Quarterly Indicators

Orange County



Q3-2016

Even as prices rise in many communities, homes are selling faster now than they have in the past several years. This creates a situation where buyers need to move fast in order to secure homes, and they may have to pay more for them. While increasing prices generally coax more selling activity, there has been some hesitancy among potential sellers who worry that they will not be able to buy a desirable and reasonably priced home once they sell.

- Single-Family Closed Sales were up 20.3 percent to 1,031.
- Condos Closed Sales were down 1.8 percent to 110.
- Co-ops Closed Sales were down 66.7 percent to 1.
- Single-Family Median Sales Price increased 2.3 percent to \$245,000.
- Condos Median Sales Price increased 1.2 percent to \$154,800.
- Co-ops Median Sales Price decreased 43.3 percent to \$36,000.

Low housing supply has already prevented an outright national boon in sales activity, despite a continuation of near record-low mortgage rates and an unemployment rate under 5.0 percent deep into 2016. The issue is not purchasing power. Many areas are falling behind last year's closed sales totals simply because of lack of available inventory. As this continues, higher prices may put a deeper squeeze on the current buyer pool.

Quarterly Snapshot

+ 17.5%

- 22.1%

0.0%

One-Year Change in Closed Sales All Properties One-Year Change in Homes for Sale All Properties One-Year Change in Median Sales Price All Properties

Residential real estate activity comprised of Single-Family, Condo and Co-op properties. Percent changes are calculated using rounded figures.

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Single-Family Homes Market Overview

HGMLS

Key metrics for Single-Family Homes Only for the report quarter and for year-to-date (YTD) starting from the first of the year.

Orange County

Key Metrics	Historical Sparkbars	Q3-2015	Q3-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings	1,825 1,898 1,445 1,045 1,637 1,404 823 1,047 944 1,065 1,045 1,0	1,445	1,404	- 2.8%	4,408	4,332	- 1.7%
Pending Sales	1,021 1,040 515 440 592 666 585 522 1 738 762 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	824	1,040	+ 26.2%	2,140	2,823	+ 31.9%
Closed Sales	627 417 501 670 625 517 614 857 761 685 842 1,031 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	857	1,031	+ 20.3%	1,988	2,558	+ 28.7%
Days on Market	146 169 137 151 148 150 135 140 135 116 122 135 140 135 116 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	122	116	- 4.9%	138	129	- 6.5%
Median Sales Price	\$270,000 \$27	\$239,500	\$245,000	+ 2.3%	\$225,000	\$227,000	+ 0.9%
Average Sales Price	Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	\$253,704	\$263,552	+ 3.9%	\$241,853	\$243,800	+ 0.8%
Pct. of Orig. Price Received	90.6% 90.2% 89.7% 91.8% 90.8% 89.8% 90.3% 92.7% 90.9% 91.9% 91.9% 94.2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	92.7%	93.5%	+ 0.9%	91.2%	92.3%	+ 1.2%
Housing Affordability Index	198 199 194 193 175 177 172 167 161 171 172 182 172 182 175 175 175 175 175 175 175 175 175 175	172	175	+ 1.7%	183	189	+ 3.3%
Inventory of Homes for Sale	2,562 2,452 2,452 2,215 2,433 2,215 2,276 2,276 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q4-2015 Q2-2016	2,915	2,276	- 21.9%			
Months Supply of Inventory	13.9 13.2 17.1 16.4 13.2 12.3 13.9 12.8 10.1 9.1 8.9 7.7 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	12.8	7.7	- 39.8%			

Condos Market Overview



Key metrics for Condominiums Only for the report quarter and for year-to-date (YTD) starting from the first of the year.

