



# Housing Market Analysis: Los Angeles & San Diego Counties

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# Housing Market Analysis of LA & SD Counties

## Expected Housing Recession in 2020

- Do houses in Los Angeles County stay on the market than SD County?
- If the Time on Market is less than 2 months, will the Closing Price be greater than the Listing Price?



# California Regional Multiple Listing Service

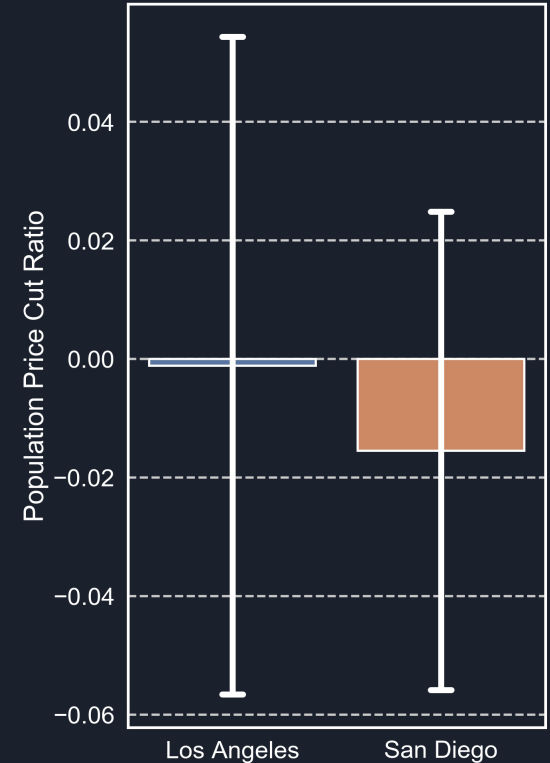
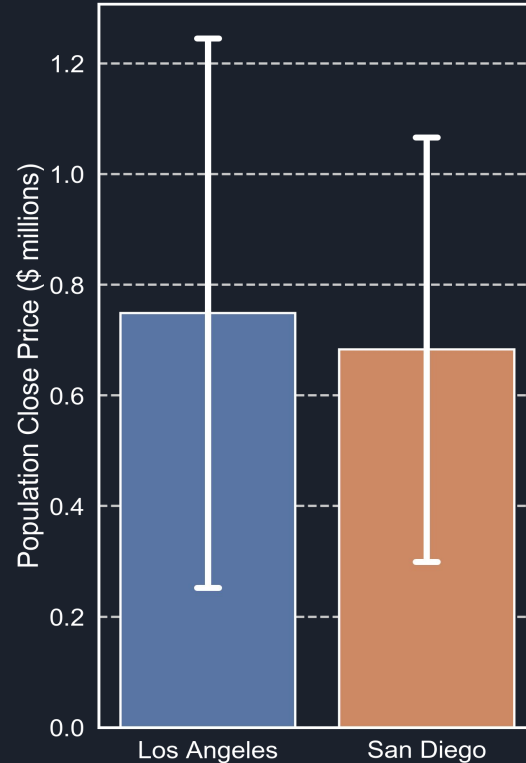
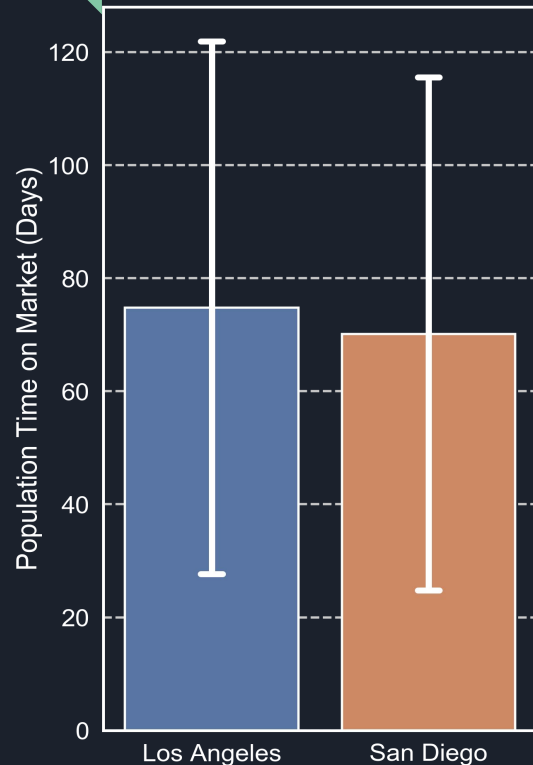
Houses sold by Realtor in Los Angeles and San Diego Counties  
between Jan 2015 to Dec 2019

251,131 houses from LA County and 128,343 houses from SD  
County.

