



# ORANGE COUNTY MARKET UPDATE | JULY 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     | 1406 | 1008 | 173 | 170              | 1547                | 293.14                   | 327         | 247.50                               | 224      | 229.03                            | 486                      | 248.36                   | 232         | 198.10                               | 113      | 213.35                            |
| ALISO VIEJO      | 92656   | 47   | 25   | 5   | 6                | 17                  | 285.38                   | 4           | 266.16                               | 0        | 0.00                              | 41                       | 255.56                   | 26          | 215.63                               | 6        | 262.17                            |
| ANAHEIM          | 92801   | 25   | 14   | 3   | 4                | 12                  | 225.40                   | 7           | 217.08                               | 7        | 204.81                            | 4                        | 151.26                   | 6           | 0.00                                 | 1        | 168.75                            |
| ANAHEIM          | 92802   | 15   | 10   | 2   | 1                | 18                  | 246.69                   | 2           | 161.12                               | 3        | 182.48                            | 1                        | 0.00                     | 1           | 0.00                                 | 0        | 0.00                              |
| ANAHEIM          | 92804   | 21   | 27   | 2   | 1                | 33                  | 246.37                   | 8           | 216.80                               | 4        | 184.71                            | 3                        | 0.00                     | 1           | 155.88                               | 2        | 93.95                             |
| ANAHEIM          | 92805   | 29   | 19   | 3   | 3                | 17                  | 244.09                   | 3           | 267.56                               | 4        | 196.88                            | 1                        | 0.00                     | 1           | 0.00                                 | 3        | 179.45                            |
| ANAHEIM          | 92806   | 11   | 11   | 2   | 0                | 14                  | 225.95                   | 4           | 202.43                               | 1        | 171.45                            | 1                        | 224.20                   | 0           | 0.00                                 | 2        | 181.37                            |
| ANAHEIM          | 92807   | 19   | 20   | 5   | 1                | 23                  | 262.32                   | 7           | 217.97                               | 7        | 216.59                            | 6                        | 196.18                   | 2           | 126.13                               | 2        | 173.76                            |
| ANAHEIM          | 92808   | 14   | 7    | 1   | 0                | 11                  | 250.41                   | 3           | 289.80                               | 2        | 0.00                              | 7                        | 0.00                     | 8           | 0.00                                 | 2        | 0.00                              |
| BREA             | 92821   | 16   | 7    | 0   | 1                | 17                  | 272.01                   | 6           | 250.00                               | 4        | 184.80                            | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| BREA             | 92823   | 2    | 2    | 0   | 0                | 3                   | 0.00                     | 1           | 0.00                                 | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| BUENA PARK       | 90620   | 22   | 19   | 2   | 7                | 15                  | 268.75                   | 4           | 225.17                               | 5        | 165.70                            | 1                        | 204.35                   | 0           | 0.00                                 | 0        | 0.00                              |
| BUENA PARK       | 90621   | 15   | 7    | 4   | 0                | 10                  | 228.73                   | 8           | 161.29                               | 4        | 177.41                            | 2                        | 0.00                     | 2           | 0.00                                 | 0        | 0.00                              |
| CAPISTRANO BEACH | 92624   | 4    | 4    | 0   | 1                | 7                   | 327.90                   | 0           | 0.00                                 | 0        | 0.00                              | 2                        | 252.07                   | 1           | 0.00                                 | 0        | 0.00                              |
| CORONA DEL MAR   | 92625   | 5    | 7    | 1   | 0                | 20                  | 934.23                   | 0           | 0.00                                 | 0        | 0.00                              | 4                        | 558.39                   | 0           | 0.00                                 | 0        | 0.00                              |
| COSTA MESA       | 92626   | 20   | 15   | 4   | 3                | 20                  | 303.55                   | 5           | 285.32                               | 4        | 233.95                            | 1                        | 249.33                   | 1           | 235.64                               | 0        | 0.00                              |
| COSTA MESA       | 92627   | 17   | 11   | 1   | 3                | 21                  | 443.89                   | 2           | 366.67                               | 1        | 473.02                            | 5                        | 278.78                   | 3           | 301.46                               | 0        | 0.00                              |
| CYPRESS          | 90630   | 19   | 18   | 6   | 1                | 29                  | 299.11                   | 5           | 204.17                               | 2        | 191.10                            | 1                        | 0.00                     | 0           | 0.00                                 | 1        | 0.00                              |
| DANA POINT       | 92629   | 19   | 13   | 3   | 1                | 24                  | 371.77                   | 5           | 255.01                               | 1        | 336.32                            | 15                       | 255.47                   | 3           | 217.15                               | 2        | 241.38                            |
| FOOTHILL RANCH   | 92610   | 12   | 7    | 1   | 2                | 10                  | 267.08                   | 5           | 247.62                               | 1        | 279.68                            | 3                        | 249.97                   | 2           | 0.00                                 | 2        | 0.00                              |