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Key Metrics	Historical Sparkbars	Q3-2015	Q3-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings	191 159 193 168 181 156 95 105 132 139 139 156 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	168	156	- 7.1%	493	476	- 3.4%
Pending Sales	113 103 89 98 115 132 60 60 67 76 62 77	103	132	+ 28.2%	293	345	+ 17.7%
Closed Sales	60 60 53 83 92 110 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	112	110	- 1.8%	259	285	+ 10.0%
Days on Market	143 140 130 121 119 127 116 123 124 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	127	93	- 26.8%	123	109	- 11.4%
Median Sales Price	\$165,000 \$16	\$153,000	\$154,800	+ 1.2%	\$152,250	\$145,000	- 4.8%
Average Sales Price	\$162,528 \$175,690 \$175,541 \$164,279 \$169,489 \$162,216 \$164,201 \$155,060 \$165,114 \$164,346 \$162,211 \$164,246 \$164,201 \$164,246 \$165,114 \$164,346 \$166,346 \$16	\$164,207	\$164,346	+ 0.1%	\$162,458	\$157,207	- 3.2%
Pct. of Orig. Price Received	90.6% 88.5% 90.0% 91.2% 91.2% 91.9% 91.9% 90.1% 92.0% 92.9% 90.1%	91.9%	92.9%	+ 1.1%	90.6%	91.8%	+ 1.3%
Housing Affordability Index	305 277 276 269 271 288 277 277 278 269 271 288 277 277 277 279 279 279 279 279 279 279	269	277	+ 3.0%	270	296	+ 9.6%
Inventory of Homes for Sale	263 250 284 259 236 244 244 240 223 232 188 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	244	188	- 23.0%			
Months Supply of Inventory	12.5 12.1 13.8 13.0 11.7 10.0 8.9 8.2 7.5 6.6 6.9 5.2 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	8.2	5.2	- 36.6%			

Co-ops Market Overview



Key metrics for Co-operatives Only for the report quarter and for year-to-date (YTD) starting from the first of the year.

Orange County

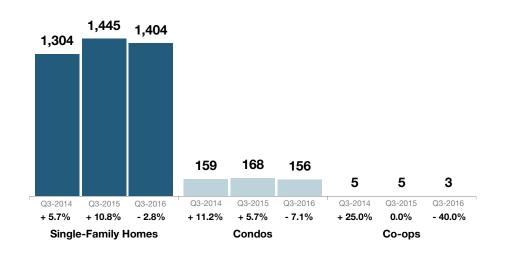
Key Metrics	Historical Sparkbars	Q3-2015	Q3-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings	Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	5	3	- 40.0%	14	6	- 57.1%
Pending Sales	7 2 2 2 2 3 3 3 1 2 4 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	3	4	+ 33.3%	6	7	+ 16.7%
Closed Sales	3 4 4 3 2 3 3 1 1 1 0 0 1 1 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	3	1	- 66.7%	8	5	- 37.5%
Days on Market	346 258 333 289 141 12 96 158 158 144 114 194 289 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	144	289	+ 100.7%	196	165	- 15.8%
Median Sales Price	\$56,000 \$506	\$63,500	\$36,000	- 43.3%	\$56,500	\$60,000	+ 6.2%
Average Sales Price	\$\frac{\text{\$\text{\$\gamma_{\text{\$\gmma_{\text{\$\gmn}_{\text{\$\gmn}}}}}}}}} \englightgreeneques}} \end{\text{\$\gmma_{\text{\$\gmn_{\text{\$\gmn_{\text{\$\gmn_{\text{\$\gmn_{\text{\$\gmn_{\text{\$\gmn_{\cmn_{\text{\$\gmn_{\text{\$\qm}_{\text{\$\qm}_{\text{\$\gmn_{\text{\$\qn_{\text{\$\qm}_{\text{\$\gmn_{\text{\$\qm}_{\text{\$\qm}_{\$\qn_{\text{\$\qn_{\text{\$\q\exitingle \exiting \exiting \exiting \exitin_{\text{\$\q_{\text{\$\qn_{\exiting \exiting \exitin_{\exiting \exiting \exiting \exiting \exiting \exiting \exiting	\$56,000	\$36,000	- 35.7%	\$52,925	\$56,000	+ 5.8%
Pct. of Orig. Price Received	75.0% 94.0% 93.9% 80.4% 75.4% 89.5% 79.7% 79.8% 85.1% 102.9% 92.3% Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	79.8%	92.3%	+ 15.7%	83.4%	90.1%	+ 8.0%
Housing Affordability Index	0 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016 1,000 1,000 1,000 1,180	647	1,180	+ 82.4%	727	677	- 6.9%
Inventory of Homes for Sale	16 16 17 11 10 10 11 12 12 10 8 6 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	12	6	- 50.0%			
Months Supply of Inventory	110.7 12.0 14.9 9.0 8.6 6.7 5.7 4.5 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	9.0	4.5	- 50.0%			