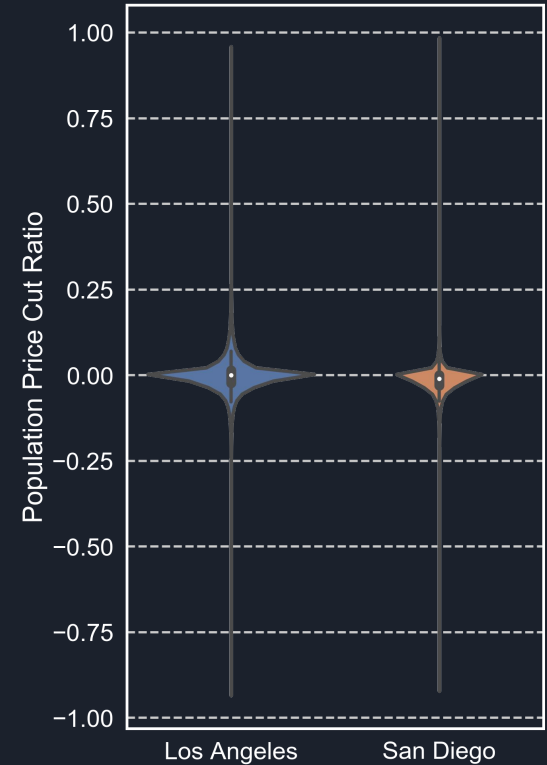
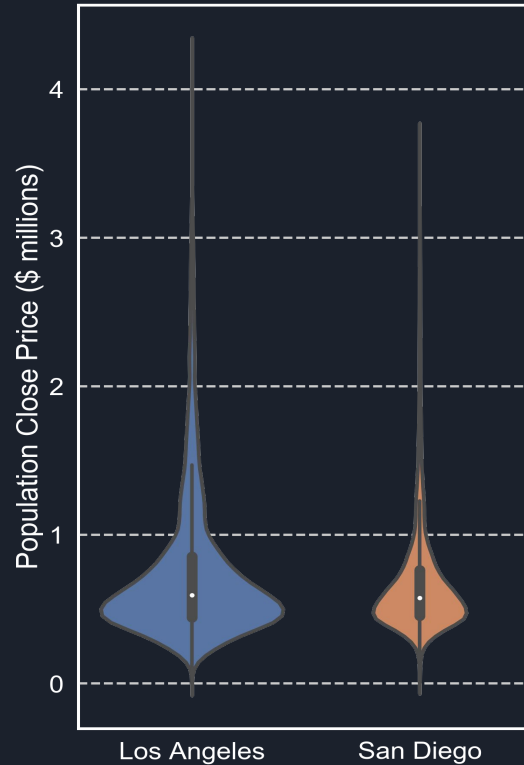
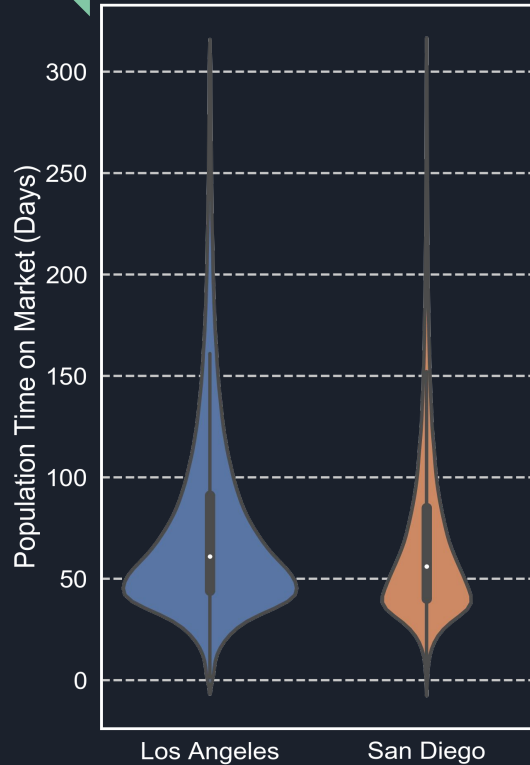
		< 60 days	> 60 days	Total
County	LA	122,273	128,858	251,131
	SD	69,373	58,970	128,343
	Total	191,646	187,828	379,474

