

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	May-08			May-07			May-06		
	Active Listings	Last 12 Months	Supply Level	Active Listings	Last 12 Months	Supply Level	Active Listings	Last 12 Months	Supply Level
600-700K	9	15	7.2 months	1	7	1.7 months	0	0	no inventory
700-800K	24	28	10.3 months	8	31	3.1 months	7	40	2.1 months
800-900K	34	32	12.8 months	20	37	6.5 months	20	72	3.3 months
900-1.0M	15	21	8.6 months	18	36	6.0 months	26	63	5.0 months
1.0-1.25M	54	63	10.3 months	35	64	6.6 months	23	109	2.5 months
1.25-1.5M	88	56	18.9 months	58	72	9.7 months	47	112	5.0 months
1.5-1.75M	60	65	11.1 months	48	90	6.4 months	35	139	3.0 months
1.75-2.0M	92	42	26.3 months	45	75	7.2 months	24	92	3.1 months
2.0-3.0M	189	138	16.4 months	154	147	12.6 months	108	203	6.4 months
3.0-5.0M	130	111	14.1 months	125	99	15.2 months	91	107	10.2 months
5.0-7.0M	45	23	23.5 months	28	25	13.4 months	21	31	8.1 months
7.0M+	40	21	22.9 months	30	16	22.5 months	23	6	46.0 months
COUNT OF ACTIVE INVENTORY									
SFR:	773			552			425		
Condos:	331			330			223		
RI:	83			66			64		
AVERAGE FOR SFR									
List Price - Actives:	\$1,144,008			\$3,262,152			\$2,796,441		
List Price - Solds:	\$1,652,883			\$2,447,181			\$2,180,142		
Sold Price:	\$1,457,281			\$2,201,558			\$1,995,016		
Market Time:	68			80			79		

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