



# HCM Property Management Monthly Newsletter – July 2023



## 1. Real Estate Market:

As we embark on the second half of the year, let's take a closer look at the dynamic Southern California real estate market. According to recent reports from the California Association of Realtors (CAR) and the National Association of Realtors (NAR), the region is experiencing an upward trend in home prices, reflecting the continued strong demand for properties.

### Latest Housing Indicators

Sales

JUNE

4.16 Million Units\*

Median Price

\$410,200

Housing Starts

JUNE

1,434,000\*

New Home Sales

MAY

763,000\*

\*seasonal adjusted annual rate

## Monthly Market Report

### Orange County

June 2023



Existing SFR  
Home Sales

**1,163**

% Change From Last Year

**-12.2%**

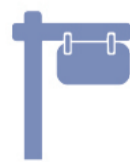


Existing SFR  
Median Price

**\$1.26 M**

% Change From Last Year

**-0.4%**



Active Listings  
(Monthly Average)

**1,373**

% Change From Last Year

**-39.1%**

# Market Competition

Median Days  
On Market

17

Sales-to-List  
Price %

100.1%

% Of Active Listings  
With Reduced Prices

24.9%

## Sources:

California Association of Realtors (CAR) Market Data: <https://www.car.org/marketdata>

National Association of Realtors (NAR) Research and Statistics: <https://www.nar.realtor/research-and-statistics>

## 2. Mortgage News and Financing Opportunities:

Stay informed about the latest mortgage news and financing opportunities available in Southern California. As mortgage rates continue to fluctuate, exploring refinancing options might present potential savings for homeowners. Our reliable lending partners can assist you in finding competitive mortgage rates and tailored financial solutions to meet your specific needs.

As inflation slows, mortgage rates decreased this week. Still, the ongoing shortage of previously owned homes for sale has been a detriment to homebuyers looking to take advantage of declining rates. On the other hand, homebuilders have an edge in today's market, and incoming data shows that homebuilder sentiment continues to rise.