$\chi^2(1)=977.36; p=0.000$

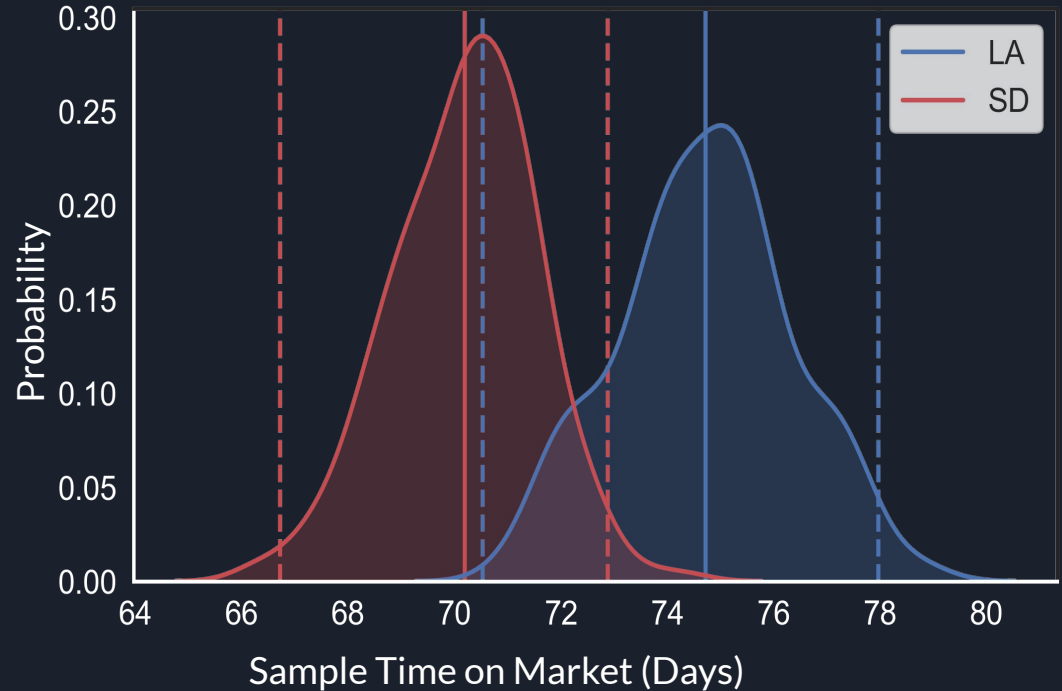
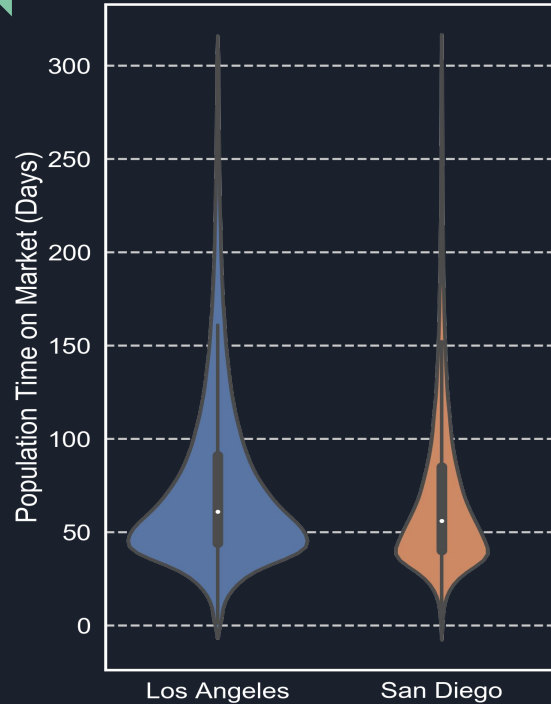
# LA & SD Counties Housing Market Total Average



