



# ORANGE COUNTY MARKET UPDATE | FEBRUARY 2012

| City             | Zipcode | NOD  | NOT  | REO | Auction Purchase | SINGLE FAMILY HOMES |                          |             |                                      |          |                                   | CONDOMINIUMS / TOWNHOMES |                          |             |                                      |          |                                   |
|------------------|---------|------|------|-----|------------------|---------------------|--------------------------|-------------|--------------------------------------|----------|-----------------------------------|--------------------------|--------------------------|-------------|--------------------------------------|----------|-----------------------------------|
|                  |         |      |      |     |                  | Full Sale           | Median Price Per Sq. Ft. | Short Sales | Short Sales Median Price Per Sq. Ft. | REO Sale | REO Sale Median Price Per Sq. Ft. | Full Sale                | Median Price Per Sq. Ft. | Short Sales | Short Sales Median Price Per Sq. Ft. | REO Sale | REO Sale Median Price Per Sq. Ft. |
| COUNTYWIDE       | ALL     | 1257 | 1394 | 322 | 181              | 847                 | 280.83                   | 301         | 237.69                               | 209      | 233.14                            | 304                      | 211.79                   | 173         | 206.57                               | 152      | 178.19                            |
| ALISO VIEJO      | 92656   | 61   | 44   | 20  | 7                | 9                   | 224.66                   | 4           | 241.50                               | 2        | 148.48                            | 25                       | 226.47                   | 7           | 199.63                               | 11       | 205.90                            |
| ANAHEIM          | 92801   | 12   | 21   | 4   | 1                | 6                   | 233.11                   | 4           | 198.73                               | 8        | 229.45                            | 3                        | 167.22                   | 3           | 120.86                               | 3        | 141.43                            |
| ANAHEIM          | 92802   | 10   | 11   | 4   | 1                | 5                   | 208.91                   | 0           | 0.00                                 | 5        | 229.77                            | 1                        | 183.14                   | 0           | 0.00                                 | 0        | 0.00                              |
| ANAHEIM          | 92804   | 24   | 39   | 9   | 6                | 15                  | 261.89                   | 11          | 200.73                               | 2        | 237.36                            | 3                        | 132.01                   | 2           | 0.00                                 | 5        | 120.87                            |
| ANAHEIM          | 92805   | 20   | 33   | 9   | 2                | 7                   | 234.08                   | 7           | 251.94                               | 5        | 199.88                            | 5                        | 133.50                   | 3           | 0.00                                 | 1        | 136.17                            |
| ANAHEIM          | 92806   | 13   | 12   | 2   | 4                | 4                   | 243.92                   | 4           | 176.88                               | 7        | 209.49                            | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| ANAHEIM          | 92807   | 28   | 34   | 7   | 2                | 12                  | 250.90                   | 6           | 185.71                               | 4        | 199.28                            | 3                        | 191.45                   | 1           | 164.37                               | 1        | 168.15                            |
| ANAHEIM          | 92808   | 14   | 15   | 2   | 2                | 11                  | 262.58                   | 2           | 271.90                               | 0        | 0.00                              | 2                        | 0.00                     | 1           | 0.00                                 | 2        | 0.00                              |
| BREA             | 92821   | 12   | 12   | 3   | 2                | 12                  | 246.51                   | 4           | 161.46                               | 6        | 201.60                            | 1                        | 250.51                   | 0           | 0.00                                 | 0        | 0.00                              |
| BREA             | 92823   | 1    | 3    | 0   | 1                | 2                   | 0.00                     | 1           | 0.00                                 | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| BUENA PARK       | 90620   | 17   | 26   | 4   | 1                | 15                  | 271.56                   | 4           | 175.00                               | 5        | 202.72                            | 1                        | 202.80                   | 0           | 0.00                                 | 0        | 0.00                              |
| BUENA PARK       | 90621   | 10   | 17   | 3   | 3                | 6                   | 284.38                   | 6           | 193.66                               | 1        | 427.27                            | 0                        | 0.00                     | 1           | 0.00                                 | 0        | 0.00                              |
| CAPISTRANO BEACH | 92624   | 9    | 3    | 2   | 1                | 3                   | 192.31                   | 0           | 0.00                                 | 2        | 211.54                            | 1                        | 248.06                   | 0           | 0.00                                 | 0        | 0.00                              |
