

THE Riverside County HOUSING REPORT

Reports on
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Your Local Real Estate Snapshot

Riverside County Housing Report: Housing and the Coronavirus

March 16, 2020

Good evening!

Currently, COVID-19 is not having a significant impact on the housing market, yet its effects will eventually be felt in the real estate trenches.



The Coronavirus and Housing: Despite all the news swirling about the Coronavirus, the Riverside County real estate market is still rocketing forward with an Expected Market Time of 48 days.

At first, news of the Coronavirus seemed like a distant crisis on the other side of the world. Then, at the end of January, the first case on U.S. soil was announced. It was not until the end of February when top federal health officials warned that the virus would spread in the United States.

Since then, everyone has been confronted with a deluge of information and misinformation. Many mistakenly ran to purchase N95 face masks and now they are nowhere to be found. Others are stockpiling water, toilet paper, canned goods and everyday essentials. The response has been similar to Y2k when the banking system and world economy was supposed to crash due to a computer glitch in ringing in the year 2000, which never materialized.

The Coronavirus is now interrupting our daily life. Professional sports seasons have been postponed. Kids sports have been postponed. Amusement parks are closed. Business meetings have been cancelled. Church services are livestreaming their services.

As the virus began to spread out of control not only in China, but South Korea, Italy and Iran, Wall Street and financial markets around the world panicked and moved their money out of stocks and into long term bonds, United States treasuries. **When that occurs, long term mortgage interest rates fall.** After falling to an all time low, they spiked back up last week due to a lack of an appetite for mortgage backed securities in the secondary market. The Federal Reserve stepped in over the weekend and is going to reinstitute Quantitative Easing, which will ultimately bring interest rates down to historically low levels once again.

So, how will the Coronavirus outbreak affect housing? There is no absolute, 100% certain answer. Instead, it all boils down how long this crisis will last and how large of an impact it will have on United States soil and the rest of the world. In China, the number of new cases is dwindling, a glimpse of hope that this too will end. Currently, the data does not indicate any change in the local housing market. The supply of homes to purchase in Riverside County is at its lowest level for a start to March since 2013, and **demand (last 30-days of pending sales) is at its highest level since 2012.** With not enough supply and strong demand, the Expected Market Time (the time between pounding in the FOR-SALE sign and opening escrow) is at 63 days, a Seller's Market and its lowest level since 2013.

Low Rate Environment Boosts Affordability

	Today	Last Year	11/15/2018	2007 - Prior to Recession		
Mortgage Amount	3.25%	3.5%	3.75%	4.4%	5%	6.35%
\$250,000	\$1,088	\$1,123	\$1,158	\$1,252	\$1,342	\$1,556
\$500,000	\$2,176	\$2,245	\$2,316	\$2,504	\$2,684	\$3,111
\$700,000	\$3,046	\$3,143	\$3,242	\$3,505	\$3,758	\$4,356

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As a direct result from the COVID-19 outbreak, mortgage rates dropped to a record low. They may have increased temporarily, but they will drop back down to historical lows. There is a chance that they hit 3%. This inevitably will provoke many more to purchase, juicing demand. For a \$500,000 mortgage, today's 3.75% rate amounts to a \$188 per month savings compared to March 2019's 4.4% rate. That's a savings of \$2,256 per year. When rates drop back down to 3.25%, it's a \$328 per month savings, or \$3,936 per year. In doing the math, it is easy to see how lower rates will stimulate demand. The impact on affordability is astounding.

Regarding the supply of homes, the Coronavirus may inhibit some homeowners from placing their homes on the market the longer the outbreak lasts. For now, there has been no real noticeable change in the number of homes coming on the market. Year over year looks nearly identical. That is something to watch as housing makes its way through the hottest season of the year, the Spring Market.