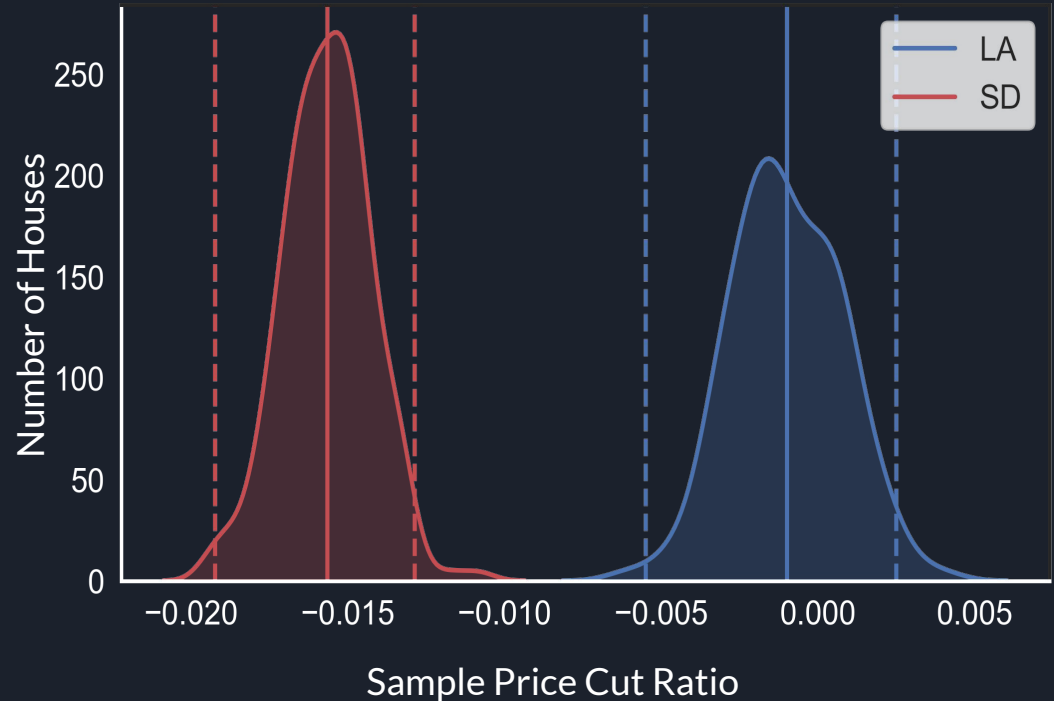
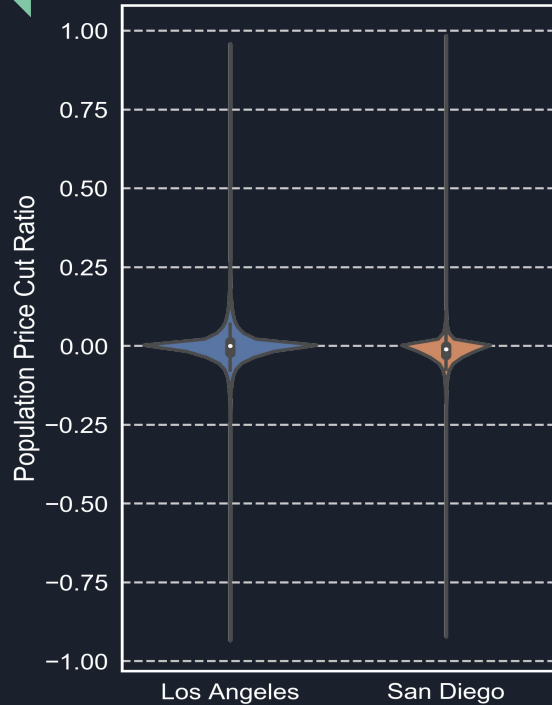
# LA & SD Counties Housing Market Total Distribution