| CORONA DEL MAR   | 92625   | 6    | 4    | 1   | 0                | 6                   | 1705.29                  | 0           | 0.00                                 | 1        | 693.57                            | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| COSTA MESA       | 92626   | 15   | 15   | 5   | 3                | 14                  | 280.40                   | 4           | 225.85                               | 1        | 356.91                            | 4                        | 223.68                   | 1           | 154.39                               | 2        | 251.78                            |
| COSTA MESA       | 92627   | 15   | 21   | 3   | 3                | 11                  | 382.18                   | 4           | 639.19                               | 3        | 340.60                            | 2                        | 266.60                   | 2           | 186.97                               | 1        | 180.09                            |
| CYPRESS          | 90630   | 26   | 18   | 2   | 3                | 15                  | 303.03                   | 1           | 219.51                               | 5        | 220.90                            | 2                        | 227.10                   | 1           | 140.75                               | 4        | 180.26                            |
| DANA POINT       | 92629   | 18   | 14   | 1   | 1                | 8                   | 329.03                   | 3           | 246.85                               | 3        | 364.18                            | 8                        | 266.21                   | 2           | 309.33                               | 0        | 0.00                              |
| FOOTHILL RANCH   | 92610   | 8    | 7    | 1   | 3                | 3                   | 321.54                   | 3           | 213.33                               | 1        | 207.82                            | 2                        | 0.00                     | 0           | 0.00                                 | 1        | 0.00                              |
| FOUNTAIN VALLEY  | 92708   | 13   | 23   | 4   | 1                | 15                  | 291.37                   | 7           | 251.85                               | 4        | 192.06                            | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| FULLERTON        | 92831   | 20   | 11   | 0   | 0                | 13                  | 262.50                   | 3           | 257.18                               | 2        | 155.03                            | 2                        | 199.30                   | 0           | 0.00                                 | 2        | 178.19                            |
| FULLERTON        | 92832   | 6    | 4    | 4   | 0                | 7                   | 256.39                   | 2           | 191.43                               | 1        | 219.86                            | 1                        | 161.76                   | 0           | 0.00                                 | 1        | 175.97                            |
| FULLERTON        | 92833   | 20   | 32   | 1   | 6                | 22                  | 275.79                   | 5           | 251.69                               | 8        | 228.28                            | 8                        | 256.23                   | 5           | 224.48                               | 2        | 199.03                            |
| FULLERTON        | 92835   | 7    | 3    | 1   | 1                | 17                  | 287.90                   | 1           | 0.00                                 | 1        | 310.16                            | 1                        | 251.54                   | 3           | 212.19                               | 0        | 0.00                              |
| GARDEN GROVE     | 92840   | 22   | 24   | 8   | 3                | 17                  | 246.26                   | 10          | 237.69                               | 1        | 315.39                            | 1                        | 169.17                   | 0           | 0.00                                 | 0        | 0.00                              |
| GARDEN GROVE     | 92841   | 14   | 16   | 5   | 6                | 10                  | 249.29                   | 3           | 220.80                               | 0        | 0.00                              | 3                        | 171.40                   | 0           | 0.00                                 | 0        | 0.00                              |
| GARDEN GROVE     | 92843   | 11   | 26   | 2   | 3                | 5                   | 282.11                   | 3           | 252.48                               | 1        | 277.68                            | 0                        | 0.00                     | 5           | 167.29                               | 0        | 0.00                              |
| GARDEN GROVE     | 92844   | 5    | 11   | 2   | 0                | 5                   | 242.31                   | 0           | 0.00                                 | 4        | 187.81                            | 0                        | 0.00                     | 1           | 189.49                               | 0        | 0.00                              |
| GARDEN GROVE     | 92845   | 4    | 9    | 3   | 0                | 6                   | 273.08                   | 3           | 250.00                               | 2        | 211.81                            | 1                        | 162.22                   | 3           | 160.39                               | 0        | 0.00                              |
| HUNTINGTON BEACH | 92646   | 28   | 17   | 11  | 2                | 20                  | 336.81                   | 4           | 258.33                               | 2        | 250.00                            | 6                        | 257.96                   | 5           | 201.25                               | 3        | 220.24                            |
| HUNTINGTON BEACH | 92647   | 17   | 15   | 2   | 3                | 13                  | 348.57                   | 2           | 214.25                               | 0        | 0.00                              | 7                        | 216.98                   | 3           | 213.17                               | 1        | 197.61                            |