### Primary Mortgage Market Survey®

U.S. weekly averages as of 07/20/2023

**30-Yr FRM**

**6.78%**

1-Wk change  $\downarrow$ -0.18

1-Yr change  $\uparrow$ 1.24

4-Wk avg. 6.82%

52-Wk avg. 6.37%

**15-Yr FRM**

**6.06%**

1-Wk change  $\downarrow$ -0.24

1-Yr change  $\uparrow$ 1.31

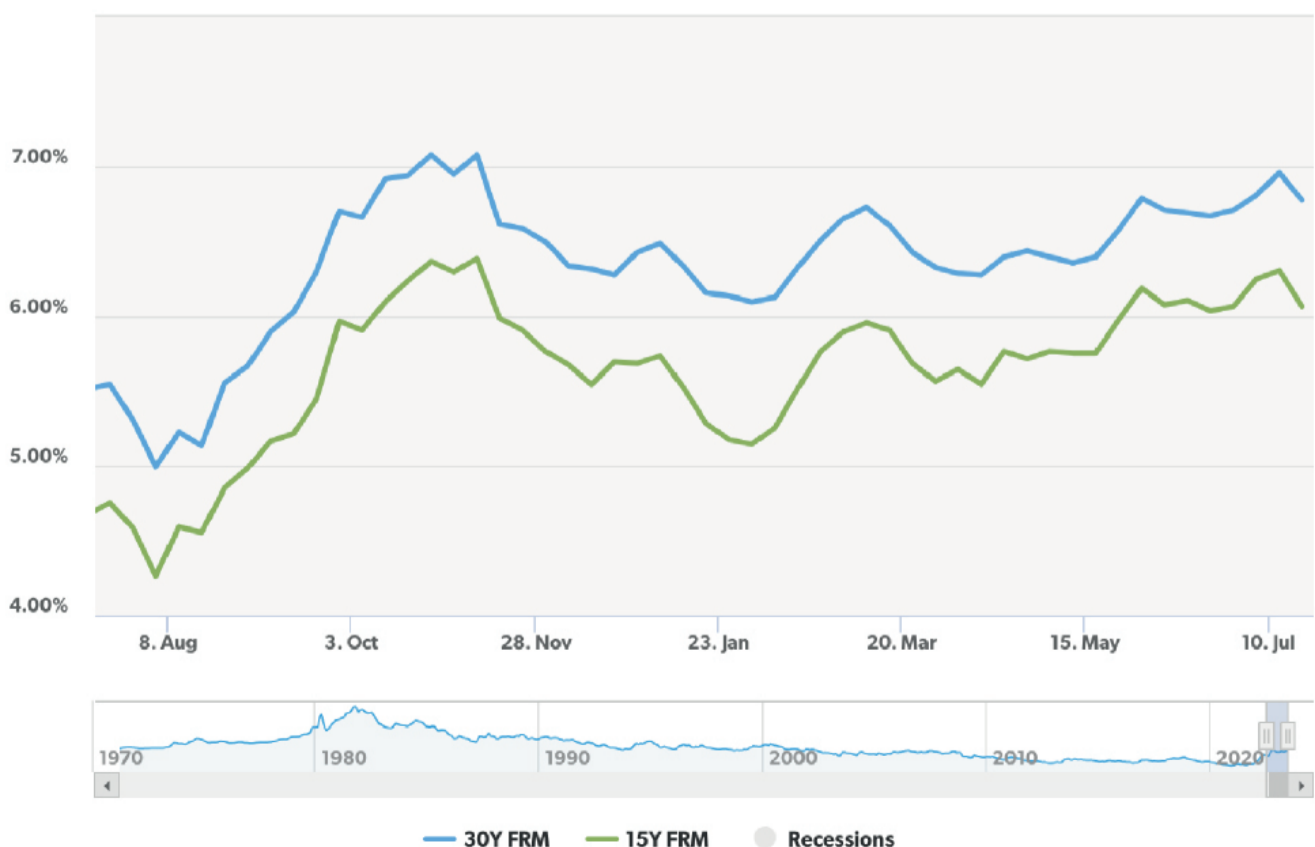
4-Wk avg. 6.17%

52-Wk avg. 5.66%

52 Week Range 4.99%  7.08%

52 Week Range 4.26%  6.38%

07/20/2022 - 07/22/2023



**Sources:**

Freddie Mac Primary Mortgage Market Survey: <https://www.freddiemac.com/pmms>

Fannie Mae Newsroom: <https://www.fanniemae.com/newsroom>

### 3. Housing Law and Rental Regulations:

Understanding housing laws and rental regulations is essential for both landlords and tenants. Keep yourself updated on the latest changes in housing legislation that might impact your rights and responsibilities. Our team is here to provide clarity and expert guidance to ensure a smooth and compliant rental experience.

**Sources:**

California Department of Consumer Affairs - Landlord/Tenant Booklet: [https://www.dca.ca.gov/publications/legal\\_guides/m\\_1.shtml](https://www.dca.ca.gov/publications/legal_guides/m_1.shtml)

Southern California Rental Housing Association (SCRHA) News and Updates: <https://www.socalrha.org/news>

## HCMPM Featured Listings



21 Sonata Street  
Irvine, CA 92618

[Schedule Viewing](#)



23731 Calle Ganador  
Mission Viejo, CA 92620

[Schedule Viewing](#)



14 Lawnridge  
Trabuco Canyon, CA 92679

[Schedule Viewing](#)

### 4. Home Repairs and Maintenance Tips:

A well-maintained property not only enhances its value but also provides a safe and comfortable living environment. As the summer heat sets in, it's essential to take proactive measures to keep your property in top shape. From HVAC maintenance to plumbing checks and landscaping tips, we've got you covered.

**Sources:**

California Department of Consumer Affairs - Landlord/Tenant Booklet: [https://www.dca.ca.gov/publications/legal\\_guides/m\\_1.shtml](https://www.dca.ca.gov/publications/legal_guides/m_1.shtml)

Southern California Rental Housing Association (SCRHA) News and Updates: <https://www.socalrha.org/news>

We hope you find this month's newsletter informative and valuable. At HCM Property Management, we're committed to providing you with exceptional service and expertise.

If you have any questions or require assistance with your real estate needs, feel free to contact us. Wishing you a joyful and safe summer season!



**TIRED OF BEING THE  
Landlord, Repairman,  
Leasing Agent,  
Accountant, and  
Inspector?**

***LET HCMPM HANDLE IT!  
Contact us for stress-free  
property management***

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