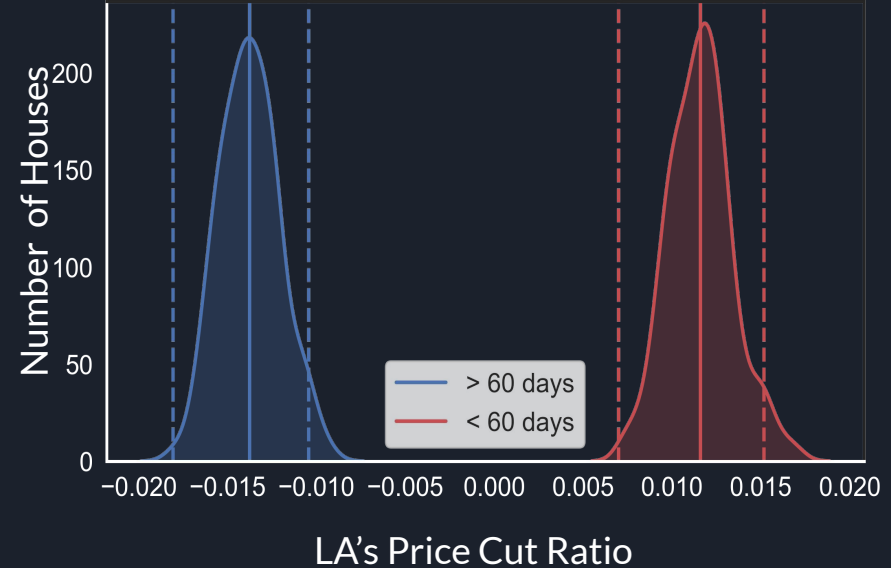
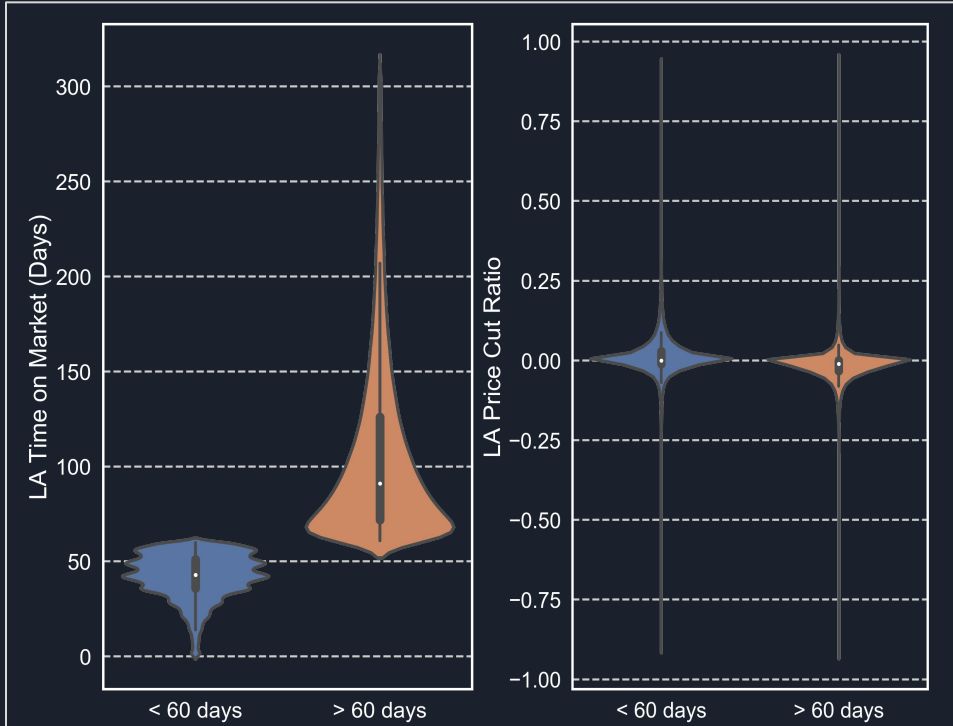
# Population Time on Market vs Sample Time on Market



