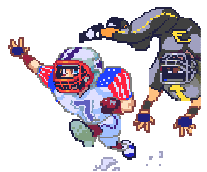


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Beachside-Mission Viejo, CA.

**Orange County Housing Market Summary:**

- **The active listing inventory increased** by 211 homes in the past two weeks and now totals **6,122**, a 4% rise. Last year, there were 3,774 homes on the market, 2,348 fewer than today. There are 62% more homes than last year.
- .The **Expected Market Time** for all of **Orange** County **decreased** from 152 days two weeks ago to 128 days today, a slight Buyer's Market (between 120 to 150 days) *and the highest level for this time of the year since 2011. It was at 64 days last year.*
- For **homes priced below \$750,000**, the market is a Balanced Market (*between 90 and 120 days*) with an expected market time of 97 days. This range represents 44% of the active inventory and 58% of demand.
- For **homes priced between \$750,000 and \$1 million**, the *expected market time is 102 days*, a Balanced Market. This range represents 18% of the active inventory and 23% of demand.
- For **homes priced between \$1 million to \$1.25 million**, the expected market time is **156 days**, a Buyer's Market.
- For **luxury homes priced between \$1.25 million and \$1.5 million**, in the past two weeks, the expected market time **decreased** from 252 to 185 days. For **homes priced between \$1.5 million and \$2 million**, the expected market time **decreased** from 365 to 305 days. For luxury homes priced between \$2 million and \$4 million, the *expected market time decreased* from 347 to 314 days. For **luxury homes priced above \$4 million**, the expected market time *decreased* from 1,279 to 794 days.
- The luxury end, all homes above \$1.25 million, accounts for 30% of the inventory and only 13% of demand..
- There were 1,789 closed residential resales in December, *21% fewer than December 2017's 2,269*
- December marked a 12% drop over November 2018.
- **The sales to list price ratio was 96.3% for all of Orange County. (So, Sellers accepted offers were ..and continue to be...less than 4% of their listed price. )**
- That also, means that 98.9% of all sales were sellers with equity.



Sunday is **SUPERBOWL** 2019...."**GO RAMS** !



**Reminder**

**THURSDAY...FEB. 14TH. ...IS: VALENTINES DAY**