately result in overpriced homes accumulating on the market. A normal peak occurs between July and August, but this year will most likely be delayed into the Autumn Market due to overzealous sellers lingering on the market.

Last year at the end of June, there were 4,710 homes on the market, 2,233 additional homes, or 97% more. The 5-year average from 2015 to 2019 (intentionally omitting 2020 due to COVID skewing the data) is 6,707, an extra 4,319 homes, or 181% more, nearly triple today's level. There was an overabundance of choices for buyers compared to today.

Demand

Demand decreased by 5% in the past couple of weeks.

Demand, a snapshot of the number of new pending sales over the prior month, decreased from 3,057 to 2,906 in the past couple of weeks, shedding 151 pending sales, down 5%, the largest drop so far this year. Demand is at its lowest level since February. Summer has arrived. Many buyers are taking a much-needed short break to enjoy the summer they skipped last year. As a result, demand is starting to drop. Expect demand to continue to methodically drop throughout the Summer and Autumn Markets, and then drop at a greater clip during the holidays beginning in mid-November.

Last year, demand was at 2,992, **3% more than today**, as it continued to soar upward with a very late arrival to the Spring Market. For the first time since the start of June 2020, current demand is less than the prior year. Yet, comparing this year to last year does not reveal much because COVID skewed the data. It is better to compare today's market to the 5-year average for demand from 2015 through 2019, which was at 2,804 pending sales, 102 fewer pending sales, or 3.5% less than today.

With both the inventory rising and demand falling, in the past two-weeks the Expected Market Time (the number of days to sell all Orange County listings at the current buying pace) increased from 22 days to 25 days, its highest level since February. At 25 days, it is still an extremely insane, Hot Seller's Market (less than 60 days) where there are a ton of showings, sellers get to call the shots during the negotiating process, multiple offers are the norm, and home values are rising rapidly. Last year the Expected Market Time was at 47 days, slower than today, but continuing to improve rapidly. The 5-year average from 2015 through 2019 was at 72 days, much slower than today, but still a Slight Seller's Market.

Luxury End

The luxury market slowed a bit with both a rise in the supply and a drop in demand.

In the past two weeks the luxury inventory of homes priced above \$1.5 million increased by 47 homes, up 6%, and now sits at 816, its highest level since the end of April. At the same time, luxury demand decreased by 29 pending sales, down 6%, and now sits at 442, its lowest level since February. Luxury demand peaked at the end of April at 527 pending sales, dropping 16% since. With both the supply of luxury homes increasing and demand dropping, the overall Expected Market Time for luxury homes priced above \$1.5 million increased from 49 to 55 days, its highest level since the start of April. At 55 days, it remains a very Hot Seller's Market for luxury.

Expect the luxury market to continue to slightly cool with all the distractions of summer.

Year over year, luxury demand is up by 107 pending sales, or 32%, and the active luxury listing inventory is down by 575 homes, or 41%. The Expected Market Time last year was at 125 days and plunging fast with the beginning of a delayed Spring Market due to COVID. Year over year statistics for luxury will be much more comparable starting in July.

For homes priced between \$1.5 million and \$2 million, the Expected Market Time increased from 28 to 29 days. For homes priced between \$2 million and \$4 million, the Expected Market Time increased from 44 to 57 days. For homes priced above \$4 million, the Expected Market Time increased from 134 to 144 days. At 144 days, a seller would be looking at placing their home into escrow around **November 2021**.

Price Ranges	Expected Market Time	Market Speed	Share of Housing Inventory	Share of Current Demand	Last Year
O.C. \$0-\$750k	18 Days		28%	38%	32 Days
O.C. \$750k-\$1m	20 Days		21%	26%	34 Days
O.C. \$1m-\$1.25m	18 Days		9%	12%	53 Days
O.C. \$1.25m-\$1.5m	24 Days		9%	9%	80 Days
O.C. \$1.5m-\$2m	29 Days		9%	7%	83 Days
O.C. \$2m-\$4m	57 Days		14%	6%	128 Days
O.C. \$4m+	144 Days		12%	2%	239 Days



Orange County Housing Summary

- The active listing inventory increased by 174 homes in the past two-weeks, up 8%, and now totals 2,388, its largest increase of the year and its highest level since February. From June 1st through June 15th, there were 19% fewer homes that came on the market compared to 5-year average between 2015 to 2019 (2020 was skewed do to COVID-19), 405 less. Last year, there were 4,710 homes on the market, 2,322 additional homes, or 97% more.
- Demand, the number of pending sales over the prior month, decreased by 151 pending sales in the past two-weeks, down 5%, and now totals 2,906, its largest decrease of the year and its lowest level since February. Mortgage rates remain at historically low levels, maintaining demand's current brisk pace. Last year, there were

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2,992 pending sales, **3% more than today**. It was the first time the prior year was higher than the current year dating back to June 2020.