| HUNTINGTON BEACH | 92648   | 17   | 23   | 5   | 0                | 14                  | 342.86                   | 6           | 250.00                               | 4        | 315.26                            | 5                        | 286.08                   | 1           | 270.62                               | 2        | 280.90                            |
| HUNTINGTON BEACH | 92649   | 15   | 12   | 2   | 0                | 11                  | 387.80                   | 1           | 387.81                               | 2        | 329.40                            | 9                        | 329.09                   | 2           | 215.12                               | 1        | 209.01                            |
| IRVINE           | 92602   | 7    | 10   | 3   | 0                | 2                   | 0.00                     | 0           | 0.00                                 | 3        | 0.00                              | 4                        | 0.00                     | 2           | 0.00                                 | 2        | 0.00                              |
| IRVINE           | 92603   | 17   | 16   | 5   | 1                | 8                   | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              | 5                        | 304.97                   | 2           | 0.00                                 | 1        | 0.00                              |
| IRVINE           | 92604   | 11   | 13   | 4   | 2                | 5                   | 352.63                   | 1           | 396.21                               | 0        | 0.00                              | 6                        | 280.90                   | 4           | 245.36                               | 1        | 253.83                            |
| IRVINE           | 92606   | 8    | 6    | 1   | 2                | 2                   | 326.21                   | 0           | 0.00                                 | 1        | 307.00                            | 3                        | 288.10                   | 3           | 262.31                               | 0        | 0.00                              |
| IRVINE           | 92612   | 11   | 7    | 2   | 1                | 3                   | 286.47                   | 0           | 0.00                                 | 0        | 0.00                              | 7                        | 228.48                   | 9           | 240.78                               | 5        | 250.38                            |
| IRVINE           | 92614   | 14   | 8    | 3   | 0                | 9                   | 363.94                   | 1           | 397.91                               | 1        | 196.95                            | 2                        | 253.30                   | 3           | 326.67                               | 2        | 187.97                            |
| IRVINE           | 92618   | 6    | 9    | 0   | 1                | 9                   | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              | 11                       | 187.78                   | 3           | 230.77                               | 1        | 270.44                            |
| IRVINE           | 92620   | 13   | 19   | 4   | 3                | 9                   | 298.51                   | 3           | 215.95                               | 0        | 0.00                              | 6                        | 246.18                   | 5           | 0.00                                 | 2        | 261.15                            |
| LA HABRA         | 90631   | 23   | 36   | 12  | 0                | 13                  | 253.42                   | 5           | 160.21                               | 8        | 236.97                            | 5                        | 164.74                   | 4           | 171.88                               | 3        | 128.75                            |



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|                        |         |     |     |     |                  | Full Sale           | Median Price Per Sq. Ft. | Short Sales | Short Sales Median Price Per Sq. Ft. | REO Sale | REO Sale Median Price Per Sq. Ft. | Full Sale                | Median Price Per Sq. Ft. | Short Sales | Short Sales Median Price Per Sq. Ft. | REO Sale | REO Sale Median Price Per Sq. Ft. |
| LA PALMA               | 90623   | 2   | 9   | 1   | 0                | 2                   | 250.34                   | 1           | 269.78                               | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| LADERA RANCH           | 92694   | 26  | 26  | 8   | 5                | 16                  | 0.00                     | 18          | 0.00                                 | 7        | 0.00                              | 7                        | 0.00                     | 10          | 0.00                                 | 4        | 0.00                              |
| LAGUNA BEACH           | 92651   | 12  | 13  | 4   | 0                | 20                  | 672.41                   | 5           | 387.71                               | 4        | 524.69                            | 0                        | 0.00                     | 1           | 0.00                                 | 0        | 0.00                              |
| LAGUNA HILLS           | 92653   | 15  | 23  | 2   | 2                | 7                   | 274.00                   | 4           | 277.34                               | 1        | 272.35                            | 6                        | 210.24                   | 3           | 205.79                               | 3        | 173.12                            |
| LAGUNA NIGUEL          | 92677   | 39  | 47  | 11  | 10               | 29                  | 287.70                   | 7           | 259.34                               | 8        | 254.29                            | 10                       | 192.39                   | 11          | 199.28                               | 8        | 183.91                            |
| LAGUNA WOODS           | 92637   | 3   | 6   | 3   | 3                | 0                   | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              | 20                       | 152.91                   | 2           | 109.95                               | 3        | 110.37                            |
