

How's The Market?

Orange County, CA

Presented by David Childers, Keeping Current Matters



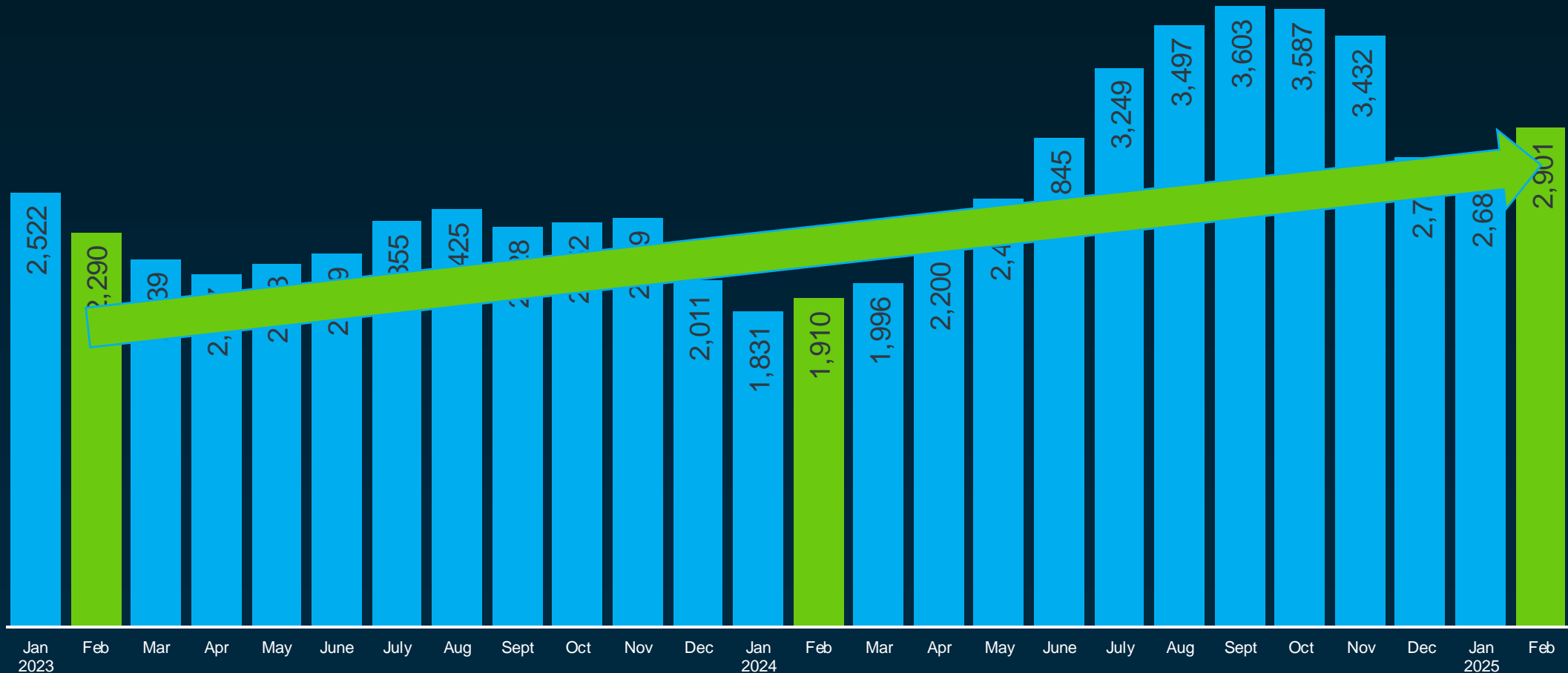


The price of greatness is
RESPONSIBILITY.

Winston Churchill

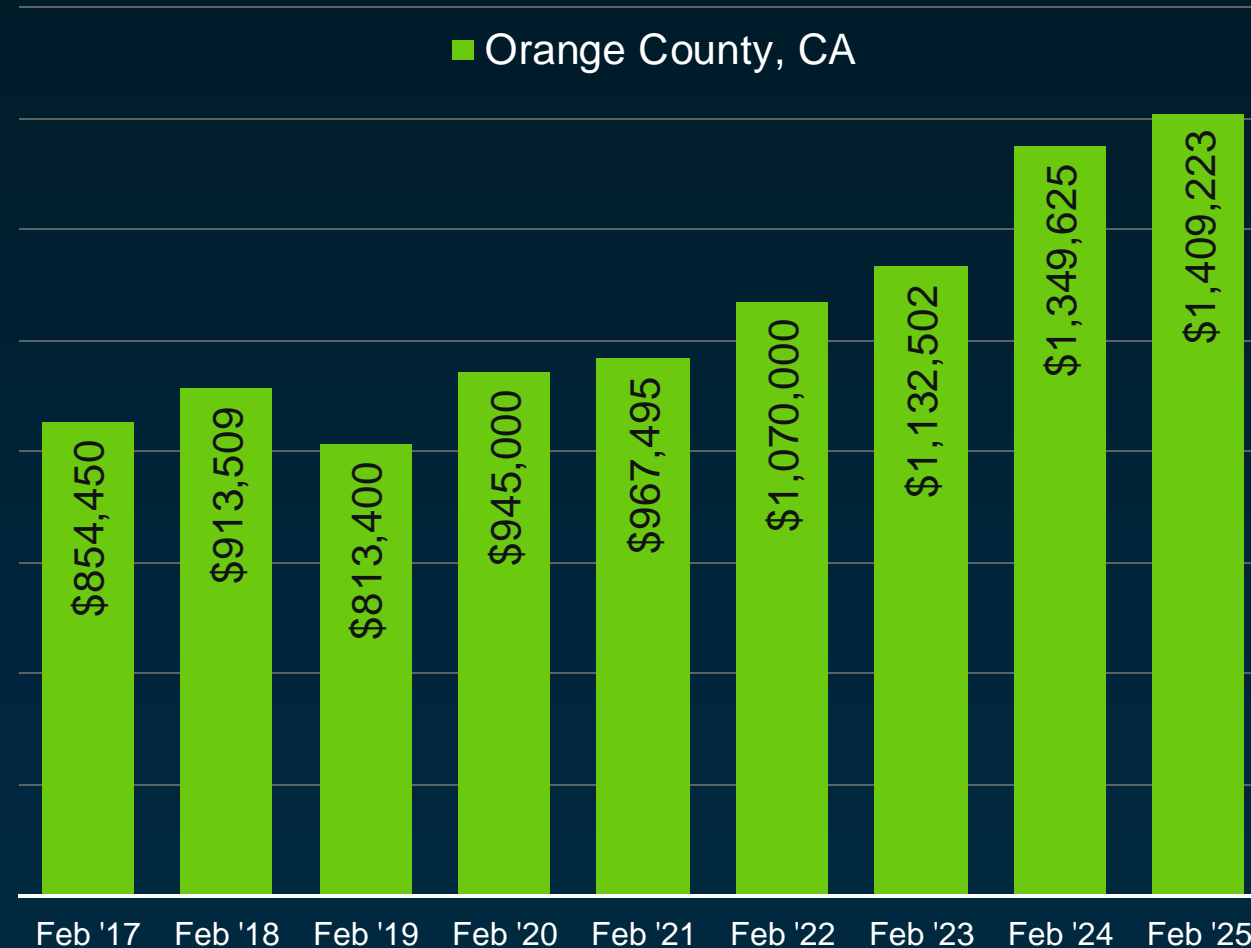
The Number of Homes for Sale Continues To Be Higher Compared to Last Year