As for demand, the virus could turn some would be buyers into fence sitters, not desiring to purchase in this environment of uncertainty. Yet, at the same time, many fence sitters will be replaced with more buyers looking to cash in on these record low mortgage rates. Some potential purchasers are worried about the overall economy and a potential recession instigated by the Coronavirus. But, the economy has a far way to fall as today's macroeconomic United States charts are really strong. It is important to keep an eye on everything: consumer confidence, employment, jobless claims, regional manufacturing, Leading Economic Indicators, and housing starts. The GDP could take a hit, but it most likely will not drop below zero. Even with an economic slowdown, ultra-low interest rates will juice demand.

Demand in the luxury ranges is a bit of a different story. The luxury market is somewhat tied to Wall Street and is a bit more vulnerable to stock drops and wild swings. Currently, the high-end data does not indicate any change, but it is something to mindfully watch. In the past couple of weeks, luxury demand in Riverside County **increased** by 10%.

The Coronavirus will affect the housing market to some degree, but not to the extent that many fret about. Society tends to worry about the worst-case scenario and overreact. Housing will not fall off a cliff. In fact, housing today is HOT and is heavily leaning in favor of sellers. Mortgage rates in the low 3's will help prop up the housing market.

Worrying about the worst-case scenario is an exercise in futility. Instead, have faith that the present day's advanced, connected, collaborative society will overcome this virus. Do not panic; instead, wash your hands frequently and be prepared for the current housing expansion to continue.

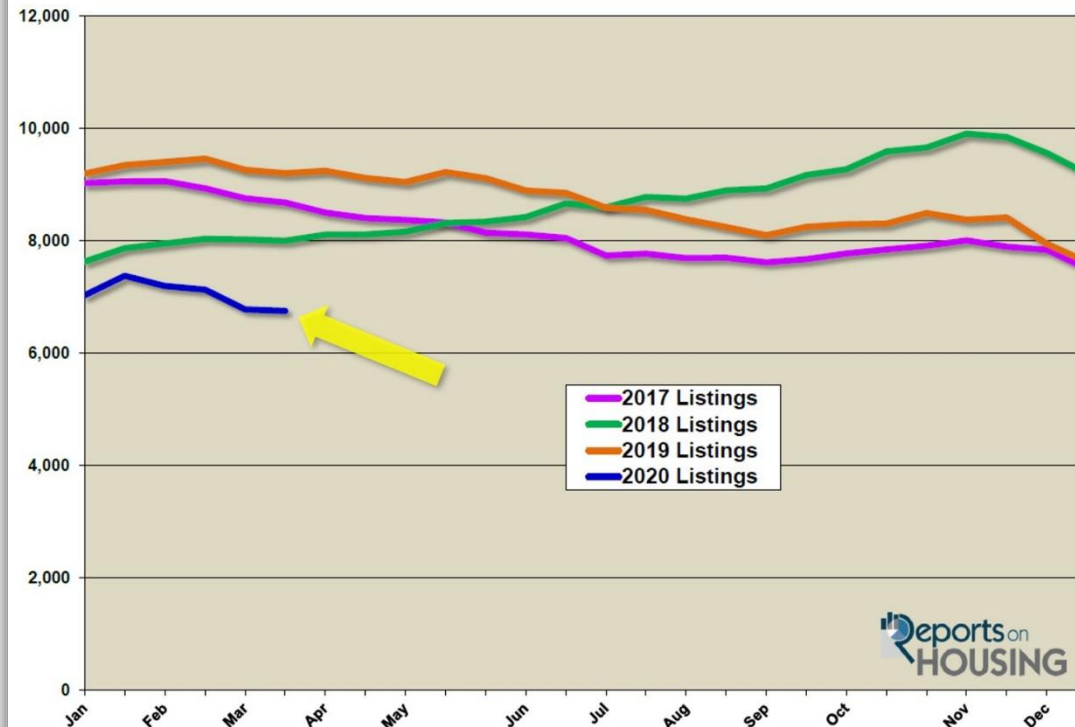
Active Inventory: The current active inventory dropped by 26 homes in the past two-weeks.

The active listing inventory shed 26 homes in the past two-weeks and now sits at 6,752, nearly unchanged. It is the lowest level since August 2013. The supply issue of not enough available homes to purchase has continued. Now that is March, typically more and more homeowners enter the fray to take advantage of the busiest time of the year. This year is a bit different as the impact from COVID-19 that may preclude some homeowners from listing. The data will illustrate how homeowners are responding in the weeks to come.

