



SEPTEMBER -11-2017..... (AMERICANS COMMERATE :with tear-streaked tributes

The 16th. Anniversary of the 9-11-01 Terrorist attacks, as well as ongoing Prayers for Hurricane victims in Texas, Florida and other areas.

email: Jim@JimEFlynn.com WEBSITE: www.JimEFlynn.com

[Jim Flynn](#) Centurion [Century 21 Beachside](#) [949-463-0739](tel:949-463-0739)

Orange County Housing Market Summary:

- The **active listing inventory** decreased by 223 homes in the past couple of weeks, and now totals 5,639. The trend is down for the remainder of the year. Last year, there were 7,040 homes on the market, 1,401 more than today.
- There are 41% fewer homes on the market below \$500,000 today compared to last year at this time and demand is down by 21%. Fewer and fewer homes and condominiums are now priced below \$500,000. This price range is slowly disappearing.
- **Demand**, the number of pending sales over the prior month, decreased by 201 homes in the past couple of weeks, down 7%, and now totals 2,624. The average pending price is \$860,101.
- **For homes priced below \$750,000**, the market remains **HOT** with an expected market time of just 42 days. This range represents 39% of the active inventory and 60% of demand.
- **For homes priced between \$750,000 and \$1 million**, the expected market time is 56 days, a hot seller's market (less than 60 days). This range represents 18% of the active inventory and 20% of demand.
- **For homes priced between \$1 million to \$1.25 million**, the expected market time is 93 days, a balanced market that does not favor a buyer or seller.
- **For luxury homes priced between \$1.25 million and \$1.5 million**, the expected market time decreased from 98 days to 93. For homes priced between \$1.5 million and \$2 million, the expected market time increased substantially from 134 to 171 days. For luxury homes priced between \$2 million and \$4 million, the expected market time increased from 185 days to 198 days. For luxury homes priced above \$4 million, the expected market time decreased from 462 to 460 days.
- The luxury end, all homes above \$1.25 million, accounts for 34% of the inventory and only 14% of demand.
- **The expected market time for all homes in Orange** County increased in the past couple of weeks from 61 days to 62 days, a tepid seller's market (60 to 90 days). From here, we can expect the market time to slowly rise as housing makes its way through the Autumn Market.
- Distressed homes, both short sales and foreclosures combined, make up only 1.5% of all listings and 2.4% of demand. There are only 33 foreclosures and 54 short sales available to purchase today in all of Orange County, that's 87 total distressed homes on the active market, increasing by 5 in the past two weeks. Last year **sink and large pantry. Perform a culinary concert for your guests seated around the white stone counter with waterfall edge. On the other side of the downstairs is an ample office/sun room and private bedrooms. Ascend the floating wooden staircase to the landing that opens up to the living space below. Large master en suite with dual vanity, large shower with individual shower heads, and heated floors. Media room offers 100in Full HD projector and digital surround sound for all your movie watching needs. The expansive backyard with a pool and spa is large enough to build a sports court. A 3 car garage and room to park your boat, RV, etc. This home also comes with an expansive, fully paid solar system.**there were 125 total distressed sales, 44% more than today.. **The sales to list price ratio was 98.1% for all of Orange County.98.5% of all sales were equity sellers.**



Featured Century 21 Beachside listing :

Exquisite Newport Beach Home.

Newly built and like no other. 5505 sq.ft. of living space, 1406 sq.ft. garage and 482 sq.ft. covered porch. Consisting of 5 bedrooms, 5 bathrooms, an upstairs office, a sun room and media room which can be an optional 6th bedroom. Impressively sized etched glass doors open to the foyer and large reception area with

modern fireplaces. From there you are drawn to the grand living area. High ceilings offer light from the windows above sparkling off of the halo chandeliers. In the evening the cove accent lighting sets the mood as you relax or entertain by the fireplace. The expansive kitchen has a six burner stove with dual oven, vegetable prep sink and large pantry. EXpansive Pool & Spa, 3 car Garage..room for Boat, RV, etc. . Medi room, fully paid Solar system. Priced @ \$4,600,000. Call Jim for your exclusive showing...@ 949-463-0739.