Active Listing Count, Orange County, CA



Home Prices in Orange County, CA

Median Listing Price of Homes for Sale



National Average:
\$412,000

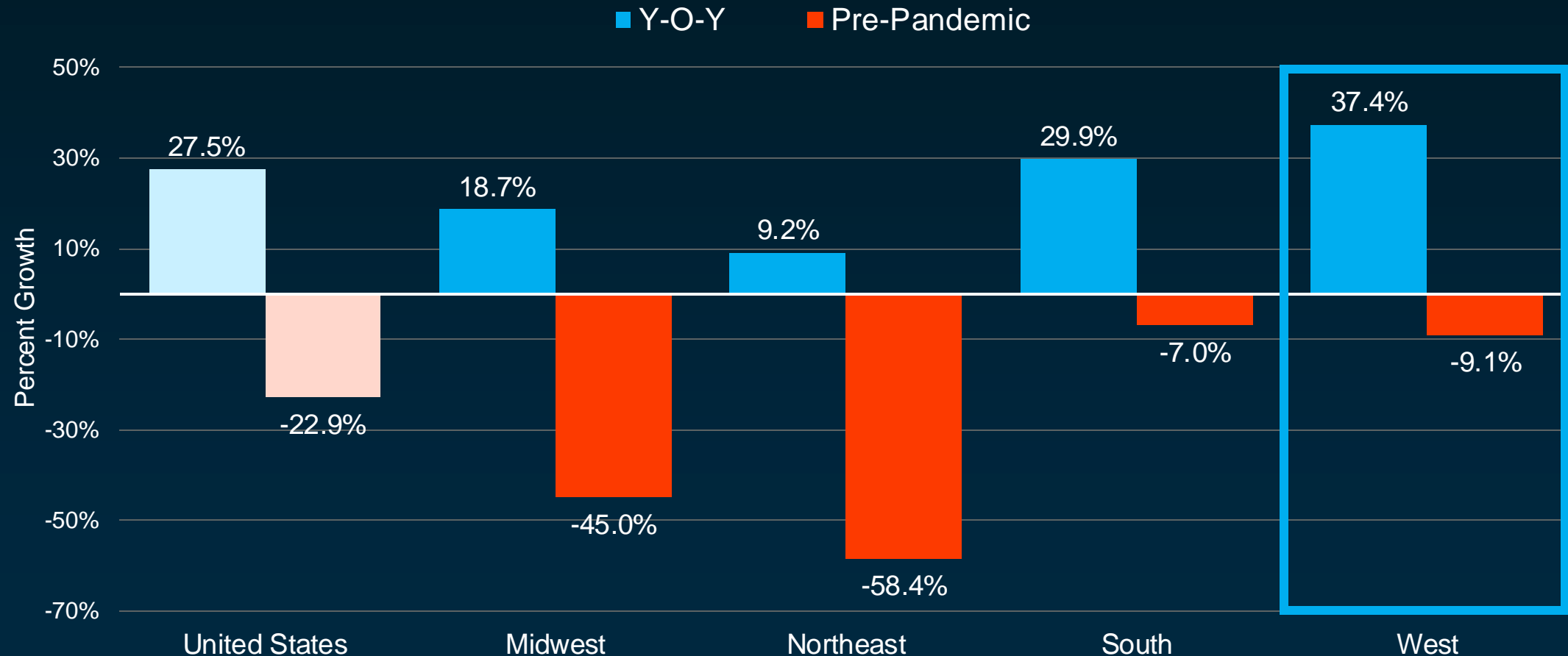
California Average:
\$728,500



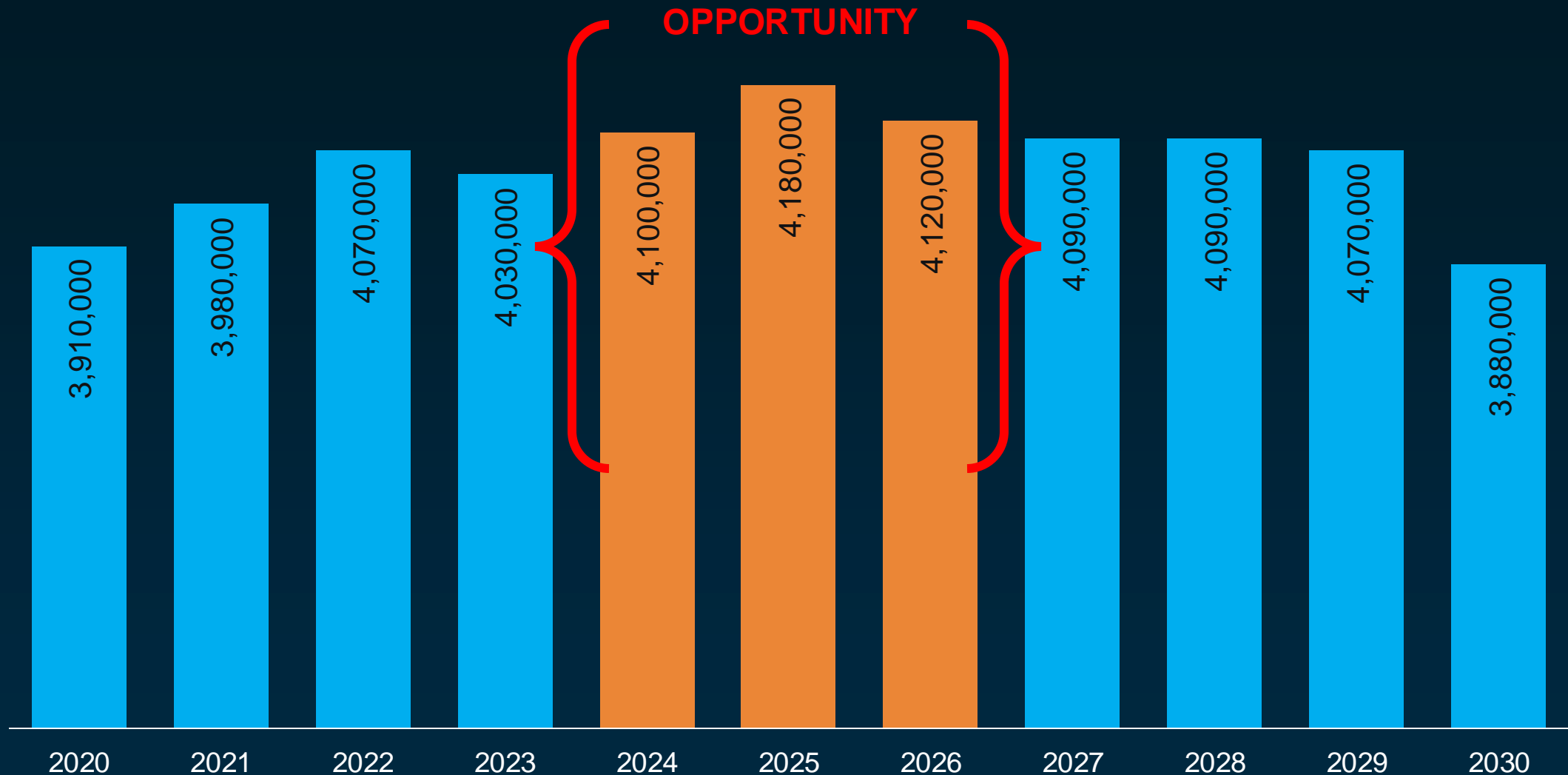
Like California as a whole, O.C. simply hasn't built enough housing to keep prices from skyrocketing, Wallace Walrod, chief economic advisor for the O.C. Business Council, told LAist last month. "That's projected to continue, unfortunately," he said.