| FOUNTAIN VALLEY  | 92708   | 24   | 18   | 1   | 2                | 37                  | 306.82                   | 8           | 210.37                               | 3        | 296.82                            | 2                        | 225.27                   | 2           | 174.31                               | 0        | 0.00                              |
| FULLERTON        | 92831   | 7    | 4    | 4   | 1                | 16                  | 282.46                   | 1           | 230.71                               | 1        | 272.48                            | 6                        | 231.48                   | 3           | 184.99                               | 0        | 0.00                              |
| FULLERTON        | 92832   | 12   | 8    | 1   | 1                | 9                   | 252.43                   | 1           | 134.78                               | 1        | 213.92                            | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| FULLERTON        | 92833   | 29   | 21   | 7   | 5                | 19                  | 274.68                   | 2           | 200.00                               | 3        | 316.13                            | 6                        | 268.17                   | 5           | 168.88                               | 3        | 217.39                            |
| FULLERTON        | 92835   | 13   | 8    | 1   | 3                | 11                  | 275.74                   | 1           | 211.39                               | 0        | 0.00                              | 4                        | 176.02                   | 2           | 183.37                               | 1        | 200.96                            |
| GARDEN GROVE     | 92840   | 30   | 13   | 1   | 6                | 24                  | 270.68                   | 7           | 243.28                               | 6        | 226.13                            | 6                        | 174.84                   | 4           | 177.19                               | 1        | 112.78                            |
| GARDEN GROVE     | 92841   | 18   | 10   | 1   | 2                | 15                  | 286.32                   | 4           | 246.09                               | 4        | 259.97                            | 2                        | 187.98                   | 1           | 183.29                               | 0        | 0.00                              |
| GARDEN GROVE     | 92843   | 12   | 15   | 2   | 2                | 10                  | 267.12                   | 3           | 272.05                               | 1        | 294.12                            | 2                        | 172.11                   | 0           | 0.00                                 | 0        | 0.00                              |
| GARDEN GROVE     | 92844   | 8    | 11   | 3   | 2                | 9                   | 293.88                   | 3           | 233.94                               | 0        | 0.00                              | 5                        | 204.33                   | 2           | 150.15                               | 1        | 0.00                              |
| GARDEN GROVE     | 92845   | 5    | 4    | 0   | 1                | 12                  | 307.02                   | 3           | 291.63                               | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| HUNTINGTON BEACH | 92646   | 16   | 19   | 1   | 3                | 44                  | 356.16                   | 9           | 306.94                               | 3        | 235.22                            | 14                       | 293.54                   | 5           | 286.84                               | 5        | 213.35                            |
| HUNTINGTON BEACH | 92647   | 10   | 14   | 1   | 4                | 27                  | 360.28                   | 5           | 301.31                               | 1        | 280.00                            | 4                        | 238.10                   | 2           | 168.15                               | 0        | 0.00                              |
| HUNTINGTON BEACH | 92648   | 27   | 16   | 4   | 0                | 27                  | 385.99                   | 6           | 271.07                               | 1        | 187.39                            | 12                       | 298.86                   | 1           | 327.68                               | 0        | 0.00                              |
| HUNTINGTON BEACH | 92649   | 21   | 8    | 2   | 2                | 18                  | 394.29                   | 3           | 283.69                               | 0        | 0.00                              | 6                        | 260.18                   | 1           | 283.33                               | 4        | 264.36                            |
| IRVINE           | 92602   | 8    | 8    | 1   | 1                | 7                   | 0.00                     | 1           | 0.00                                 | 0        | 0.00                              | 14                       | 0.00                     | 3           | 0.00                                 | 2        | 0.00                              |
| IRVINE           | 92603   | 12   | 10   | 2   | 0                | 18                  | 476.52                   | 0           | 0.00                                 | 1        | 0.00                              | 9                        | 372.62                   | 1           | 0.00                                 | 0        | 0.00                              |
| IRVINE           | 92604   | 11   | 9    | 1   | 0                | 10                  | 379.33                   | 0           | 0.00                                 | 0        | 0.00                              | 12                       | 295.02                   | 1           | 263.83                               | 2        | 293.83                            |
| IRVINE           | 92606   | 3    | 4    | 2   | 2                | 5                   | 336.36                   | 1           | 0.00                                 | 1        | 0.00                              | 4                        | 0.00                     | 1           | 0.00                                 | 0        | 0.00                              |
| IRVINE           | 92612   | 17   | 6    | 1   | 0                | 6                   | 322.13                   | 1           | 231.74                               | 0        | 0.00                              | 20                       | 324.68                   | 2           | 281.80                               | 5        | 264.44                            |
| IRVINE           | 92614   | 8    | 8    | 1   | 4                | 4                   | 375.00                   | 1           | 202.02                               | 0        | 0.00                              | 11                       | 316.59                   | 2           | 257.89                               | 2        | 242.86                            |