Last year at this time, there were 9,262 homes on the market, 2,510 more than today, a 37% difference. There were a lot more choices for buyers last year.

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Riverside County Active Listing Inventory Year Over Year



Demand: Riverside County demand increased by 3% in the past two-weeks.

Demand, the number of new pending sales over the prior month, increased by 89 pending sales and now totals 3,201, a 3% rise. That is the highest level for this time of the year since 2013. Demand typically, methodically increases from now through mid-May when it peaks. However, it will remain to be seen how much of an impact the Coronavirus will have on demand. Lower rates will help juice demand, which may offset the effects from the virus.

Last year, there were 538 fewer pending sales than today, 17% less.

In the past two-weeks the Expected Market Time dropped from 65 to 63 days, a Seller's Market. Last year the Expected Market Time was at 104 days, a drastically slower market.

Luxury End: Luxury demand continued to vault upward growing by 10% in the past two-weeks.

In the past two-weeks, demand for luxury homes above \$650,000 increased by 27 pending sales, up 10%, and now totals 292. The luxury home inventory increased by 19 homes, up 1.5%, and now totals 1,324. The overall Expected Market Time for homes priced above \$650,000 dropped from 148 days to 136 over the past two-weeks.

For homes priced between \$650,000 to \$800,000, in the past two-weeks, the Expected Market Time decreased from 99 to 84 days. For homes priced between \$800,000 to \$1 million, the Expected Market Time increased from 230 to 240 days. For homes priced between \$1 million and \$1.5 million, the Expected Market Time increased from 219 to 227 days. For homes priced above \$1.5 million, the Expected Market Time decreased from 415 to 387 days. At 387 days, a seller would be looking at placing their home into escrow around **April 2021**.

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	Expected Market Time	Share of Housing Inventory	Share of Current Demand
R.C. \$0-\$400k	53 Days	40%	48%
R.C. \$400k-\$500k	43 Days	17%	26%
R.C. \$500k-\$650k	62 Days	15%	16%
R.C. \$650k-\$800k	84 Days	8%	6%
R.C. \$800k-\$1m	240 Days	6%	2%
R.C. \$1m-1.5m	227 Days	5%	2%
R.C. \$1.5m+	387 Days	7%	1%

Riverside County Housing Market Summary:

- The active listing inventory decreased by 26 homes in the past two-weeks, almost unchanged, and now totals 6,752, its lowest levels since August 2013. Last year, there were 9,262 homes on the market, 2,510 more than today, or an extra 37%.
- Demand, the number of pending sales over the prior month, increased by 89 pending sales in the past two-weeks, up 3%, and now totals 3,201. Last year, there were 2,663 pending sales, 17% fewer than today.
- The Expected Market Time for all of Riverside County decreased from 65 days to 63, a slight Seller's Market (between 60 to 90 days). It was at 104 days last year, substantially slower than today.
- For homes priced below \$400,000, the market is a hot Seller's Market (60 days or less) with an Expected Market Time of 53 days. This range represents 40% of the active inventory and 48% of demand.
- For homes priced between \$400,000 and \$500,000, the Expected Market Time is at 43 days, a hot Seller's Market. This range represents 17% of the active inventory and 26% of demand.
- For homes priced between \$500,000 and \$650,000, the Expected Market Time is at 62 days, a slight Seller's Market (60 to 90 days). This range represents 15% of the active inventory and 16% of demand.
- For luxury homes priced between \$650,000 and \$800,000, the Expected Market Time decreased from 99 to 84 days. For homes priced between \$800,000 to \$1 million, the Expected Market Time increased from 230 to 240 days. For homes priced between \$1 million and \$1.5 million, the Expected Market Time increased from 219 to 227 days. For homes priced above \$1.5 million, the Expected Market Time decreased from 415 to 387 days.
- The luxury end, all homes above \$650,000, accounts for 26% of the inventory and only 11% of demand.
- Distressed homes, both short sales and foreclosures combined, made up only 2% of all listings and 3% of demand. There are only 79 foreclosures and 65 short sales available to purchase today in Riverside County, 144 total distressed homes on the active market, up 5 in the past two-weeks. Last year there were 207 total distressed homes on the market, more than today.
- There were 2,499 closed residential resales in February, up 13% over February 2019's 2,215 closed sales. February marked a 5% drop from January 2020. The sales to list price ratio was 98.2% for Riverside County. Foreclosures accounted for just 1.6% of all closed sales, and short sales accounted for 0.9%. That means that 97.5% of all sales were good ol' fashioned sellers with equity.