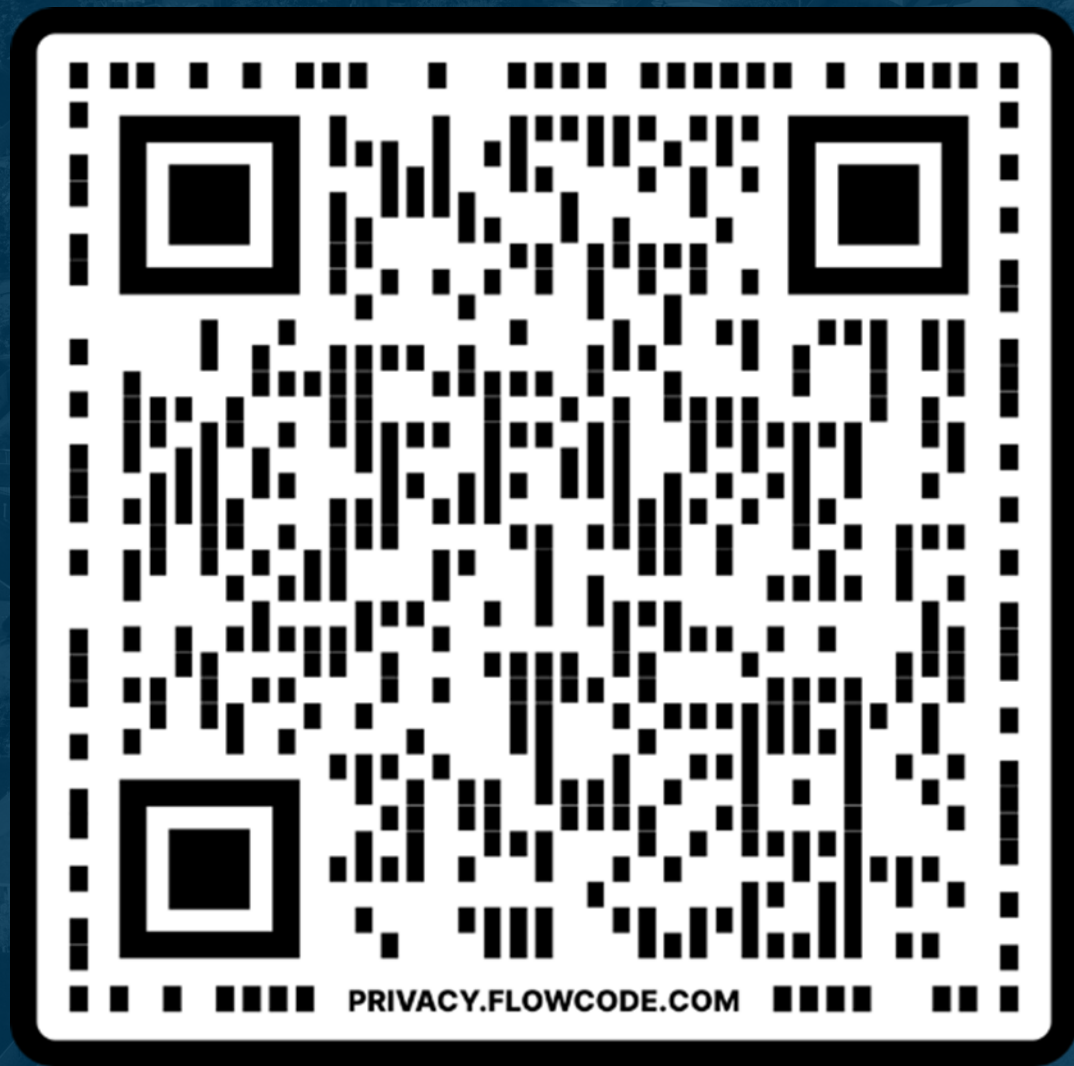
Regional And Metro Area Inventory Trends

15 Southern and Western Metros Have More Inventory Than Pre-Pandemic Levels
Regional Inventory Change, Percent (2017–2019)



People in the US Turning Age 65





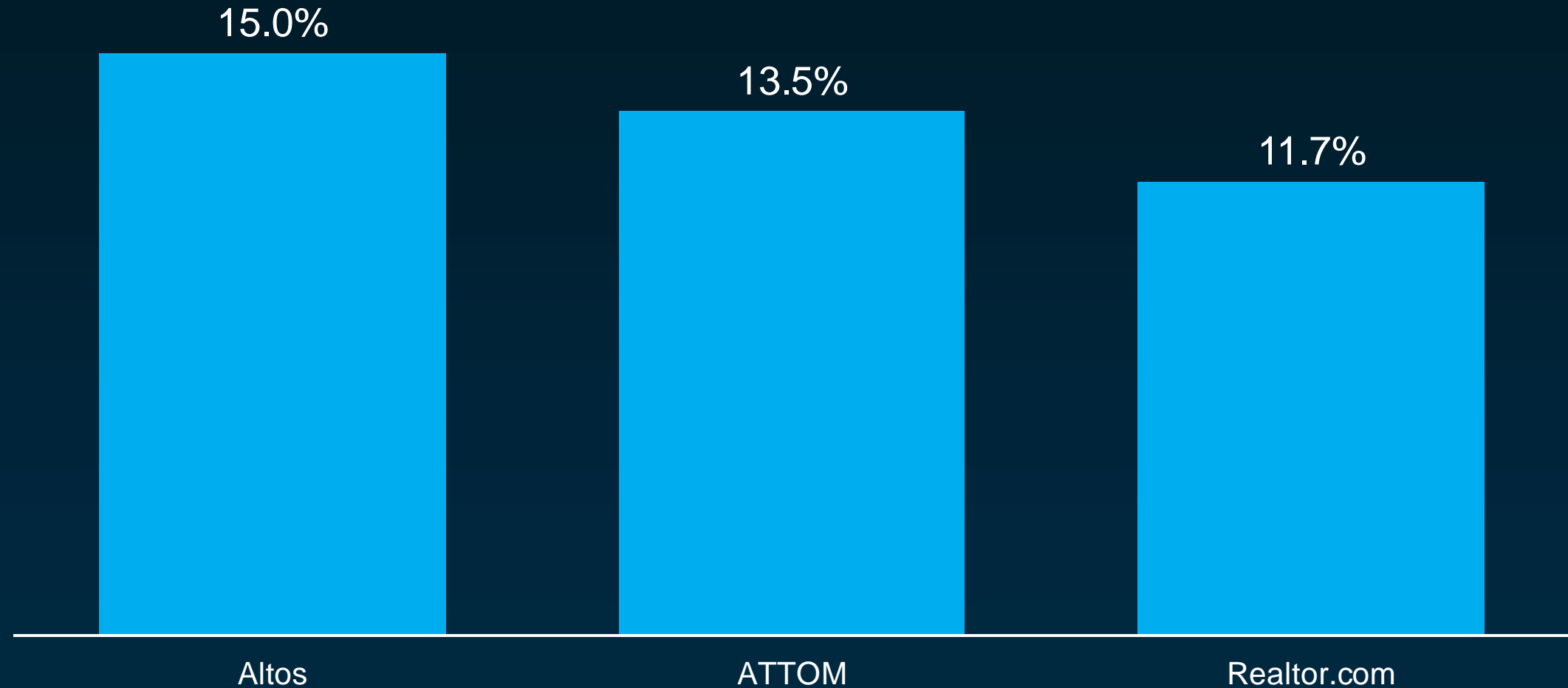


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Things to expect in
the 2025 housing
market