| LAKE FOREST            | 92630   | 39  | 30  | 8   | 3                | 15                  | 250.72                   | 9           | 190.09                               | 2        | 241.94                            | 11                       | 205.01                   | 3           | 163.87                               | 8        | 180.33                            |
| LOS ALAMITOS           | 90720   | 8   | 5   | 0   | 0                | 7                   | 359.35                   | 0           | 0.00                                 | 1        | 268.29                            | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| MIDWAY CITY            | 92655   | 3   | 0   | 0   | 2                | 1                   | 431.71                   | 1           | 238.31                               | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| MISSION VIEJO          | 92691   | 27  | 32  | 9   | 8                | 19                  | 259.40                   | 8           | 241.33                               | 5        | 208.18                            | 10                       | 178.09                   | 5           | 190.50                               | 4        | 171.17                            |
| MISSION VIEJO          | 92692   | 23  | 20  | 4   | 2                | 20                  | 269.27                   | 5           | 212.27                               | 1        | 291.61                            | 3                        | 193.41                   | 8           | 222.50                               | 2        | 0.00                              |
| NEWPORT BEACH          | 92660   | 13  | 13  | 2   | 1                | 17                  | 538.20                   | 1           | 876.90                               | 2        | 547.74                            | 4                        | 459.44                   | 1           | 381.79                               | 1        | 0.00                              |
| NEWPORT BEACH          | 92661   | 1   | 0   | 0   | 0                | 4                   | 1254.33                  | 0           | 0.00                                 | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| NEWPORT BEACH          | 92662   | 0   | 0   | 0   | 0                | 1                   | 2142.86                  | 0           | 0.00                                 | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| NEWPORT BEACH          | 92663   | 9   | 9   | 3   | 0                | 7                   | 693.12                   | 4           | 730.83                               | 1        | 0.00                              | 4                        | 326.22                   | 1           | 330.47                               | 2        | 303.82                            |
| NEWPORT COAST          | 92657   | 10  | 12  | 2   | 1                | 9                   | 0.00                     | 3           | 0.00                                 | 3        | 0.00                              | 4                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| ORANGE                 | 92865   | 4   | 5   | 1   | 0                | 5                   | 293.13                   | 1           | 249.83                               | 1        | 196.69                            | 4                        | 167.60                   | 0           | 0.00                                 | 0        | 0.00                              |
| ORANGE                 | 92866   | 3   | 4   | 1   | 1                | 5                   | 300.90                   | 0           | 0.00                                 | 0        | 0.00                              | 2                        | 183.11                   | 0           | 0.00                                 | 1        | 161.21                            |
| ORANGE                 | 92867   | 15  | 21  | 2   | 1                | 12                  | 254.39                   | 3           | 244.58                               | 2        | 225.36                            | 0                        | 0.00                     | 2           | 0.00                                 | 1        | 145.56                            |
| ORANGE                 | 92868   | 9   | 8   | 6   | 3                | 6                   | 279.97                   | 0           | 0.00                                 | 0        | 0.00                              | 4                        | 211.79                   | 1           | 157.85                               | 0        | 0.00                              |
| ORANGE                 | 92869   | 19  | 21  | 4   | 1                | 15                  | 252.30                   | 2           | 221.63                               | 3        | 181.65                            | 5                        | 0.00                     | 3           | 206.80                               | 3        | 184.14                            |
| PLACENTIA              | 92870   | 19  | 15  | 10  | 3                | 11                  | 237.30                   | 2           | 246.58                               | 4        | 187.80                            | 2                        | 0.00                     | 3           | 0.00                                 | 3        | 114.07                            |
| RANCHO SANTA MARGARITA | 92688   | 54  | 31  | 12  | 5                | 9                   | 260.04                   | 7           | 232.92                               | 1        | 202.08                            | 8                        | 210.00                   | 8           | 204.08                               | 5        | 167.56                            |
| SAN CLEMENTE           | 92672   | 15  | 13  | 3   | 0                | 14                  | 299.58                   | 5           | 300.00                               | 0        | 0.00                              | 3                        | 230.09                   | 3           | 232.13                               | 2        | 141.80                            |
| SAN CLEMENTE           | 92673   | 21  | 22  | 4   | 2                | 13                  | 395.52                   | 9           | 247.93                               | 5        | 355.57                            | 4                        | 383.18                   | 1           | 236.75                               | 3        | 461.88                            |