Have a great week.

Sincerely,
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	Current Actives 3/12/2020	Demand (Last 30 Days Pendings)	Market Time (In Days) 3/12/2020	Market Time 2-Weeks Ago 2/27/2020	Market Time 4-Weeks Ago 2/13/2020	Market Time 1-Year Ago 3/13/2019	Market Time 2-Years Ago 3/14/2018	Average Active List Price 3/12/2020
Aguanga	17	8	64	73	90	*	*	\$423k
Anza	41	4	308	130	117	*	*	\$454k
Banning	89	48	56	75	87	*	*	\$307k
Beaumont	124	89	42	35	41	*	*	\$385k
Bermuda Dunes	46	10	138	177	610	*	*	\$661k
Blythe	64	13	148	107	390	*	*	\$235k
Cabazon	10	2	150	53	210	*	*	\$142k
Calimesa	22	25	26	34	53	*	*	\$392k
Canyon Lake	90	33	82	93	129	*	*	\$714k
Cathedral City	156	46	102	99	145	*	*	\$365k
Cherry Valley	20	14	43	46	107	*	*	\$372k
Coachella	26	16	49	41	71	*	*	\$385k
Corona	293	242	36	40	53	*	*	\$687k
Desert Hot Springs	184	56	99	119	206	*	*	\$296k
Eastvale	58	55	32	27	32	*	*	\$631k
Hemet	383	217	53	57	72	*	*	\$304k
Homeland	24	10	72	40	63	*	*	\$339k
Idyllwild	33	8	124	114	278	*	*	\$466k
Indian Wells	221	16	414	350	590	*	*	\$1.8m
Indio	327	77	127	125	201	*	*	\$429k
Jurupa Valley	82	63	39	55	55	*	*	\$533k
La Quinta	510	100	153	193	421	*	*	\$1.1m
Lake Elsinore	193	131	44	49	52	*	*	\$418k
Menifee	286	218	39	44	56	*	*	\$417k
Moreno Valley	169	204	25	27	33	*	*	\$387k
Mountain Center	38	1	1140	1170	1050	*	*	\$639k
Murrieta	279	272	31	35	40	*	*	\$754k
Norco	59	34	52	54	70	*	*	\$828k
Nuevo/Lakeview	22	10	66	46	65	*	*	\$431k
Palm Desert	655	110	179	194	346	*	*	\$843k
Palm Springs	498	155	96	116	216	*	*	\$759k
Perris	128	93	41	36	53	*	*	\$414k
Rancho Mirage	407	55	222	280	585	*	*	\$1.1m
Riverside	419	296	42	40	48	*	*	\$608k
Romoland	5	10	15	39	45	*	*	\$324k
San Jacinto	108	77	42	54	48	*	*	\$306k
Sun City	24	14	51	53	39	*	*	\$304k
Temecula	253	210	36	39	38	*	*	\$903k
Thousand Palms	17	7	73	108	630	*	*	\$270k
Whitewater	10	2	150	60	100	*	*	\$275k
Wildomar	54	70	23	28	45	*	*	\$455k
Winchester	64	54	36	46	63	*	*	\$537k
All of R.C.	6,752	3,201	63	65	78	104	81	\$693k