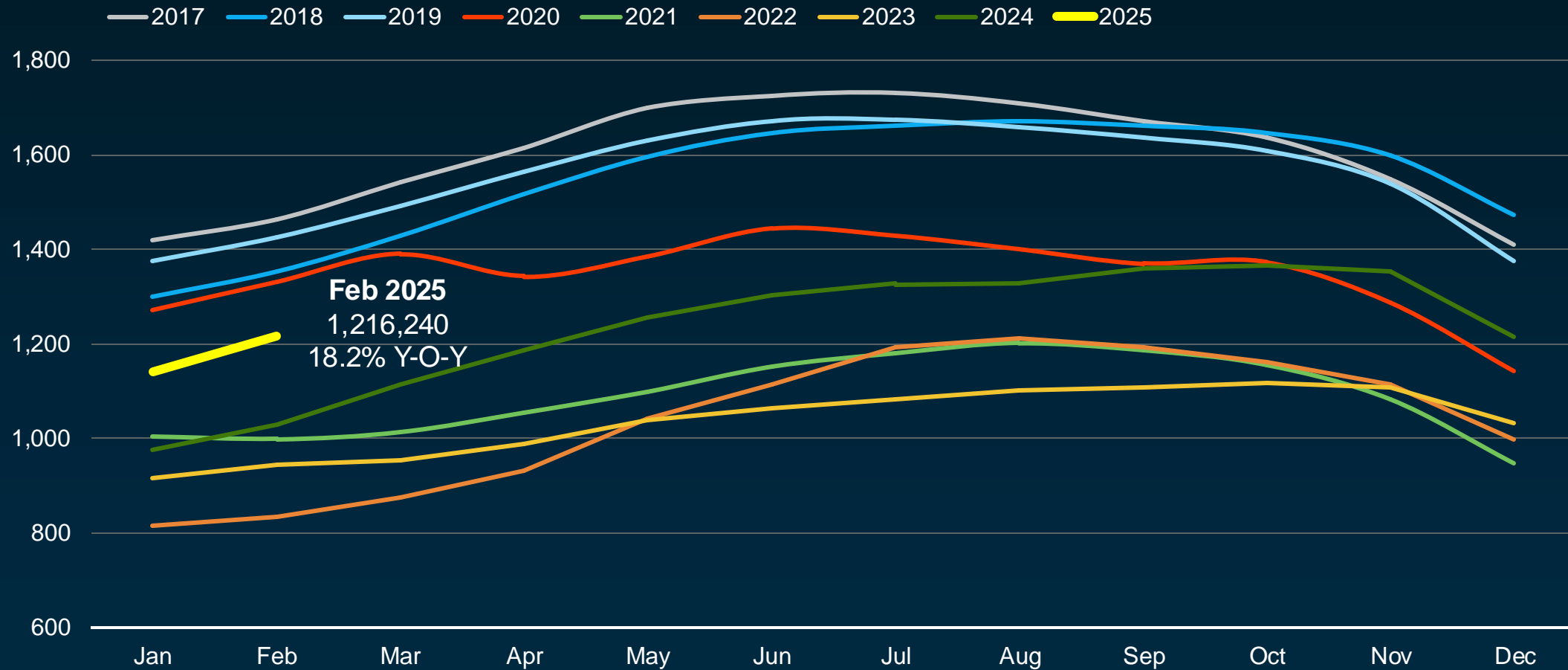
2025 Existing Home For-Sale Inventory Forecast

Year-Over-Year



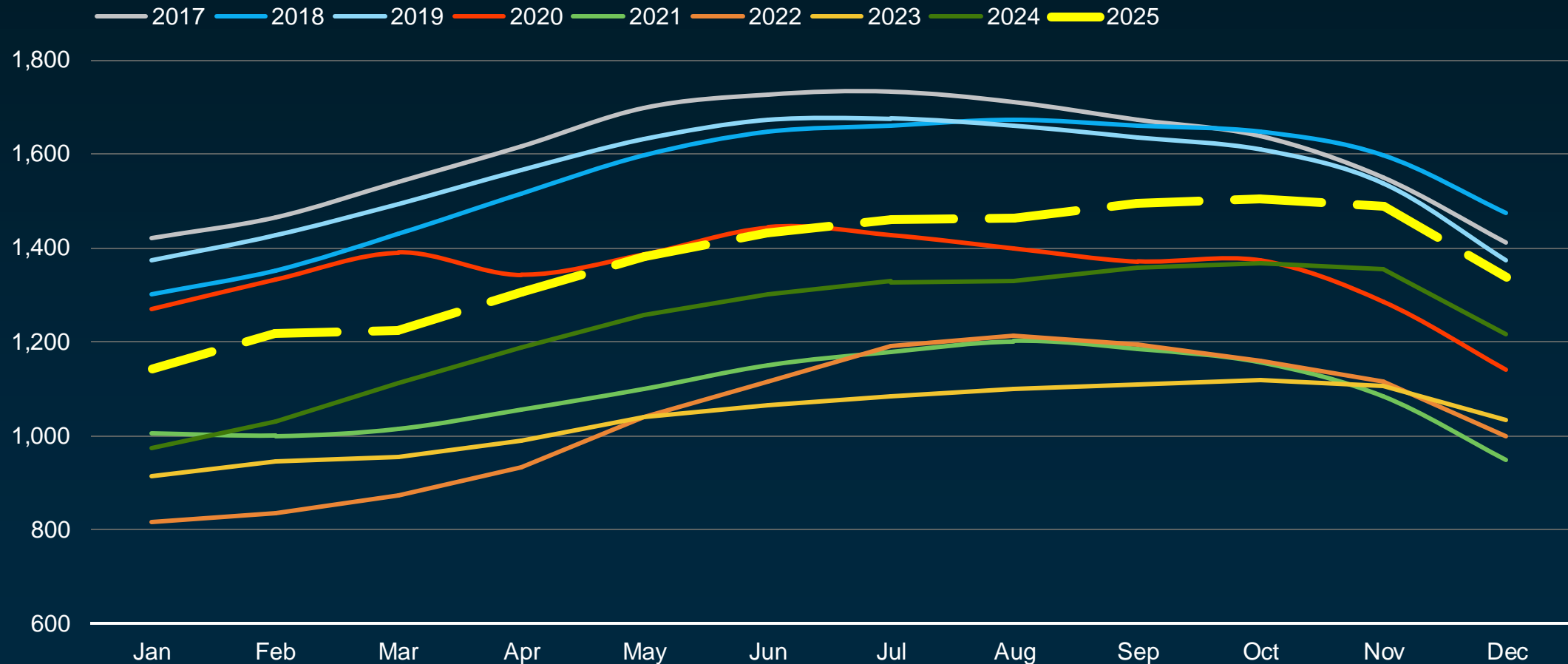
Total Listing Count Increased by 18.2% Compared with Last Year

