

SoCal | market trends

Average sales price

The median price paid for a home in the six-county Southland rose last month to \$295,000, up 1.7 percent from \$290,000 in April and up 5.4 percent from \$280,000 in May 2011, according to San Diego-based DataQuick. Last month's median was the highest since the median was \$295,500 in September 2010. The year-over-year gain in the May median followed a 3.6 percent annual increase in April. Before then, the median had fallen year-over-year for 13 straight months.

Average mortgage payment

The typical monthly mortgage payment Southland buyers committed themselves to paying last month was \$1,100, compared with \$1,096 the month before and \$1,154 a year earlier. Adjusted for inflation, last month's typical payment was 53.6 percent below the typical payment in the spring of 1989, the peak of the prior real estate cycle. It was 62.0 percent below the current cycle's peak in July 2007.

Who is buying?

Absentee buyers – mostly investors and some second-home purchasers – bought 27.0 percent of the Southland homes sold last month. That was down from 28.4 percent the prior month and up from 25.1 percent a year earlier. The record was 29.9 percent in February this year, while the monthly average since 2000 is 17.2 percent. Last month's absentee buyers paid a median \$225,000, up from \$220,000 the month before and \$212,500 a year earlier. Investor and cash-only home purchases remain near record levels.

How are they buying?

Buyers paying with cash accounted for 31.3 percent of May home sales, down from 32.2 percent the month before and up from 29.2 percent a year earlier. Cash purchases peaked at 33.7 percent of all sales this February, and since 2000 the monthly average is about 15 percent.

Buying... continued

Government-insured FHA loans accounted for 29.4 percent of all purchase mortgages last month. The FHA level a year earlier, in May 2011, was 33.5 percent. Adjustable-rate mortgages (ARMs) trended lower last month, accounting for 6.7 percent of May's home purchase loans. Since 2000, a monthly average of about 36 percent of purchase loans were ARMs.

Orange County | market trends

As of July 2012 available single family home inventory in Orange County stood at 10,845 units, a 1.3% decrease reflecting no change since the week before. Average sales price stood at \$440,000. Year-to-date, Orange County sales increased 1.4% to 3,288 units.

Inland Empire | market trends

In the Inland Empire inventory stands at roughly 20,724 single family and condo homes listed for sale in Riverside, California. The median asking price of these homes was approximately \$255,000. Since this time last year, the inventory of homes for sale has decreased by 32.3% and the median price has increased

► **Call us today**
800-DES-3996

► **Meet us in person**

Inland Empire
12125 Day St., Suite #V212
Moreno Valley, CA 92557
951.230.2515

Orange County
34 Executive Park, Suite #260
Irvine, CA 92614
949.559.1300

► **Visit Us Online**
www.patno.com
www.NAWRB.com