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Attached Homes

	Current Actives 3/12/2020	Demand (Last 30 Days Pendings)	Market Time (In Days) 3/12/2020	Market Time 2-Weeks Ago 2/27/2020	Market Time 4-Weeks Ago 2/13/2020	Market Time 1-Year Ago 3/13/2019	Market Time 2-Years Ago 3/14/2018	Average Active List Price 3/12/2020
All of R.C.	1,115	439	76	83	92	*	*	\$397k
R.C. \$0-\$200k	164	73	67	76	87	*	*	\$151k
R.C. \$200k-\$300k	271	114	71	76	82	*	*	\$261k
R.C. \$300k-\$400k	272	138	59	64	78	*	*	\$353k
R.C. \$400k-\$500k	207	70	89	100	114	*	*	\$450k
R.C. \$500k+	202	44	138	157	132	*	*	\$782k

Detached Homes

	Current Actives 3/12/2020	Demand (Last 30 Days)	Market Time (In Days) 3/12/2020	Market Time 2-Weeks 2/27/2020	Market Time 4-Weeks 2/13/2020	Market Time 1-Year 3/13/2019	Market Time 2-Years 3/14/2018	Average Active List Price 3/12/2020
All of R.C.	5,636	2,762	61	62	70	*	*	\$752k
R.C. \$0-\$200k	274	113	73	85	81	*	*	\$139k
R.C. \$200k-\$300k	641	378	51	50	58	*	*	\$260k
R.C. \$300k-\$400k	1,098	736	45	42	47	*	*	\$357k
R.C. \$400k-\$500k	973	752	39	43	52	*	*	\$452k
R.C. \$500k-\$650k	907	466	58	60	70	*	*	\$571k
R.C. \$650k-\$800k	491	182	81	95	126	*	*	\$726k
R.C. \$800k-\$1m	402	48	251	232	226	*	*	\$901k
R.C. \$1m-1.5m	356	49	218	213	235	*	*	\$1.2m
R.C. \$1.5m+	494	38	390	432	450	*	*	\$3.1m

All Homes

	Current Actives 3/12/2020	Demand (Last 30 Days)	Market Time (In Days) 3/12/2020	Market Time 2-Weeks 2/27/2020	Market Time 4-Weeks 2/13/2020	Market Time 1-Year 3/13/2019	Market Time 2-Years 3/14/2018	Average Active List Price 3/12/2020
All of R.C.	6,752	3,201	63	65	78	104	81	\$693k
R.C. \$0-\$200k	438	186	71	81	95	*	*	\$143k
R.C. \$200k-\$300k	912	492	56	56	69	*	*	\$260k
R.C. \$300k-\$400k	1,370	874	47	45	53	*	*	\$356k
R.C. \$400k-\$500k	1,180	822	43	48	60	*	*	\$451k
R.C. \$500k-\$650k	1,025	496	62	64	74	*	*	\$572k
R.C. \$650k-\$800k	529	190	84	99	133	*	*	\$725k
R.C. \$800k-\$1m	424	53	240	230	215	*	*	\$901k
R.C. \$1m-1.5m	371	49	227	219	245	*	*	\$1.3m
R.C. \$1.5m+	503	39	387	415	483	*	*	\$3.1m