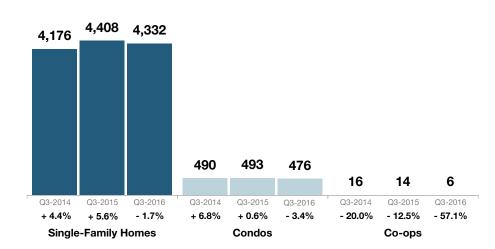
New Listings

A count of the properties that have been newly listed on the market in a given quarter.

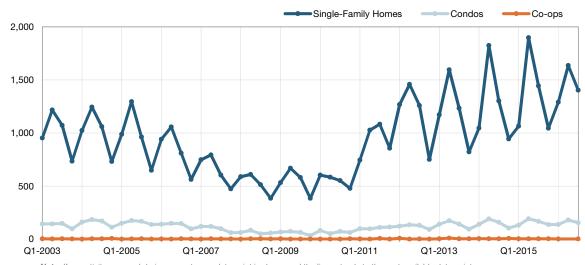


03-2016 **Year to Date**





Historical New Listings by Quarter

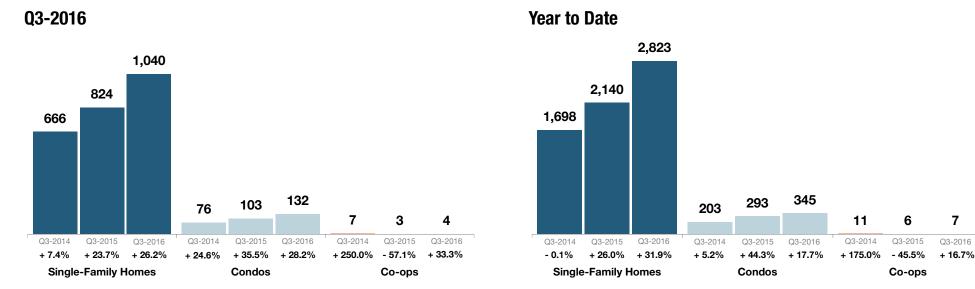


Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	823	95	4
Q1-2014	1,047	140	6
Q2-2014	1,825	191	5
Q3-2014	1,304	159	5
Q4-2014	944	105	7
Q1-2015	1,065	132	5
Q2-2015	1,898	193	4
Q3-2015	1,445	168	5
Q4-2015	1,045	139	5
Q1-2016	1,291	139	3
Q2-2016	1,637	181	0
Q3-2016	1,404	156	3

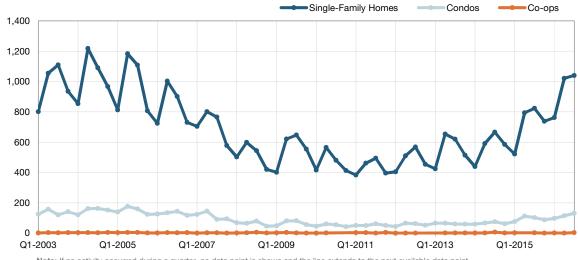
Pending Sales

A count of the properties on which offers have been accepted in a given quarter.





Historical Pending Sales by Quarter



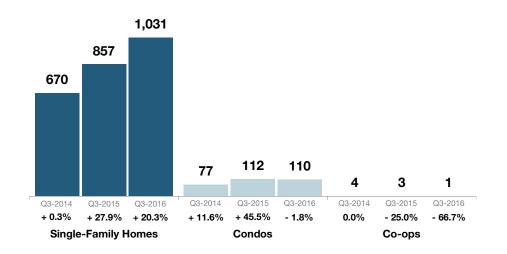
Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	515	60	2
Q1-2014	440	60	2
Q2-2014	592	67	2
Q3-2014	666	76	7
Q4-2014	585	62	2
Q1-2015	522	77	3
Q2-2015	794	113	0
Q3-2015	824	103	3
Q4-2015	738	89	1
Q1-2016	762	98	2
Q2-2016	1,021	115	1
Q3-2016	1,040	132	4

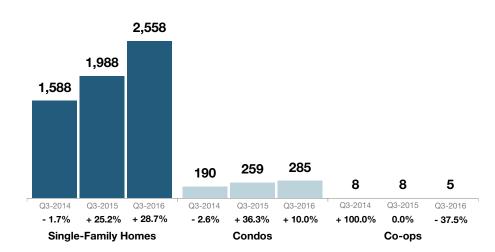
Closed Sales

A count of the actual sales that closed in a given quarter.