- With an increase in the supply and a drop in demand, the Expected Market Time, the number of days to sell all Orange County listings at the current buying pace, increased from 22 to 25 days in the past couple of weeks, its highest level since February, but still an extremely Hot Seller's Market (less than 60 days). It was at 47 days last year and rapidly getting hotter as 2020's delayed Spring Market had begun.
- For homes priced below \$750,000, the market is a Hot Seller's Market (less than 60 days) with an Expected Market Time of 18 days. This range represents 28% of the active inventory and 38% of demand.
- For homes priced between \$750,000 and \$1 million, the Expected Market Time is 20 days, a Hot Seller's Market. This range represents 21% of the active inventory and 26% of demand.
- For homes priced between \$1 million to \$1.25 million, the Expected Market Time is 18 days, a Hot Seller's Market.
- For homes priced between \$1.25 million to \$1.5 million, the Expected Market Time is 24 days, a Hot Seller's Market.
- For homes priced between \$1.5 million and \$2 million, the Expected Market Time increased from 28 to 29 days. For homes priced between \$2 million and \$4 million, the Expected Market Time increased from 44 to 57 days. For homes priced above \$4 million, the Expected Market Time increased from 134 to 144 days.
- The luxury end, all homes above \$1.5 million, accounts for 35% of the inventory and 15% 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 5 foreclosures and 5 short sales available to purchase today in all of Orange County, 10 total distressed homes on the active market, no change from two-weeks ago. Last year there were 29 total distressed homes on the market, slightly more than today.
- There were 3,237 closed residential resales in May, 134% more than May 2020's 1,386 closed sales. May marked an 7% decline from April 2021. The sales to list price ratio was 100.7% for all of Orange County. Foreclosures accounted for just 0.1% of all closed sales, and short sales accounted for 0.1%. That means that 99.8% of all sales were good ol' fashioned sellers with equity.

Have a great week.

Sincerely,
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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	Average Active List Price
	6/24/2021	6/24/2021	6/24/2021	6/10/2021	5/27/2021	6/25/2020	6/27/2019	6/24/2021
Aliso Viejo	28	68	12	12	15	30	78	\$774k
Anaheim	80	146	16	20	16	29	53	\$715k
Anaheim Hills	34	55	19	16	15	24	67	\$1.3m
Brea	28	50	17	14	16	35	62	\$1.0m
Buena Park	23	48	14	14	15	23	51	\$739k
Corona Del Mar	58	31	56	55	73	83	278	\$9.2m
Costa Mesa	63	65	29	23	14	41	84	\$1.3m
Coto De Caza	26	31	25	22	27	80	153	\$3.6m
Cypress	19	43	13	12	13	21	52	\$850k
Dana Point	56	53	32	28	35	74	159	\$4.3m
Dove Canyon	4	6	20	9	17	27	135	\$1.3m
Foothill Ranch	14	21	20	18	17	13	58	\$1.1m
Fountain Valley	22	38	17	11	18	32	42	\$1.1m
Fullerton	80	83	29	19	16	39	49	\$988k
Garden Grove	48	75	19	14	20	37	56	\$918k
Huntington Beach	160	186	26	22	19	45	77	\$1.3m
Irvine	280	298	28	23	24	79	127	\$1.8m
La Habra	47	43	33	20	19	26	59	\$826k
La Palma	4	6	20	20	23	8	84	\$913k
Ladera Ranch	29	39	22	12	11	41	65	\$1.2m
Laguna Beach	115	52	66	66	87	135	241	\$7.4m
Laguna Hills	25	40	19	13	16	51	118	\$1.1m
Laguna Niguel	91	105	26	21	30	42	118	\$2.3m
Laguna Woods	88	134	20	29	30	73	100	\$298k
Lake Forest	31	82	11	14	17	38	54	\$849k
Los Alamitos	4	8	15	8	16	25	60	\$1.2m
Mission Viejo	83	131	19	17	15	28	68	\$1.0m
Newport Beach	149	84	53	55	47	120	188	\$4.5m
Newport Coast	55	19	87	81	64	145	257	\$12.0m
North Tustin	24	23	31	41	25	69	158	\$2.4m
Orange	94	127	22	20	20	26	62	\$1.1m
Placentia	21	54	12	14	18	22	73	\$875k
Portola Hills	9	9	30	15	19	13	60	\$1.3m
Rancho Mission Viejo	8	19	13	6	9	38	180	\$1.1m
Rancho Santa Marg.	30	60	15	14	10	25	68	\$760k
Rossmoor	6	9	20	12	30	79	99	\$1.7m
San Clemente	84	90	28	30	29	42	102	\$3.1m
San Juan	45	42	32	28	20	55	145	\$3.2m
Santa Ana	104	104	30	18	18	40	86	\$700k
Seal Beach	37	55	20	21	13	61	120	\$1.2m
Stanton	10	17	18	13	9	19	35	\$620k
Talega	14	15	28	19	16	40	66	\$1.2m
Tustin	33	56	18	16	15	40	69	\$904k
Villa Park	10	7	43	23	12	53	180	\$2.5m
Westminster	15	34	13	11	23	33	43	\$868k
Yorba Linda	62	103	18	18	15	44	80	\$1.6m
All of O.C.	2,388	2,906	25	22	22	47	89	\$2.4m