Total Listing Counts



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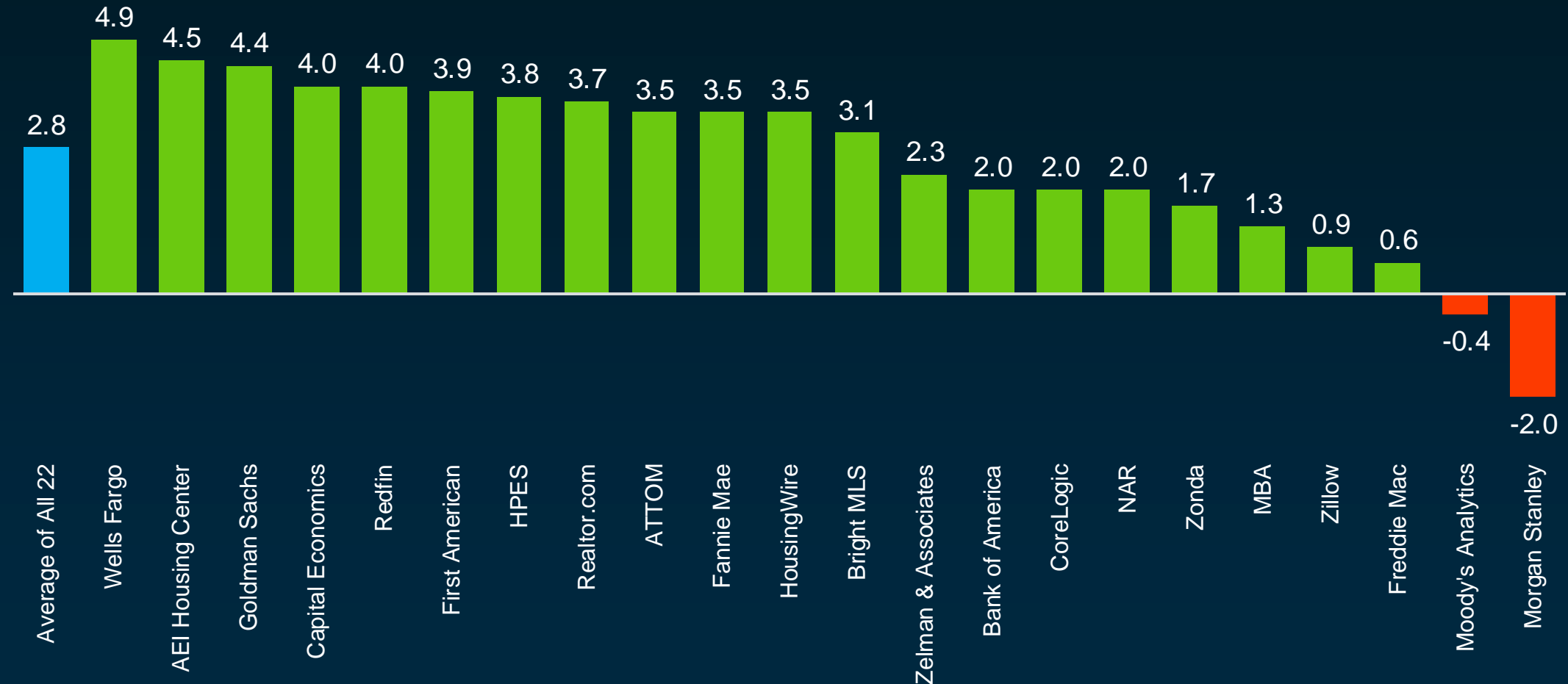


J.P. Morgan Research expects house prices to rise by 3% overall in 2025.

J.P. Morgan

2025 Home Price Forecasts

Percent Appreciation as of 2/20/2025



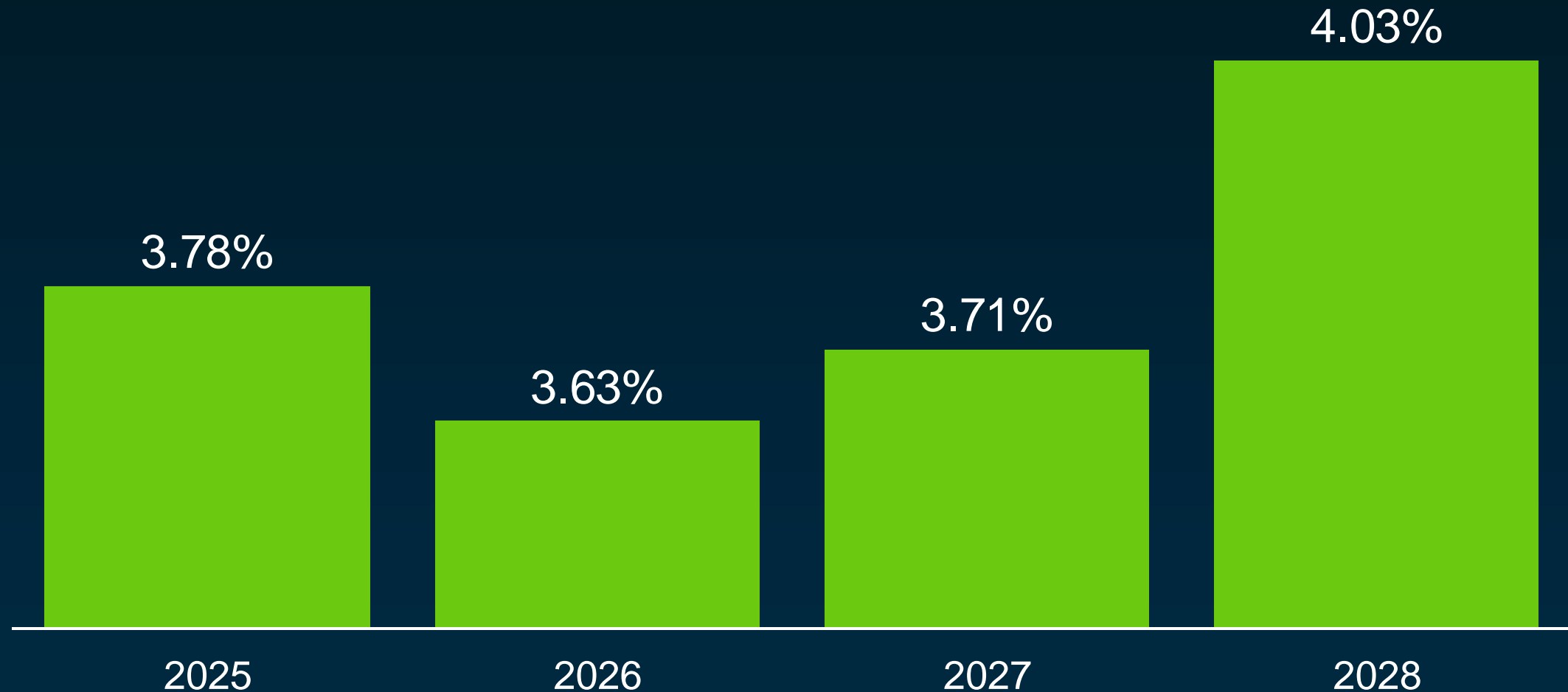


Orange County remains a desirable place to live, and this demand will likely keep the market competitive for the foreseeable future. While slight adjustments might happen, the core factors suggest that the market will remain strong.

Based on the current trends and the factors influencing the market, I foresee the Orange County housing market continuing to show growth in 2025, albeit at a potentially slower pace than what we've observed in prior years.