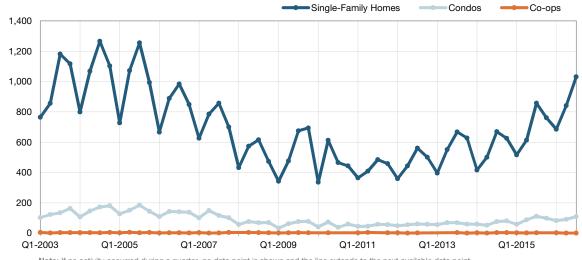


Q3-2016 Year to Date





Historical Closed Sales by Quarter



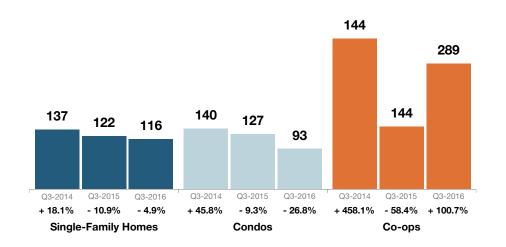
Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	627	60	1
Q1-2014	417	60	3
Q2-2014	501	53	1
Q3-2014	670	77	4
Q4-2014	625	81	4
Q1-2015	517	59	3
Q2-2015	614	88	2
Q3-2015	857	112	3
Q4-2015	761	99	0
Q1-2016	685	83	3
Q2-2016	842	92	1
Q3-2016	1,031	110	1

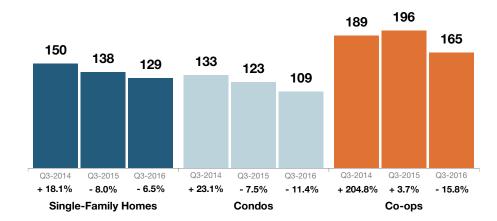
Days on Market Until Sale



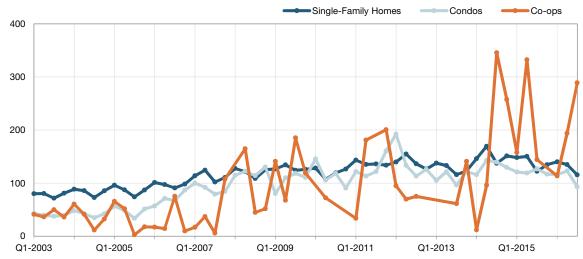


Q3-2016 Year to Date





Historical Days on Market Until Sale by Quarter



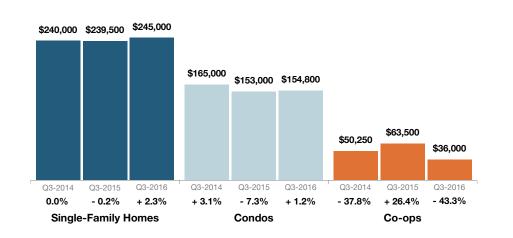
Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	123	122	141
Q1-2014	146	116	12
Q2-2014	169	143	96
Q3-2014	137	140	346
Q4-2014	151	130	258
Q1-2015	148	121	158
Q2-2015	150	119	333
Q3-2015	122	127	144
Q4-2015	135	117	
Q1-2016	140	116	114
Q2-2016	135	123	194
Q3-2016	116	93	289