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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	Average Active List Price
	6/24/2021	6/24/2021	6/24/2021	6/10/2021	5/27/2021	6/25/2020	6/27/2019	6/24/2021
All of O.C.	797	1,196	20	20	18	56	80	\$974k
O.C. \$0-\$250k	53	52	31	28	27	86	80	\$144k
O.C. \$250k-\$500k	218	403	16	18	18	47	68	\$401k
O.C. \$500k-\$750k	217	454	14	14	13	45	66	\$628k
O.C. \$750k-\$1m	142	178	24	22	17	71	109	\$866k
O.C. \$1m+	167	109	46	56	37	140	247	\$2.5m

Current Actives Vacant: 32.2%

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	Average Active List Price
	6/24/2021	6/24/2021	6/24/2021	6/10/2021	5/27/2021	6/25/2020	6/27/2019	6/24/2021
All of O.C.	1,417	1,861	23	23	24	60	87	\$3.3m
O.C. \$0-\$500k	14	14	30	21	35	52	80	\$415k
O.C. \$500k-\$750k	124	237	16	15	14	27	48	\$679k
O.C. \$750k-\$1m	292	634	14	16	16	37	64	\$879k
O.C. \$1m-\$1.25m	153	316	15	14	15	64	83	\$1.2m
O.C. \$1.25m-\$1.5m	161	238	20	18	20	88	112	\$1.4m
O.C. \$1.5m-\$2m	159	181	26	25	23	92	138	\$1.8m
O.C. \$2m-\$4m	247	177	42	39	41	173	248	\$2.9m
O.C. \$4m+	267	64	125	121	111	301	420	\$10.8m

Current Actives Vacant: 18.4%

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	Average Active List Price
	6/24/2021	6/24/2021	6/24/2021	6/10/2021	5/27/2021	6/25/2020	6/27/2019	6/24/2021
All of O.C.	2,214	3,057	22	22	22	59	84	\$2.4m
O.C. \$0-\$500k	285	469	18	19	20	51	70	\$354k
O.C. \$500k-\$750k	341	691	15	14	14	36	55	\$647k
O.C. \$750k-\$1m	434	812	16	17	16	42	70	\$875k
O.C. \$1m-\$1.25m	189	351	16	16	15	70	92	\$1.2m
O.C. \$1.25m-\$1.5m	196	263	22	21	22	89	118	\$1.4m
O.C. \$1.5m-\$2m	195	208	28	28	26	96	149	\$1.8m
O.C. \$2m-\$4m	289	199	44	41	41	175	254	\$2.9m
O.C. \$4m+	285	64	134	126	114	315	441	\$10.6m

Current Actives Vacant: 22.4%

*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.

