

Inventory Levels and Absorption Rate by Price
Eastside Costa Mesa, Newport Beach, Newport Coast, Crystal Cove (Districts 5-12, 26, 27)
Single Family Homes

Compiled by Steve High of Coldwell Banker Previews International, Newport Center Office

Range	Jan-09			Jan-08			Jan-07		
	Active Listings	# of Sales in Last 12	Supply Level	Active Listings	# of Sales in Last 12	Supply Level	Active Listings	# of Sales in Last 12	Supply Level
600-700K	27	24	13.5 months	7	11	7.6 months	5	35	1.7 months
700-800K	27	34	9.5 months	23	35	7.9 months	13	28	5.6 months
800-900K	18	32	6.8 months	31	33	11.3 months	17	38	5.4 months
900-1.0M	16	20	9.6 months	29	24	14.5 months	17	37	5.5 months
1.0-1.25M	22	61	4.3 months	41	64	7.7 months	34	63	6.5 months
1.25-1.5M	60	63	11.4 months	60	65	11.1 months	54	77	8.4 months
1.5-1.75M	43	55	9.4 months	50	94	6.4 months	53	72	8.8 months
1.75-2.0M	75	50	18.0 months	56	59	11.4 months	50	67	9.0 months
2.0-3.0M	130	113	13.8 months	134	143	11.2 months	123	148	10.0 months
3.0-5.0M	122	80	18.3 months	93	105	10.6 months	91	103	10.6 months
5.0-7.0M	35	13	32.3 months	39	20	23.4 months	27	26	12.5 months
7.0M+	52	11	56.7 months	21	25	10.1 months	29	14	24.9 months
COUNT OF ACTIVE INVENTORY									
SFR:	619			513			376		
Condos:	275			302			233		
RI:	74			62			64		
AVERAGE FOR SFR									
List Price - Actives:	\$3,292,040			\$3,202,080			\$3,078,121		
List Price - Solds:	\$2,315,178			\$2,489,690			\$2,135,397		
Sold Price:	\$1,919,495			\$2,241,496			\$1,999,732		
Market Time:	108			88			86		

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