Median Sales Price





Q3-2016 Year to Date





Historical Median Sales Price by Quarter



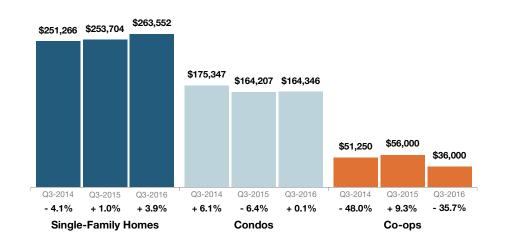
Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	\$225,000	\$157,250	\$54,000
Q1-2014	\$219,500	\$124,000	\$35,000
Q2-2014	\$231,250	\$166,500	\$38,500
Q3-2014	\$240,000	\$165,000	\$50,250
Q4-2014	\$230,000	\$155,000	\$48,500
Q1-2015	\$212,000	\$155,000	\$57,000
Q2-2015	\$210,000	\$151,625	\$41,250
Q3-2015	\$239,500	\$153,000	\$63,500
Q4-2015	\$227,000	\$152,500	
Q1-2016	\$215,000	\$145,000	\$65,500
Q2-2016	\$220,000	\$135,000	\$36,000
Q3-2016	\$245,000	\$154,800	\$36,000

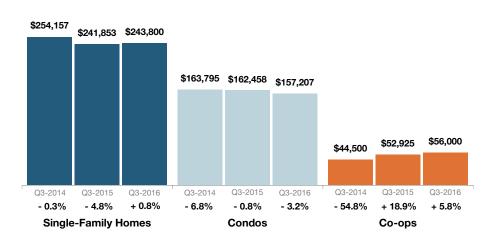
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

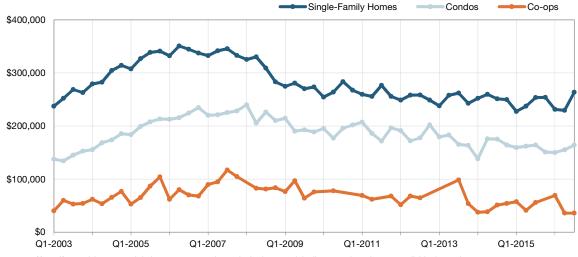


Q3-2016 Year to Date





Historical Average Sales Price by Quarter



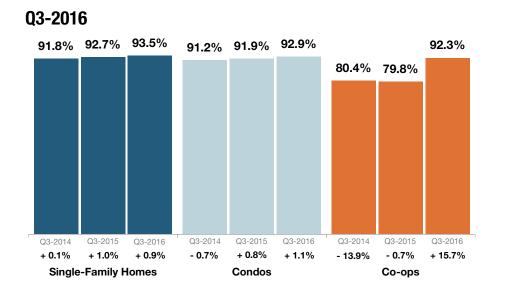
Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	\$242,988	\$163,528	\$54,000
Q1-2014	\$252,209	\$138,288	\$37,500
Q2-2014	\$259,646	\$175,890	\$38,500
Q3-2014	\$251,266	\$175,347	\$51,250
Q4-2014	\$249,784	\$164,279	\$54,250
Q1-2015	\$227,589	\$159,499	\$57,633
Q2-2015	\$237,355	\$162,216	\$41,250
Q3-2015	\$253,704	\$164,207	\$56,000
Q4-2015	\$253,890	\$151,093	
Q1-2016	\$231,390	\$150,064	\$69,333
Q2-2016	\$229,719	\$155,114	\$36,000
Q3-2016	\$263,552	\$164,346	\$36,000