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Orange County Cities	Units Sold May 2021	Average Sales Price	Average List Price	Sales to List Price Ratio	Low Price	High Price	Avg. Square Feet	Avg. \$ Per Square Feet	Units Sold May 2020
Aliso Viejo	66	\$792,114	\$753,482	105.1%	\$380k	\$1.7m	1,567	\$505	39
Anaheim	130	\$694,345	\$673,819	103.0%	\$312k	\$1.2m	1,530	\$454	69
Anaheim Hills	63	\$1,069,086	\$1,049,513	101.9%	\$419k	\$3.4m	2,446	\$437	38
Brea	40	\$873,755	\$836,919	104.4%	\$550k	\$1.3m	1,950	\$448	25
Buena Park	42	\$746,417	\$721,077	103.5%	\$490k	\$1.5m	1,533	\$487	25
Corona Del Mar	37	\$3,696,703	\$3,759,392	98.3%	\$1.5m	\$15.0m	2,861	\$1,292	11
Costa Mesa	94	\$1,110,593	\$1,081,797	102.7%	\$290k	\$3.0m	1,848	\$601	45
Coto De Caza	43	\$1,901,473	\$1,913,546	99.4%	\$540k	\$8.6m	3,996	\$476	14
Cypress	41	\$814,585	\$789,822	103.1%	\$451k	\$1.3m	1,812	\$449	21
Dana Point	73	\$1,989,420	\$1,988,431	100.0%	\$370k	\$13.5m	2,267	\$878	29
Dove Canyon	14	\$1,260,000	\$1,249,500	100.8%	\$949k	\$1.6m	3,018	\$421	2
Foothill Ranch	1	\$1,000,000	\$998,000	100.2%	\$1.0m	\$1.0m	2,488	\$402	7
Fountain Valley	45	\$1,007,978	\$962,804	104.7%	\$320k	\$2.0m	2,006	\$502	17
Fullerton	124	\$801,089	\$772,166	103.7%	\$230k	\$2.2m	1,697	\$472	53
Garden Grove	79	\$701,871	\$676,627	103.7%	\$335k	\$1.1m	1,417	\$495	35
Huntington Beach	231	\$1,128,692	\$1,128,370	100.0%	\$154k	\$4.7m	1,795	\$629	91
Irvine	364	\$1,201,121	\$1,188,767	101.0%	\$295k	\$6.2m	2,151	\$558	114
La Habra	47	\$660,319	\$639,217	103.3%	\$329k	\$1.6m	1,441	\$458	24
La Palma	10	\$914,500	\$877,881	104.2%	\$615k	\$1.1m	2,006	\$456	6
Ladera Ranch	54	\$1,453,130	\$1,422,509	102.2%	\$590k	\$4.0m	3,044	\$477	24
Laguna Beach	54	\$3,593,789	\$3,814,852	94.2%	\$665k	\$24.3m	2,446	\$1,469	17
Laguna Hills	42	\$1,013,679	\$1,000,885	101.3%	\$345k	\$2.3m	2,156	\$470	15
Laguna Niguel	94	\$1,148,478	\$1,121,395	102.4%	\$348k	\$5.2m	2,157	\$532	42
Laguna Woods	81	\$354,054	\$358,975	98.6%	\$9k	\$1.4m	1,128	\$314	35
Lake Forest	2	\$770,000	\$757,500	101.7%	\$650k	\$890k	1,668	\$462	35
Los Alamitos	5	\$1,186,778	\$1,121,980	105.8%	\$700k	\$1.6m	2,203	\$539	3
