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**Orange County Housing Market Summary: > June Picture**

**The June 2019 picture is :**

There are a lot more homes on the market (*highest activity level since 2011> 27% more than last year> 7,479*)  
The Active inventory has GROWN. Home appreciation is not..flat.,>So careful pricing is **CRUCIAL**.



**INTEREST rates** have DROPPED...dramatically over the past 6 months>  
improving affordability.

- **The active listing inventory** increased by 66 homes in the past two weeks, up 1%, and now totals 7,479, the highest level since September 2014. Last year, there were 5,874 homes on the market, 1,605 fewer than today. There are 27% more homes than last year.
- **Demand**, the number of pending sales over the prior month, decreased by 9 pending sales in the past two-weeks, nearly unchanged, and now totals 2,646. Last year, there were 2,665 pending sales, 1% more than today.
- **For homes priced below \$750,000**, the market is a slight Seller's Market (between 60 and 90 days) with an expected market time of 60 days. This range represents 39% of the active inventory and 55% of demand.
- **For homes priced between \$750,000 and \$1 million**, the expected market time is 67 days, a slight Seller's 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 108 days, a Balanced Market.
- **For luxury homes priced between \$1.25 million and \$1.5 million**, in the past two weeks, the Expected Market Time decreased from 125 to 107 days
- **For homes priced between \$1.5 million and \$2 million**, the Expected Market Time decreased from 174 to 167 days.
- **For luxury homes priced between \$2 million and \$4 million**, the Expected Market Time increased from 262 to 302 days. For luxury homes priced above \$4 million, the Expected Market Time decreased from 568 to 419 days.
- There were 2,558 closed residential resales in April, *2% fewer than April 2018's 2,614 closed sales. April marked a 13% increase from March 2019*
- **The sales to list price ratio remains constant @ 97.9% for all of Orange County**
- (99.3% of all sales sellers with equity)

**JUNE REMINDERS:**

Tomorrow **JUNE 6TH**. ... IS THE 75 Anniversary/Remembrance for those who died in the "Invasion of Normandy"  
-"D day">-6-44...( *My Dad was one of them*)

**JUNE 14TH**. IS ...FLAG DAY



.....JUNE 16TH. IS : FATHERS DAY ...



**JUNE 21**...by the 21st. EVERY school in **Orange** County has their last day of school)