| SAN JUAN CAPISTRANO    | 92675   | 16  | 14  | 2   | 4                | 12                  | 245.45                   | 10          | 214.78                               | 3        | 261.46                            | 1                        | 0.00                     | 2           | 138.48                               | 4        | 163.19                            |
| SANTA ANA              | 92701   | 11  | 11  | 3   | 7                | 5                   | 218.58                   | 2           | 155.84                               | 3        | 130.92                            | 3                        | 172.29                   | 3           | 149.90                               | 3        | 56.34                             |
| SANTA ANA              | 92703   | 5   | 23  | 4   | 5                | 6                   | 244.67                   | 2           | 233.81                               | 2        | 320.51                            | 1                        | 0.00                     | 0           | 0.00                                 | 2        | 125.81                            |
| SANTA ANA              | 92704   | 30  | 39  | 4   | 7                | 21                  | 249.38                   | 7           | 222.62                               | 3        | 250.00                            | 6                        | 168.79                   | 2           | 121.95                               | 6        | 101.91                            |
| SANTA ANA              | 92705   | 20  | 16  | 2   | 6                | 16                  | 250.90                   | 7           | 247.28                               | 2        | 150.19                            | 1                        | 0.00                     | 2           | 109.59                               | 1        | 104.84                            |
| SANTA ANA              | 92706   | 12  | 20  | 2   | 1                | 8                   | 259.74                   | 1           | 206.22                               | 4        | 194.04                            | 0                        | 0.00                     | 0           | 0.00                                 | 2        | 109.31                            |
| SANTA ANA              | 92707   | 20  | 23  | 5   | 5                | 7                   | 258.01                   | 6           | 226.56                               | 5        | 230.45                            | 4                        | 162.11                   | 1           | 166.43                               | 3        | 162.07                            |
| SEAL BEACH             | 90740   | 4   | 3   | 1   | 0                | 6                   | 374.23                   | 3           | 376.04                               | 1        | 283.77                            | 2                        | 195.69                   | 1           | 200.79                               | 0        | 0.00                              |
| SILVERADO              | 92676   | 1   | 0   | 0   | 0                | 0                   | 0.00                     | 0           | 0.00                                 | 1        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| STANTON                | 90680   | 11  | 17  | 2   | 2                | 3                   | 270.38                   | 1           | 263.81                               | 3        | 172.56                            | 2                        | 223.84                   | 1           | 176.53                               | 3        | 138.34                            |
| SUNSET BEACH           | 90742   | 0   | 0   | 0   | 0                | 1                   | 538.79                   | 0           | 0.00                                 | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| TRABUCO CANYON         | 92679   | 23  | 31  | 6   | 0                | 14                  | 251.72                   | 7           | 204.87                               | 3        | 197.42                            | 0                        | 0.00                     | 1           | 0.00                                 | 4        | 234.60                            |
| TUSTIN                 | 92780   | 19  | 22  | 4   | 1                | 8                   | 238.92                   | 4           | 305.60                               | 5        | 235.71                            | 2                        | 145.34                   | 1           | 0.00                                 | 3        | 209.14                            |
| TUSTIN                 | 92782   | 15  | 14  | 2   | 1                | 25                  | 270.36                   | 2           | 0.00                                 | 1        | 0.00                              | 8                        | 0.00                     | 2           | 0.00                                 | 2        | 0.00                              |
| VILLA PARK             | 92861   | 1   | 1   | 4   | 0                | 1                   | 758.62                   | 0           | 0.00                                 | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| WESTMINSTER            | 92683   | 24  | 32  | 5   | 4                | 22                  | 278.39                   | 12          | 219.00                               | 10       | 226.95                            | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| YORBA LINDA            | 92886   | 20  | 26  | 6   | 3                | 23                  | 270.43                   | 8           | 221.27                               | 4        | 197.88                            | 3                        | 0.00                     | 1           | 248.59                               | 3        | 220.11                            |
| YORBA LINDA            | 92887   | 8   | 18  | 4   | 1                | 6                   | 273.52                   | 6           | 227.66                               | 2        | 0.00                              | 4                        | 208.06                   | 3           | 241.88                               | 3        | 196.23                            |