Mission Viejo	154	\$914,668	\$883,864	103.5%	\$305k	\$2.9m	1,913	\$478	71
Newport Beach	128	\$2,744,960	\$2,787,545	98.5%	\$559k	\$10.2m	2,620	\$1,048	44
Newport Coast	22	\$4,325,114	\$4,406,250	98.2%	\$913k	\$21.0m	3,919	\$1,103	8
North Tustin	22	\$1,412,159	\$1,376,264	102.6%	\$910k	\$2.2m	2,740	\$515	15
Orange	140	\$940,198	\$917,853	102.4%	\$310k	\$3.5m	2,049	\$459	58
Placentia	44	\$826,193	\$778,697	106.1%	\$410k	\$1.3m	1,876	\$440	18
Portola Hills	16	\$1,011,900	\$997,000	101.5%	\$560k	\$1.9m	2,298	\$481	15
Rancho Mission Viejo	24	\$963,896	\$938,612	102.7%	\$465k	\$2.0m	1,988	\$485	14
Rancho Santa Marg.	2	\$481,875	\$465,000	103.6%	\$456k	\$508k	893	\$540	38
Rosmoor	8	\$1,712,875	\$1,733,812	98.8%	\$1.2m	\$2.7m	2,974	\$576	3
San Clemente	108	\$1,342,367	\$1,329,584	101.0%	\$440k	\$4.5m	2,279	\$589	37
San Juan	48	\$2,109,297	\$2,211,860	95.4%	\$369k	\$9.2m	3,065	\$688	24
Santa Ana	122	\$645,090	\$632,877	101.9%	\$210k	\$2.4m	1,425	\$453	42
Seal Beach	50	\$686,424	\$685,566	100.1%	\$155k	\$2.6m	1,327	\$517	26
Stanton	19	\$541,579	\$518,816	104.4%	\$340k	\$850k	1,170	\$463	10
Talega	30	\$1,275,000	\$1,275,000	100.0%	\$575k	\$3.0m	2,638	\$437	7
Tustin	78	\$828,136	\$803,563	103.1%	\$350k	\$1.9m	1,689	\$490	29
Villa Park	7	\$2,196,000	\$2,139,539	102.6%	\$1.6m	\$3.0m	4,583	\$479	3
Westminster	34	\$883,824	\$855,402	103.3%	\$605k	\$1.5m	1,779	\$497	17
Yorba Linda	110	\$1,240,954	\$1,232,474	100.7%	\$435k	\$4.5m	2,729	\$455	51
All of O.C.	3,237	\$1,187,206	\$1,178,487	100.7%	\$9k	\$24.3m	2,027	\$586	1,386
O.C. \$0-\$500k	410	\$376,608	\$372,238	101.2%	\$9k	\$500k	913	\$413	277
O.C. \$500k-\$750k	698	\$639,520	\$622,390	102.8%	\$501k	\$750k	1,314	\$487	466
O.C. \$750k-\$1m	853	\$875,524	\$849,723	103.0%	\$752k	\$1.0m	1,751	\$500	345
O.C. \$1m-\$1.25m	401	\$1,123,694	\$1,086,341	103.4%	\$1.0m	\$1.3m	2,304	\$488	111
O.C. \$1.25m-\$1.5m	283	\$1,362,552	\$1,333,904	102.1%	\$1.3m	\$1.5m	2,647	\$515	61
O.C. \$1.5m-\$2m	249	\$1,715,291	\$1,703,008	100.7%	\$1.5m	\$2.0m	3,060	\$561	56
O.C. \$2m-4m	264	\$2,719,645	\$2,752,234	98.8%	\$2.0m	\$4.0m	3,594	\$757	52
O.C. \$4m+	79	\$6,507,268	\$6,824,637	95.3%	\$4.1m	\$24.3m	4,973	\$1,309	18