Percent of Original List Price Received

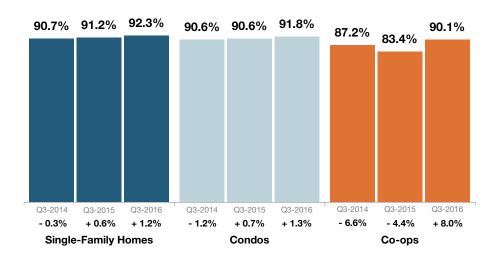


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

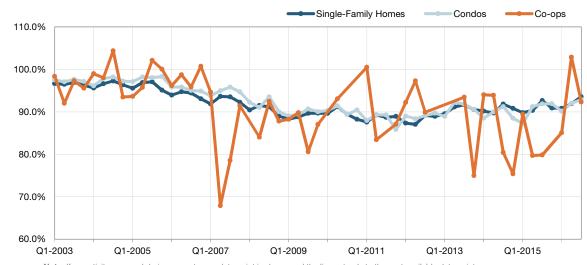
Orange County



Year to Date



Historical Percent of Original List Price Received by Quarter



Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	90.6%	90.6%	75.0%
Q1-2014	90.2%	88.5%	94.0%
Q2-2014	89.7%	90.0%	93.9%
Q3-2014	91.8%	91.2%	80.4%
Q4-2014	90.8%	88.5%	75.4%
Q1-2015	89.8%	87.3%	89.5%
Q2-2015	90.3%	91.2%	79.7%
Q3-2015	92.7%	91.9%	79.8%
Q4-2015	90.9%	91.9%	
Q1-2016	90.8%	90.1%	85.1%
Q2-2016	91.9%	92.0%	102.9%
Q3-2016	93.5%	92.9%	92.3%

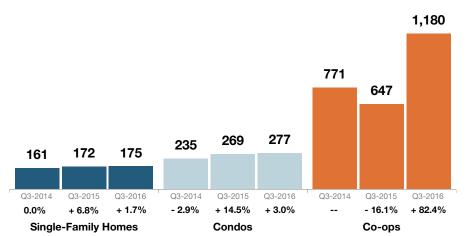
Housing Affordability Index

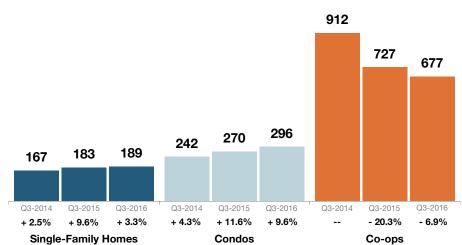


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

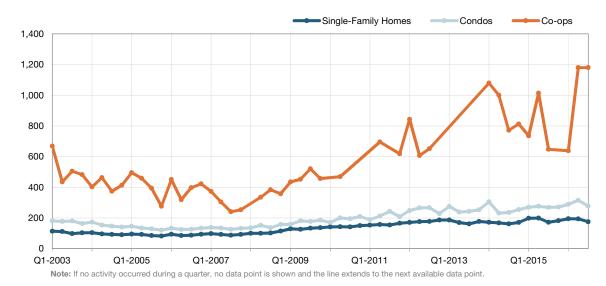
Orange County

03-2016 **Year to Date**





Historical Housing Affordability Index by Quarter



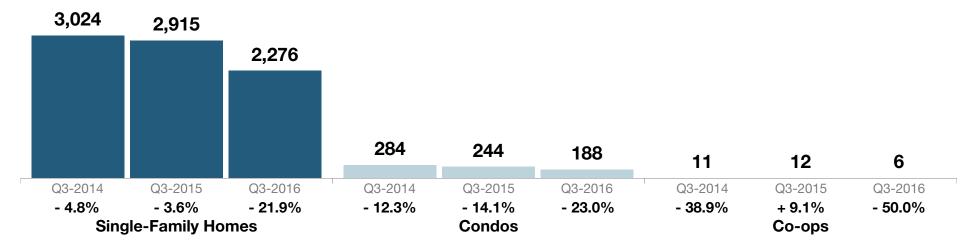
Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	177	253	
Q1-2014	172	305	1,079
Q2-2014	167	231	1,000
Q3-2014	161	235	771
Q4-2014	171	254	812
Q1-2015	198	270	735
Q2-2015	199	276	1,014
Q3-2015	172	269	647
Q4-2015	182	271	
Q1-2016	194	288	638
Q2-2016	193	315	1,180
Q3-2016	175	277	1,180

Inventory of Homes for Sale

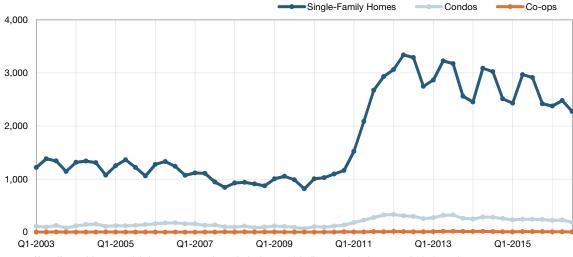
The number of properties available for sale in active status at the end of a given quarter.