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	Units Sold	Average Sales Price	Average List Price	Sales to List Ratio	Low Price	High Price	Avg. Square Feet	Avg. \$ Per Square Feet	Units Sold Feb 2019
Aguanga	2	\$349,500	\$431,248	81.0%	\$250k	\$449k	2,103	\$166	3
Anza	7	\$282,143	\$305,000	92.5%	\$245k	\$525k	1,928	\$146	9
Banning	36	\$282,550	\$285,592	98.9%	\$174k	\$435k	1,504	\$188	49
Beaumont	64	\$339,100	\$341,810	99.2%	\$120k	\$466k	2,064	\$164	64
Bermuda Dunes	10	\$534,759	\$548,000	97.6%	\$133k	\$805k	2,497	\$214	11
Blythe	4	\$164,750	\$165,475	99.6%	\$90k	\$219k	1,574	\$105	13
Cabazon	0	-	-	-	-	-	-	\$0	2
Calimesa	15	\$392,336	\$395,060	99.3%	\$185k	\$699k	1,866	\$210	15
Canyon Lake	13	\$571,223	\$583,776	97.8%	\$246k	\$1.1m	2,464	\$232	27
Cathedral City	59	\$363,290	\$367,864	98.8%	\$145k	\$698k	1,730	\$210	68
Cherry Valley	8	\$460,363	\$469,100	98.1%	\$160k	\$779k	2,343	\$197	4
Coachella	21	\$271,719	\$273,480	99.4%	\$175k	\$360k	1,567	\$173	16
Corona	143	\$537,212	\$542,353	99.1%	\$240k	\$2.0m	2,216	\$242	190
Desert Hot Springs	38	\$233,071	\$237,592	98.1%	\$38k	\$540k	1,637	\$142	52
Eastvale	41	\$578,597	\$581,151	99.6%	\$355k	\$889k	2,820	\$205	46
Hemet	138	\$259,615	\$262,011	99.1%	\$45k	\$485k	1,685	\$154	171
Homeland	9	214,722	\$219,622	97.8%	\$110k	\$528k	1,428	\$150	7
Idyllwild	5	\$312,000	\$323,700	96.4%	\$185k	\$411k	1,319	\$237	5
Indian Wells	31	\$823,800	\$879,742	93.6%	\$225k	\$3.0m	2,899	\$284	36
Indio	100	\$366,704	\$375,461	97.7%	\$108k	\$2.4m	1,938	\$189	138
Jurupa Valley	32	\$488,735	\$487,041	100.3%	\$345k	\$660k	1,944	\$251	39
La Quinta	130	\$668,204	\$699,828	95.5%	\$169k	\$4.4m	2,375	\$281	154
Lake Elsinore	105	\$365,854	\$370,444	98.8%	\$130k	\$580k	1,961	\$187	92
Menifee	146	\$374,099	\$376,606	99.3%	\$143k	\$735k	2,070	\$181	159
Moreno Valley	113	\$363,976	\$365,016	99.7%	\$195k	\$557k	1,882	\$193	146
Mountain Center	3	\$414,667	\$435,333	95.3%	\$275k	\$650k	2,053	\$202	6
Murrieta	194	\$468,416	\$471,431	99.4%	\$122k	\$1.9m	2,412	\$194	169
Norco	16	\$603,563	\$616,193	98.0%	\$400k	\$1.1m	2,246	\$269	24
Nuevo/Lakeview	4	\$363,725	\$364,675	99.7%	\$240k	\$500k	1,715	\$212	7
Palm Desert	178	\$580,875	\$603,676	96.2%	\$130k	\$9.5m	1,980	\$293	215
Palm Springs	156	\$612,424	\$627,678	97.6%	\$105k	\$6.5m	1,826	\$335	188
Perris	53	\$329,396	\$329,319	100.0%	\$122k	\$685k	1,858	\$177	87
Rancho Mirage	79	\$751,875	\$769,336	97.7%	\$169k	\$3.0m	2,752	\$273	84
Riverside	249	\$450,583	\$453,890	99.3%	\$150k	\$1.5m	1,902	\$237	274
Romoland	1	\$370,900	\$364,900	101.6%	\$371k	\$371k	2,432	\$153	4
San Jacinto	51	\$288,074	\$287,748	100.1%	\$65k	\$379k	1,955	\$147	60
Sun City	15	\$266,413	\$266,612	99.9%	\$180k	\$465k	1,486	\$179	18
Temecula	139	\$568,126	\$576,461	98.6%	\$260k	\$2.0m	2,484	\$229	161
Thousand Palms	4	\$264,750	\$267,475	99.0%	\$235k	\$310k	1,456	\$182	5
Whitewater	1	\$195,000	\$199,900	97.7%	\$195k	\$195k	1,920	102	3
Wildomar	42	\$390,531	\$397,409	98.3%	\$140k	\$600k	2,322	\$168	45
Winchester	36	\$440,195	\$447,286	98.4%	\$209k	\$550k	2,547	\$173	46
All of R.C.	2,499	\$463,620	\$472,306	98.2%	\$38k	\$9.5m	2,080	\$223	2,215
R.C. \$0-\$200k	151	\$144,206	\$150,282	96.0%	\$38k	\$200k	1,109	\$130	11
R.C. \$200k-\$300k	427	\$257,815	\$262,269	98.3%	\$200k	\$300k	1,366	\$189	25
R.C. \$300k-\$400k	716	\$351,223	\$354,410	99.1%	\$300k	\$400k	1,743	\$201	48
R.C. \$400k-\$500k	580	\$442,712	\$446,051	99.3%	\$400k	\$500k	2,179	\$203	23
R.C. \$500k-\$650k	354	\$560,912	\$566,822	99.0%	\$500k	\$650k	2,666	\$210	15
R.C. \$650k-\$800k	114	\$706,957	\$720,585	98.1%	\$650k	\$795k	3,086	\$229	4
R.C. \$800k-\$1m	55	\$892,506	\$923,889	96.6%	\$800k	\$999k	3,157	\$283	6
R.C. \$1m-\$1.5m	51	\$1,217,304	\$1,259,847	96.6%	\$1.0m	\$1.5m	3,900	\$312	3
R.C. \$1.5m+	51	\$2,512,739	\$2,652,483	94.7%	\$1.5m	\$9.5m	5,254	\$478	5