*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.

THE Orange County HOUSING REPORT

REPORTS ON HOUSING

Orange County Cities	Current Actives	Number of Foreclosures & Short Sale Actives	% of Active Inventory	Attached	Current Actives	Number of Foreclosures & Short Sale Actives	% of Active Inventory
	6/24/2021	6/24/2021	6/24/2021		6/24/2021	6/24/2021	6/24/2021
Aliso Viejo	28	0	0.0%	All of O.C.	813	3	0.4%
Anaheim	80	3	3.8%	O.C. \$0-\$250k	40	0	0.0%
Anaheim Hills	34	0	0.0%	O.C. \$250k-\$500k	226	2	0.9%
Brea	28	0	0.0%	O.C. \$500k-\$750k	237	0	0.0%
Buena Park	23	0	0.0%	O.C. \$750k-\$1m	147	0	0.0%
Corona Del Mar	58	0	0.0%	O.C. \$1m+	163	1	0.6%
Costa Mesa	63	0	0.0%	Detached			
Coto De Caza	26	0	0.0%	All of O.C.	1,575	7	0.4%
Cypress	19	0	0.0%	O.C. \$0k-\$500k	15	1	6.7%
Dana Point	56	0	0.0%	O.C. \$500k-\$750k	140	1	0.7%
Dove Canyon	4	0	0.0%	O.C. \$750k-\$1m	355	1	0.3%
Foothill Ranch	14	0	0.0%	O.C. \$1m-\$1.5m	163	1	0.6%
Fountain Valley	22	1	4.5%	O.C. \$1.25m-\$1.5m	176	0	0.0%
Fullerton	80	0	0.0%	O.C. \$1.5m-\$2m	176	0	0.0%
Garden Grove	48	0	0.0%	O.C. \$2m-\$4m	282	1	0.4%
Huntington Beach	160	1	0.6%	O.C. \$4m+	268	2	0.7%
Irvine	280	0	0.0%	All Homes			
La Habra	47	0	0.0%	All of O.C.	2,388	10	0.4%
La Palma	4	0	0.0%	O.C. \$0k-\$500k	281	3	1.1%
Ladera Ranch	29	0	0.0%	O.C. \$500k-\$750k	377	1	0.3%
Laguna Beach	115	0	0.0%	O.C. \$750k-\$1m	502	1	0.2%
Laguna Hills	25	0	0.0%	O.C. \$1m-\$1.25m	205	2	1.0%
Laguna Niguel	91	0	0.0%	O.C. \$1.25m-\$1.5m	207	0	0.0%
Laguna Woods	88	0	0.0%	O.C. \$1.5m-\$2m	207	0	0.0%
Lake Forest	31	0	0.0%	O.C. \$2m-\$4m	325	1	0.3%
Los Alamitos	4	0	0.0%	O.C. \$4m+	284	2	0.7%
Mission Viejo	83	1	1.2%	County High Shares - Account for 100%			
Newport Beach	149	1	0.7%	Fountain Valley	22	1	4.5%
Newport Coast	55	2	3.6%	Anaheim	80	3	3.8%
North Tustin	24	0	0.0%	Newport Coast	55	2	3.6%
Orange	94	0	0.0%	Yorba Linda	62	1	1.6%
Placentia	21	0	0.0%	Mission Viejo	83	1	1.2%
Portola Hills	9	0	0.0%	Newport Beach	149	1	0.7%
Rancho Mission Viejo	8	0	0.0%	Huntington Beach	160	1	0.6%
Rancho Santa Marg.	30	0	0.0%	Aliso Viejo	28	0	0.0%
Rossmoor	6	0	0.0%	Anaheim Hills	34	0	0.0%
San Clemente	84	0	0.0%	Brea	28	0	0.0%
San Juan	45	0	0.0%	County Low Shares - No Distressed			
Santa Ana	104	0	0.0%	Aliso Viejo	Foothill Ranch	Laguna Wood	San Clemer
Seal Beach	37	0	0.0%	Anaheim Hills	Fullerton	Lake Forest	San Juan
Stanton	10	0	0.0%	Brea	Garden Gro	Los Alamitos	Santa Ana
Talega	14	0	0.0%	Buena Park	Irvine	North Tustin	Seal Beach
Tustin	33	0	0.0%	Corona Del Mar	La Habra	Orange	Stanton
Villa Park	10	0	0.0%	Costa Mesa	La Palma	Placentia	Talega
Westminster	15	0	0.0%	Coto De Caza	Ladera Ran	Portola Hills	Tustin
Yorba Linda	62	1	1.6%	Cypress	Laguna Bea	Rancho Missi	Villa Park
All of O.C.	2,388	10	0.4%	Dana Point	Laguna Hill	Rancho Santa	Westminste
Orange County Distressed Breakdown				Dove Canyon	Laguna Nig	Rossmoor	
	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)	*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.			
Total Foreclosures	5	4	38				
Total Short Sale	5	5	30				

THE *Orange County* HOUSING REPORT

REPORTS ON HOUSING

Southern California Housing

All Properties	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
	6/24/2021	6/24/2021	6/24/2021	6/10/2021	5/27/2021	6/25/2020	6/27/2019
Los Angeles County	8,178	6,400	38	36	33	51	78
Orange County	2,388	2,906	25	22	22	48	89
Riverside County	2,658	3,684	22	20	19	36	86
San Bernardino County	2,378	2,684	27	26	24	33	80
San Diego County	2,847	3,458	25	23	21	37	71
Ventura County	634	916	21	37	37	35	53
SOCAL TOTALS	19,083	20,048	29	27	26	40	81

Distressed Properties	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
	6/24/2021	6/24/2021	6/24/2021	6/10/2021	5/27/2021	6/25/2020	6/27/2019
Foreclosures and Short Sales							
Los Angeles County	28	17	49	27	20	49	51
Orange County	10	9	33	30	20	44	46
Riverside County	16	13	37	26	30	30	50
San Bernardino County	8	14	17	18	27	25	44
San Diego County	16	11	44	55	48	32	83
Ventura County	5	5	30	60	60	33	21
SOCAL TOTALS	83	69	35	34	27	36	55