Estimated Home Price Performance

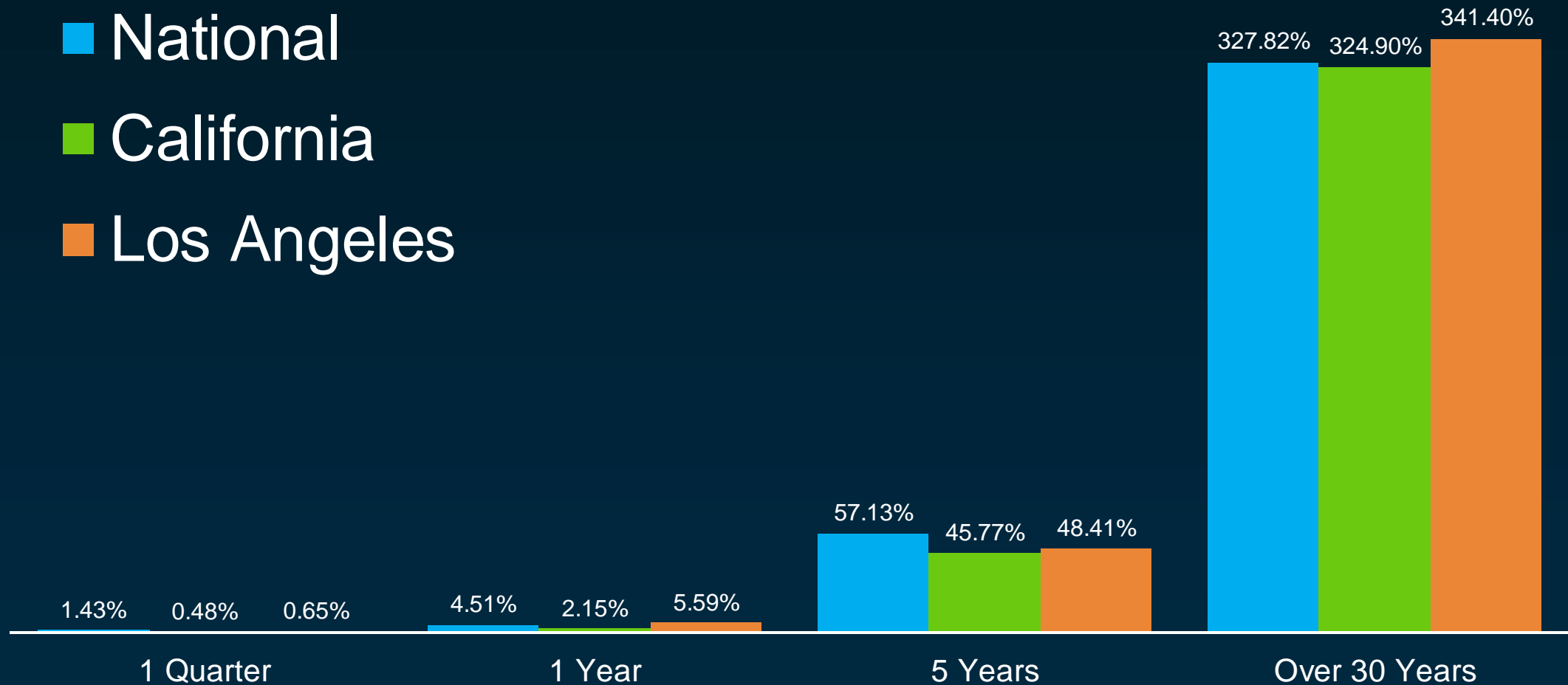
December–December, as Forecast in Quarter 4 2024



House Prices

Quarter 4, 2024

- National
- California
- Los Angeles



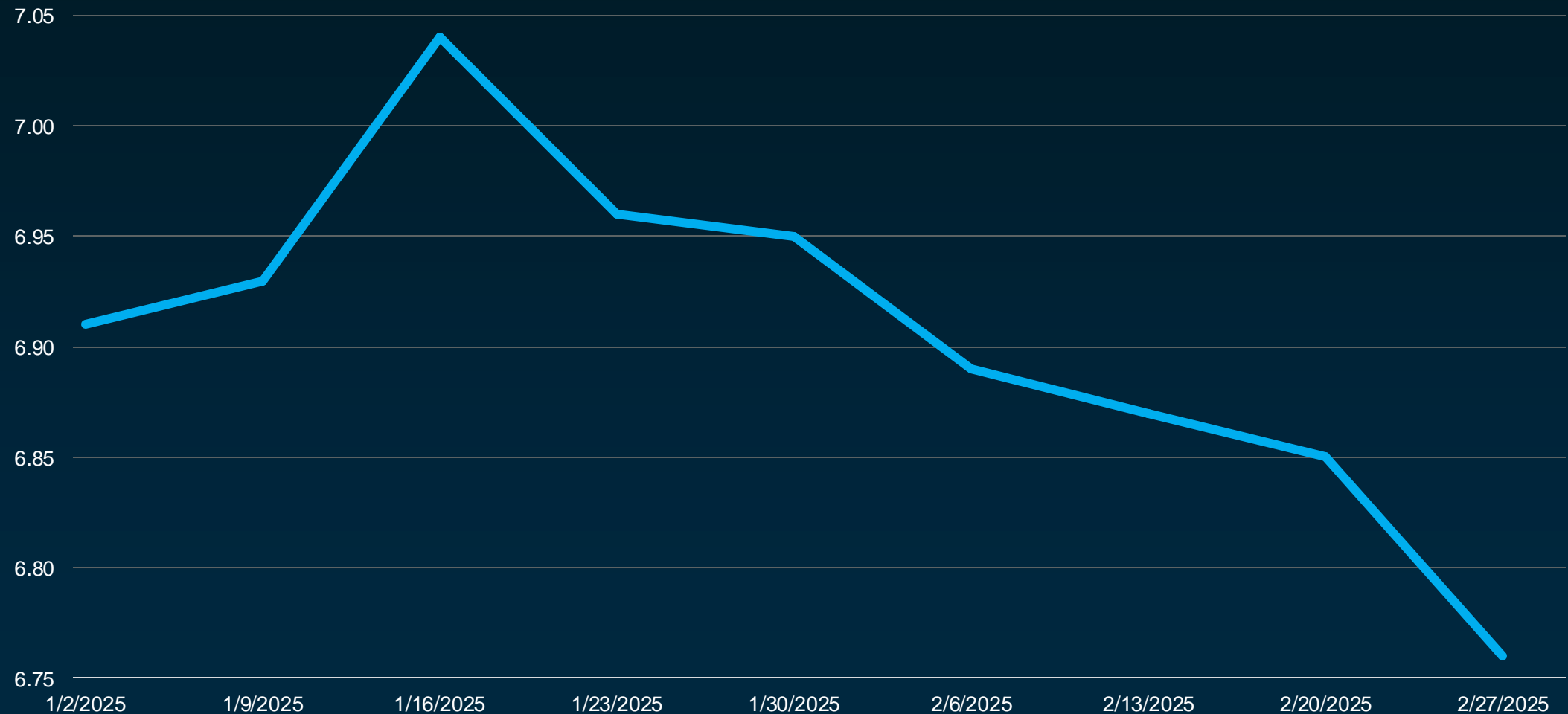
Mortgage Rate Projections

30-Year Fixed Rate, As of 2/19/2025

Quarter	Fannie Mae	MBA	Wells Fargo	Average of All Three
2025 Q2	6.60%	6.90%	6.90%	6.80%
2025 Q3	6.50%	6.70%	6.65%	6.62%
2025 Q4	6.50%	6.50%	6.50%	6.50%