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Low Desert Report

	Current Actives 2/27/2020	Demand (Last 30 Days Pendings)	Market Time (In Days) 2/27/2020	Market Time 2-Weeks Ago 2/13/2020	Market Time 4-Weeks Ago 1/30/2020	Units Sold Feb 2020	Average Sales Price Feb 2020	Sales to List Price Ratio Feb 2020
Bermuda Dunes	46	10	138	177	610	10	\$534,759	97.6%
Blythe	64	13	148	107	390	4	\$164,750	99.6%
Cathedral City	156	46	102	99	145	59	\$363,290	98.8%
Coachella	26	16	49	41	71	21	\$271,719	99.4%
Desert Hot Springs	184	56	99	119	206	38	\$233,071	98.1%
Indian Wells	221	16	414	350	590	31	\$823,800	93.6%
Indio	327	77	127	125	201	100	\$366,704	97.7%
Palm Desert	655	110	179	194	346	178	\$580,875	96.2%
Palm Springs	498	155	96	116	216	156	\$612,424	97.6%
Rancho Mirage	407	55	222	280	585	79	\$751,875	97.7%
Thousand Palms	17	7	73	108	630	4	\$264,750	99.0%
All Low Desert	2,601	561	139	151	270	680	\$451,638	97.7%

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Southern California Housing

All Properties

	Current Actives 3/5/2020	Demand (Last 30 Days Pendings)	Market Time (In Days) 3/5/2020	Market Time 2-Weeks Ago 2/20/2020	Market Time 4-Weeks Ago 2/6/2020	Market Time 1-Year Ago 3/7/2019	Market Time 2-Years Ago 3/8/2018
Los Angeles County	8,648	5,387	48	52	58	79	55
Orange County	4,161	2,583	48	49	55	84	55
Riverside County	6,762	3,140	65	71	81	104	81
San Bernardino County	4,396	2,422	54	58	70	82	60
San Diego County	4,588	3,253	42	44	50	71	51
Ventura County	1,104	600	55	47	48	61	46
SOCAL TOTALS	29,659	17,385	52	54	61	80	60

Distressed Properties - Foreclosures and Short Sales

	Current Actives 3/5/2020	Demand (Last 30 Days Pendings)	Market Time (In Days) 3/5/2020	Market Time 2-Weeks Ago 2/20/2020	Market Time 4-Weeks Ago 2/6/2020	Market Time 1-Year Ago 3/7/2019	Market Time 2-Years Ago 3/8/2018
Los Angeles County	84	96	26	24	35	41	39
Orange County	36	20	54	30	38	36	39
Riverside County	137	83	50	51	52	64	51
San Bernardino County	91	74	37	42	58	54	34
San Diego County	34	19	54	71	81	53	37
Ventura County	13	15	26	23	26	46	31
SOCAL TOTALS	395	307	41	40	48	49	40