# LA & SD Counties Housing Market Price Cut Ratio

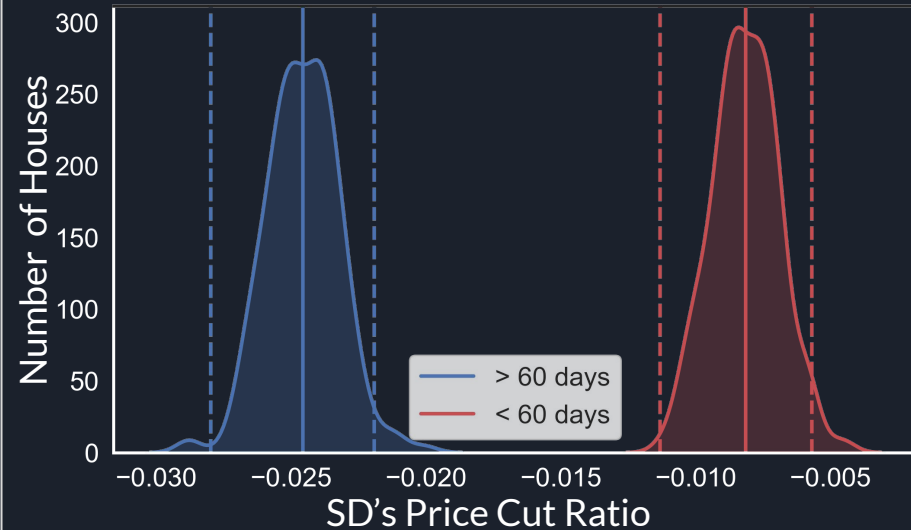
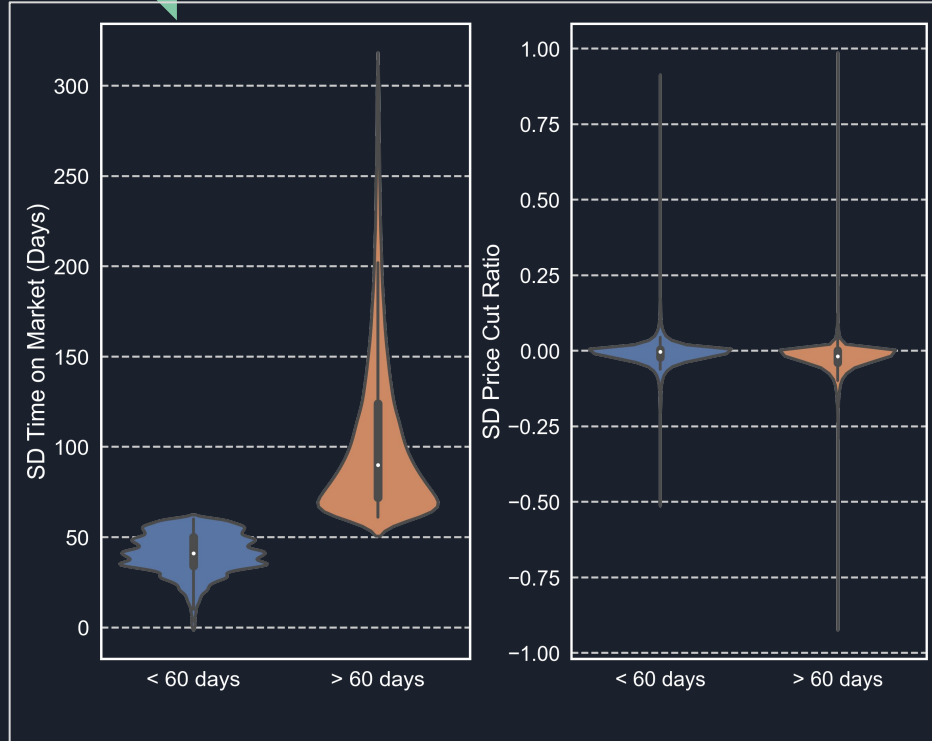


# LA Counties Housing Market Price Cut Ratio vs Time on Market





# SD Counties Housing Market Price Cut Ratio vs Time on Market



# Time on Market vs Price Cut Ratio

Average houses in LA are on the market for longer than in SD.

Seller suffers a price cut when house has been on the market for more than 60 days.

Further Analysis:

- Many Parameters to look into
- Correlations

