

Absorption Rates - Single Family Homes ■ Newport Beach

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	Oct-07			Oct-06			Oct-05		
	Active Listings	# of Sales in Last 12 Months	Supply Level	Active Listings	# of Sales in Last 12 Months	Supply Level	Active Listings	# of Sales in Last 12 Months	Supply Level
600-700K	4	12	4.0 months	4	5	no inventory	0	39	no inventory
700-800K	13	37	4.2 months	15	24	7.5 months	1	49	0.2 months
800-900K	28	30	11.2 months	31	36	10.3 months	9	87	1.2 months
900-1.0M	29	24	14.5 months	21	50	5.0 months	17	53	3.8 months
1.0-1.25M	48	67	8.6 months	44	84	6.3 months	29	103	3.4 months
1.25-1.5M	69	70	11.8 months	52	83	7.5 months	38	112	4.1 months
1.5-1.75M	53	101	6.3 months	63	75	10.1 months	32	106	3.6 months
1.75-2.0M	67	68	11.8 months	72	77	11.2 months	40	92	5.2 months
2.0-3.0M	157	159	11.8 months	127	166	9.2 months	86	187	5.5 months
3.0-5.0M	141	94	18.0 months	104	106	11.8 months	60	111	6.5 months
5.0-7.0M	34	25	16.3 months	26	26	12.0 months	21	36	7.0 months
7.0M+	30	21	17.1 months	34	7	58.3 months	20	8	30.0 months
Count of Active Inventory SM									
SFR:	656			593			353		
Con dos:	339			337			163		
RI:	82			79			35		
Averages for SFR									
List Price - Actives:	\$3,069,141			\$3,121,114			\$2,664,906		
List Price - Solds:	\$2,591,030			\$2,323,107			\$1,887,257		
Sold Price:	\$2,252,402			\$2,149,616			\$1,757,057		
Market Time:	85			120			86		