Q3-2016



Historical Inventory of Homes for Sale by Quarter



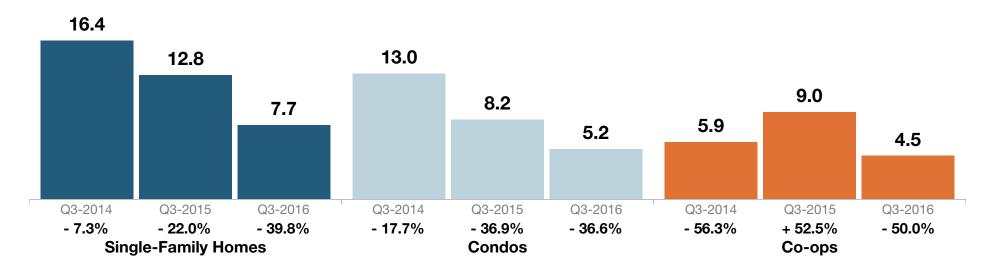
Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	2,562	263	16
Q1-2014	2,452	250	16
Q2-2014	3,089	285	17
Q3-2014	3,024	284	11
Q4-2014	2,512	259	10
Q1-2015	2,433	236	10
Q2-2015	2,969	244	11
Q3-2015	2,915	244	12
Q4-2015	2,420	240	12
Q1-2016	2,377	223	10
Q2-2016	2,481	232	8
Q3-2016	2,276	188	6

Months Supply of Inventory





Q3-2016



Historical Months Supply of Inventory by Quarter



Quarter	Single-Family Homes	Condos	Co-ops
Q4-2013	13.9	12.5	10.7
Q1-2014	13.2	12.1	12.0
Q2-2014	17.1	13.8	14.9
Q3-2014	16.4	13.0	5.9
Q4-2014	13.2	11.7	6.2
Q1-2015	12.3	10.0	5.7
Q2-2015	13.9	8.9	5.5
Q3-2015	12.8	8.2	9.0
Q4-2015	10.1	7.5	8.6
Q1-2016	9.1	6.6	6.7
Q2-2016	8.9	6.9	5.7
Q3-2016	7.7	5.2	4.5

Total Market Overview



Key metrics for single-family homes, condominiums and co-operatives combined for the report quarter and for year-to-date (YTD) starting from the first of the year.

Orange County

Key Metrics	Historical Sparkbars	Q3-2015	Q3-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings	2,021 2,095 1,618 1,818 1,563 922 1,193 2,021 1,468 1,056 1,202 1,189 1,433 1,818 1,563 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	1,618	1,563	- 3.4%	4,915	4,814	- 2.1%
Pending Sales	907 930 828 862 907 930 828 862 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	930	1,176	+ 26.5%	2,439	3,175	+ 30.2%
Closed Sales	972 860 771 935 1,142 9860 771 935 1,142 987 988 480 2,2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	972	1,142	+ 17.5%	2,255	2,848	+ 26.3%
Days on Market	141 139 149 145 147 133 137 134 114 123 Q2-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	123	114	- 7.3%	136	127	- 6.6%
Median Sales Price	\$20,000 \$20,00	\$230,000	\$230,000	0.0%	\$215,000	\$216,000	+ 0.5%
Average Sales Price	\$205.760 \$205.980 \$250.204 \$204.905 \$209.881 \$219.770 \$207.981 \$204.789 \$207.983 \$207.789 \$20	\$242,759	\$253,788	+ 4.5%	\$232,051	\$234,799	+ 1.2%
Pct. of Orig. Price Received	90.5% 90.0% 89.7% 90.5% 89.5% 90.4% 90.4% 91.0% 90.7% 91.9% 93.5% Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	92.5%	93.5%	+ 1.1%	91.1%	92.2%	+ 1.2%
Housing Affordability Index	210 209 209 204 187 189 170 183 183 179 190 187 187 187 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	179	187	+ 4.5%	191	199	+ 4.2%
Inventory of Homes for Sale	3,391 3,319 3,224 3,171 2,841 2,718 2,781 2,679 2,670 2,721 2,470 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	3,171	2,470	- 22.1%			
Months Supply of Inventory	13.8 13.1 16.8 16.0 13.0 12.1 13.3 12.3 9.8 8.9 8.7 7.4 Q4-2013 Q2-2014 Q4-2014 Q2-2015 Q4-2015 Q2-2016	12.3	7.4	- 39.8%			