30-Year Fixed Mortgage Rate

2025



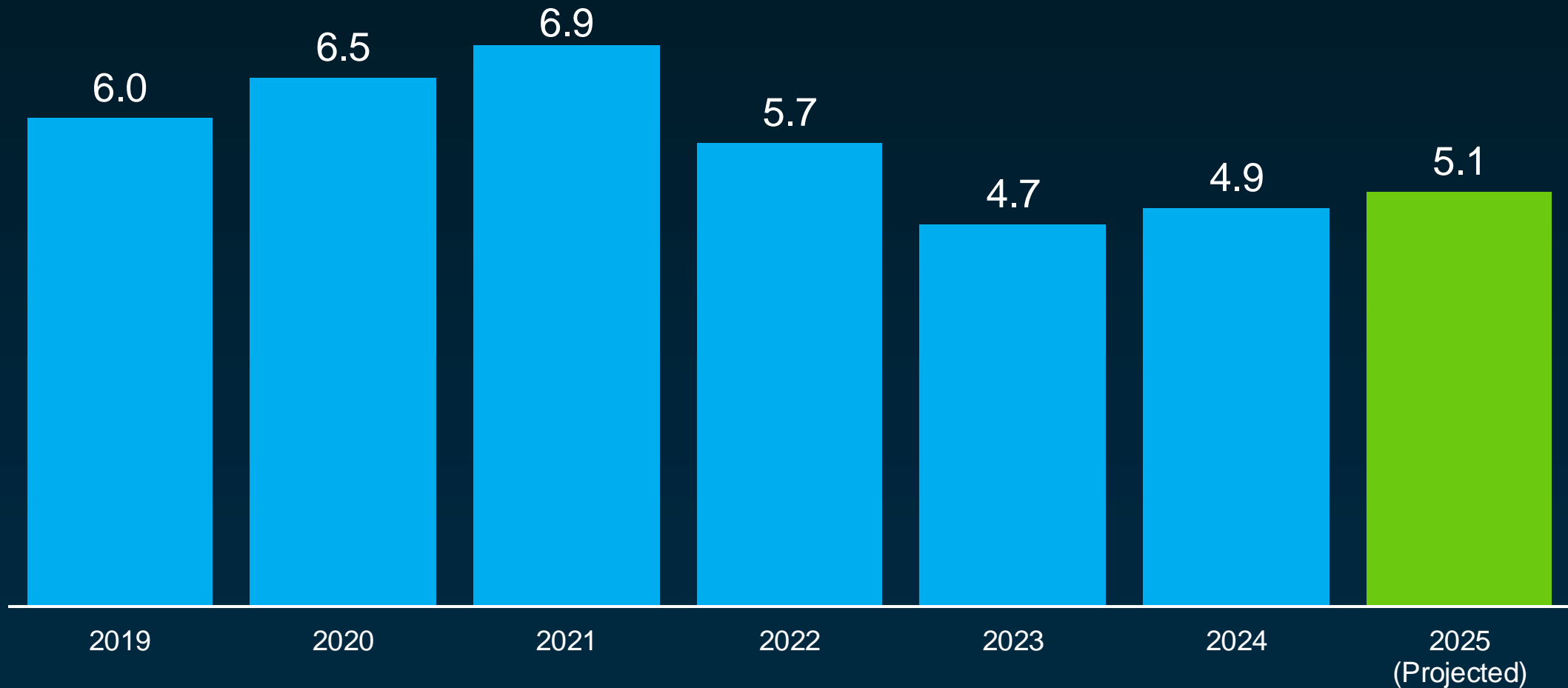


Home buyers will have more success . . . **The worst of the affordability challenges are over** as more inventory, stable mortgage rates and continued job and income growth pave the way for more Americans to achieve homeownership.

Lawrence Yun
Chief Economist, NAR

Total Home Sales Forecast To Rise

In Millions, 2019–2025



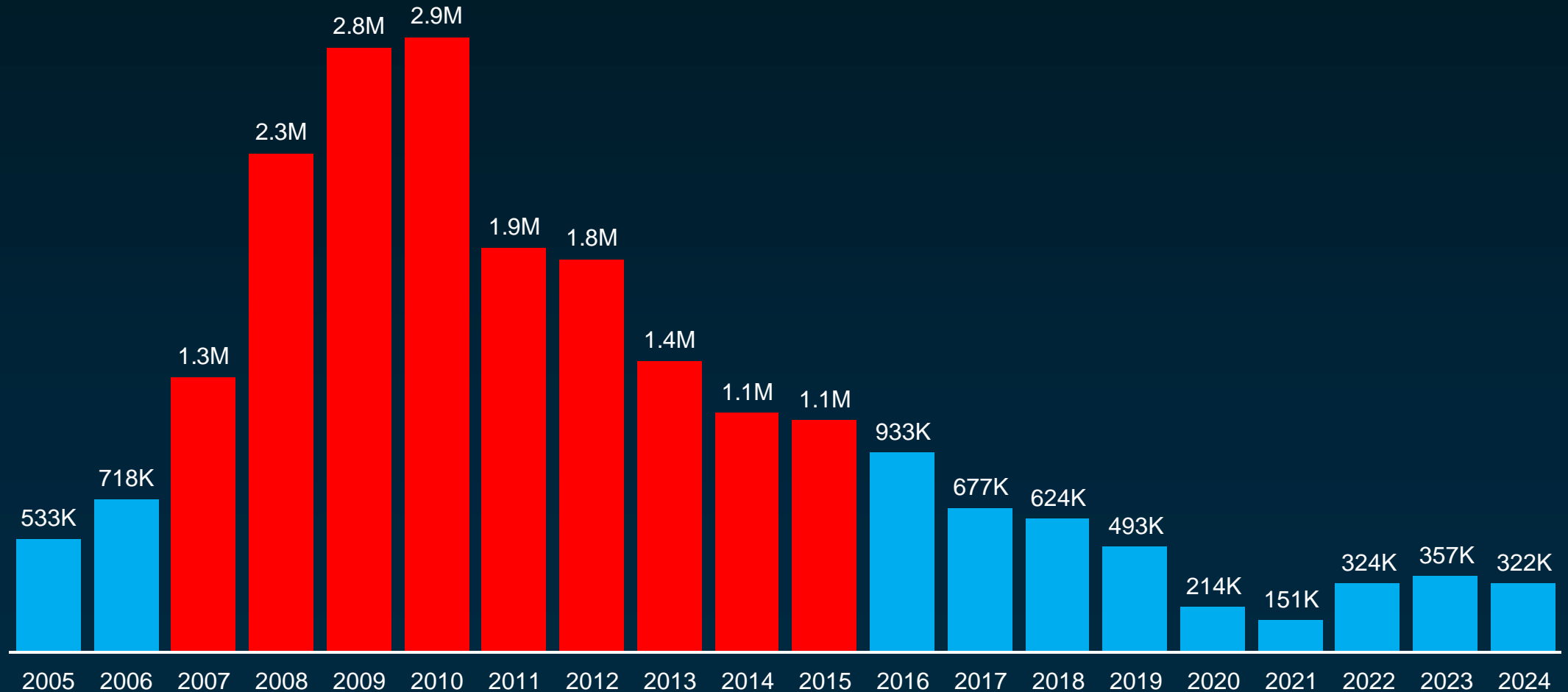


January showed a monthly increase in foreclosure filings that may in some part be the result of a normal post-holiday catch up of filings. It's too early to know if 2025 will shift from the general 2024 trends of a continued decline in foreclosure activity.

Rob Barber, CEO at ATTOM.

U.S. Historical Foreclosure Activity

U.S properties with foreclosure Filings



A photograph of a family—a man, a woman, and a young child—seen from behind as they walk across a green lawn towards a large, modern house. The house has a prominent gabled roof and large windows. The entire image is overlaid with a semi-transparent blue filter. Centered over the image is the text "THE OPPORTUNITY!" in a large, white, sans-serif font.

THE OPPORTUNITY!

