



NOV. 11-2018



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Monday, Nov. 12 is VETERANS DAY, THURSDAY NOV. 22, isTHANKSGIVING.

Orange County Housing Market Summary: (Real Estate Slow Down Holidays...Busy Times

- The active listing inventory decreased by 61 homes in the past two weeks and now totals 7,231. The inventory most likely reached a peak for 2018 two-weeks ago. Normally it peaks between July and August. Last year, there were 4878 homes on the market, 2,353 fewer than today.
Demand, the number of pending sales over the prior month, decreased in the past two-weeks by 117 pending sales, and now totals 1,857. Demand peaked in mid-May at 2,726 pending sales.
For homes priced below \$750,000, the market is a Balanced Market (between 90 and 120 days) with an expected market time of 90 days. This range represents 43% of the active inventory and 56% of demand.
For homes priced between \$750,000 and \$1 million, the expected market time is 102 days, a Balanced Market. This range represents 19% of the active inventory and 22% of demand.
For homes priced between \$1 million to \$1.25 million, the expected market time is 119 days, also a Balanced Market.
For luxury homes priced between \$1.25 million and \$1.5 million, the expected market time increased from 152 to 175 days. For homes priced between \$1.5 million and \$2 million, the expected market time increased from 207 to 212 days. For luxury homes priced between \$2 million and \$4 million, the expected market time decreased from 368 to 305 days. For luxury homes priced above \$4 million, the market time decreased from 463 to 403 days.
The luxury end, all homes above \$1.25 million, accounts for 30% of the inventory and only 14% of demand.
The expected market time for all homes in Orange County increased from 111 to 117 days, a Balanced Market (between 90 to 120 days). It was at 61 days last year.
There were 2,090 closed residential resales in September, 24% fewer than September 2017's 2,746. September marked a 25% drop over August 2018. The sales to list price ratio was 96.9% for all of Orange County. Foreclosures accounted for just 0.4% of all closed sales, and short sales accounted for 0.3%. That means that 99.3% of all sales were sellers with equity.



DANA POINT....TOWNHOUSE ...FOR LEASE TWO LEVEL, 2 CAR GARAGE, 2 BDRM..PLUS LARGE FAMILY RM. WITH 2ND FIREPLACE,(COULD BE 3RD. BDRM) Walk-in closet in master bdrm. NEW UPGRADES INCLUDE: WHITE QUARTZ COUNTERTOPS in kitchen & Master bath, VINYL /WOOD PLANK FLOORING in L. Rm., Din. Rm &Kitchen, COMPLETELY PAINTED throughout, 2 CAR ..direct garage access, 2 balconies, fenced yard with slab patio.

HOA Pool, Spa, rentable clubhouse with kitchen, only 30 homes in this Beach close community. (Crown Valley @ Highcrest RD. (one stop light up on Crown Valley and you can see the OCEAN/PCH.... MINUTES TO :DANA POINT HARBOR, WHALE WATCHING, BEACHES, SHOPS, RESTAURANTS, RITZ CARLTON, ST. REGIS.....

MUST HAVE GOOD CREDIT...SMALL PET CONSIDERED. \$2,700 MONTH...12 MO. LEASE ...949-463-0739