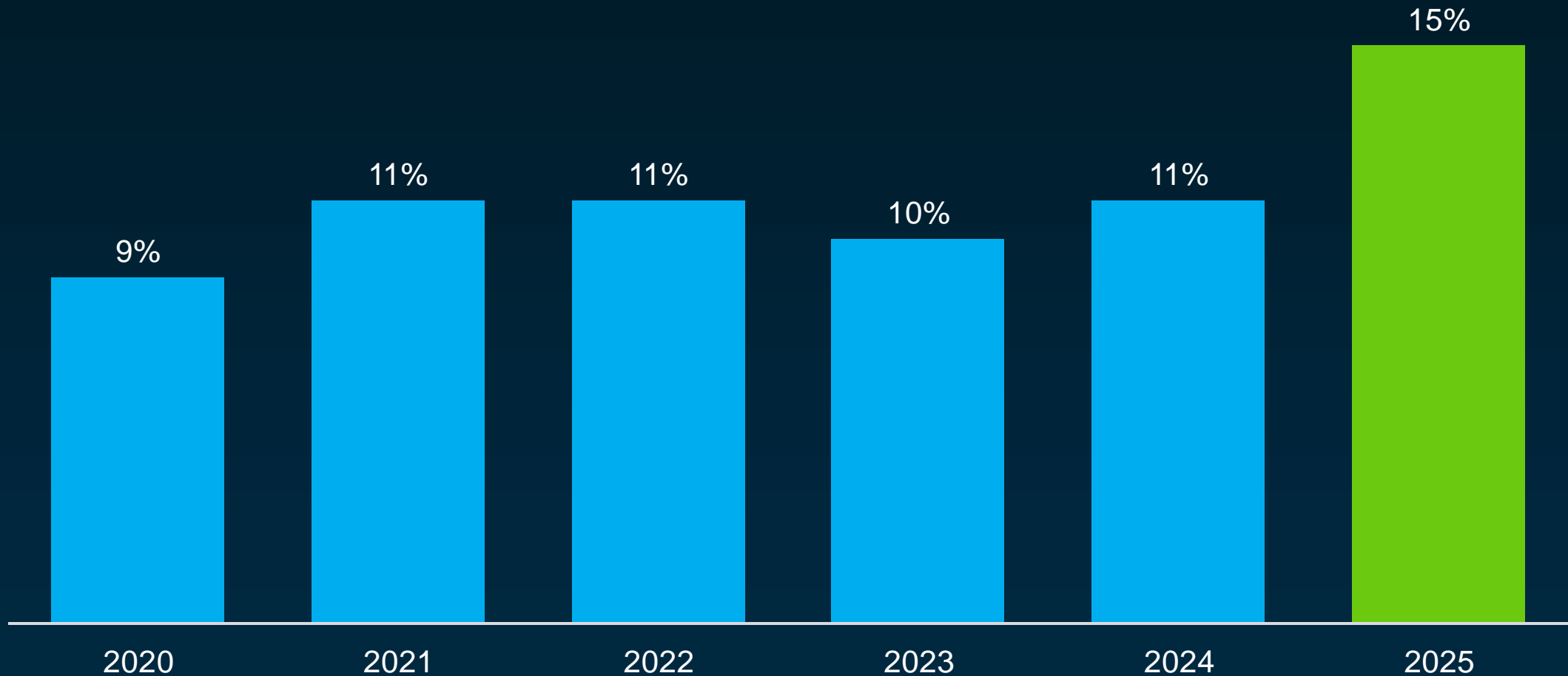


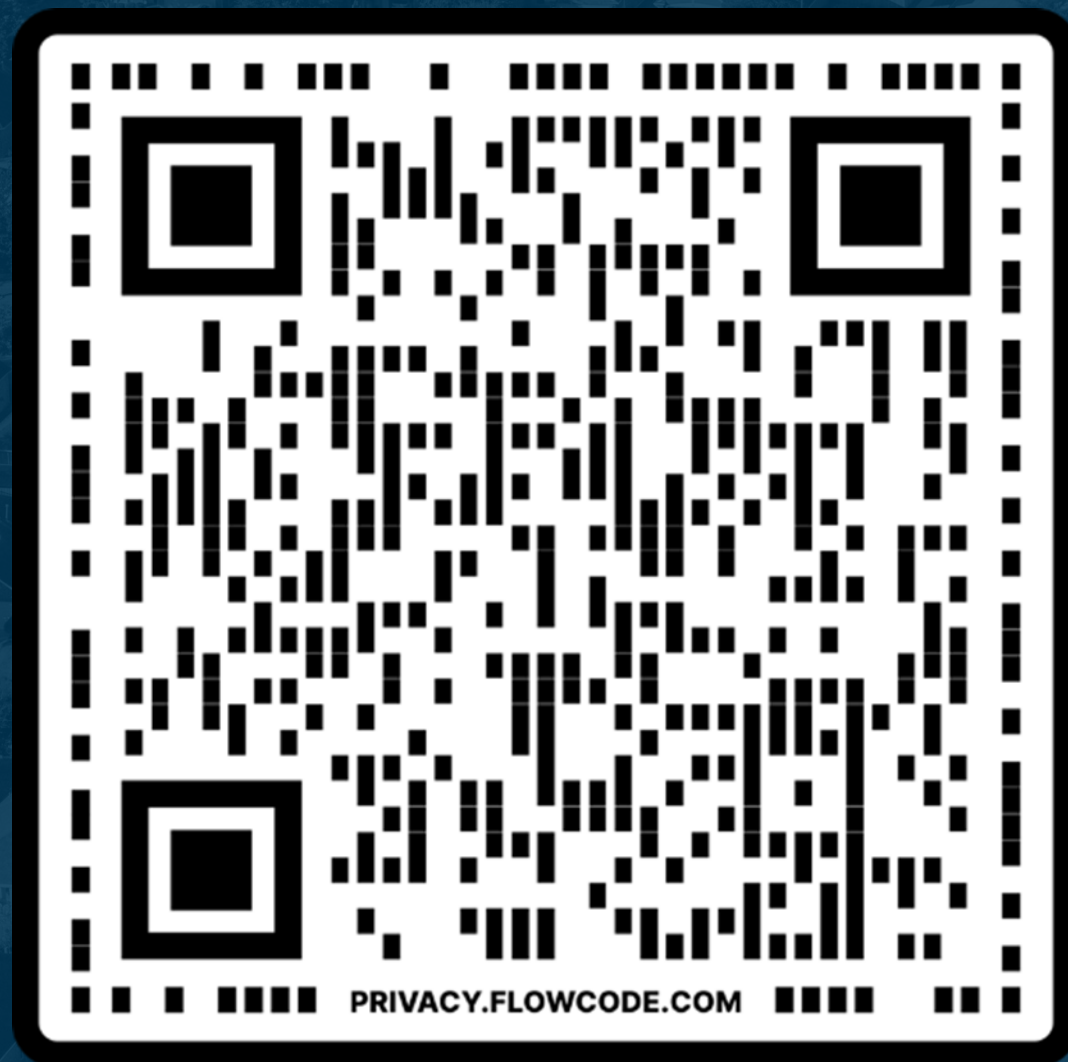
Three million fewer homes were sold from 2022 through 2024 compared to the three years before the pandemic.
That means millions of people are eager to own a home but haven't been able to accomplish their goal.

Holden Lewis
Mortgages Expert, NerdWallet

A Record Percent of Americans Are Planning To Buy a Home This Year

Share of People Hoping To Buy a Home in the Next 12 Months





“

Your success
is determined by
what's inside YOU.

Steve Harney

Founder, Keeping Current Matters