| IRVINE           | 92618   | 4    | 8    | 0   | 0                | 13                  | 0.00                     | 2           | 275.00                               | 0        | 0.00                              | 8                        | 259.97                   | 6           | 188.01                               | 1        | 0.00                              |
| IRVINE           | 92620   | 34   | 10   | 8   | 2                | 23                  | 310.54                   | 3           | 242.72                               | 1        | 0.00                              | 7                        | 300.07                   | 5           | 0.00                                 | 2        | 0.00                              |
| LA HABRA         | 90631   | 24   | 32   | 1   | 3                | 24                  | 261.41                   | 6           | 227.63                               | 10       | 211.83                            | 6                        | 177.59                   | 2           | 145.31                               | 1        | 0.00                              |



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|------------------------|---------|-----|-----|-----|------------------|---------------------|--------------------------|-------------|--------------------------------------|----------|-----------------------------------|--------------------------|--------------------------|-------------|--------------------------------------|----------|-----------------------------------|
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| LA PALMA               | 90623   | 4   | 3   | 1   | 2                | 10                  | 254.93                   | 0           | 0.00                                 | 2        | 214.29                            | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| LADERA RANCH           | 92694   | 27  | 18  | 4   | 2                | 28                  | 0.00                     | 9           | 245.97                               | 2        | 0.00                              | 4                        | 0.00                     | 11          | 0.00                                 | 4        | 0.00                              |
| LAGUNA BEACH           | 92651   | 13  | 12  | 2   | 3                | 27                  | 998.86                   | 4           | 735.52                               | 6        | 556.82                            | 3                        | 266.48                   | 1           | 536.62                               | 0        | 0.00                              |
| LAGUNA HILLS           | 92653   | 26  | 13  | 1   | 2                | 20                  | 267.74                   | 4           | 270.72                               | 1        | 0.00                              | 5                        | 224.15                   | 3           | 150.70                               | 2        | 250.42                            |
| LAGUNA NIGUEL          | 92677   | 51  | 27  | 7   | 4                | 64                  | 304.30                   | 7           | 294.55                               | 7        | 285.76                            | 20                       | 271.70                   | 11          | 210.84                               | 6        | 219.86                            |
| LAGUNA WOODS           | 92637   | 6   | 4   | 3   | 1                | 0                   | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              | 30                       | 156.85                   | 1           | 110.92                               | 1        | 106.78                            |
| LAKE FOREST            | 92630   | 40  | 28  | 3   | 3                | 35                  | 283.67                   | 8           | 238.35                               | 2        | 248.55                            | 15                       | 221.05                   | 13          | 155.88                               | 6        | 175.89                            |
| LOS ALAMITOS           | 90720   | 4   | 7   | 0   | 2                | 16                  | 398.23                   | 0           | 0.00                                 | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| MIDWAY CITY            | 92655   | 3   | 4   | 0   | 0                | 4                   | 229.01                   | 0           | 0.00                                 | 0        | 0.00                              | 1                        | 231.11                   | 0           | 0.00                                 | 0        | 0.00                              |
| MISSION VIEJO          | 92691   | 30  | 15  | 2   | 5                | 37                  | 259.07                   | 12          | 248.62                               | 2        | 275.47                            | 5                        | 218.34                   | 7           | 172.41                               | 7        | 233.51                            |
| MISSION VIEJO          | 92692   | 32  | 11  | 3   | 3                | 37                  | 277.56                   | 10          | 247.50                               | 6        | 211.66                            | 17                       | 284.17                   | 2           | 213.20                               | 0        | 0.00                              |
| NEWPORT BEACH          | 92660   | 17  | 10  | 1   | 0                | 39                  | 532.65                   | 4           | 347.47                               | 1        | 493.02                            | 8                        | 367.65                   | 1           | 0.00                                 | 1        | 0.00                              |
| NEWPORT BEACH          | 92661   | 0   | 0   | 0   | 0                | 12                  | 875.00                   | 1           | 657.53                               | 1        | 1764.39                           | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| NEWPORT BEACH          | 92662   | 1   | 0   | 0   | 0                | 3                   | 888.89                   | 0           | 0.00                                 | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| NEWPORT BEACH          | 92663   | 10  | 4   | 2   | 1                | 15                  | 834.20                   | 1           | 657.62                               | 4        | 451.37                            | 8                        | 310.43                   | 2           | 0.00                                 | 0        | 0.00                              |
| NEWPORT COAST          | 92657   | 5   | 7   | 2   | 0                | 11                  | 523.72                   | 0           | 0.00                                 | 1        | 0.00                              | 7                        | 371.05                   | 2           | 0.00                                 | 1        | 0.00                              |
| ORANGE                 | 92865   | 8   | 12  | 3   | 4                | 9                   | 267.52                   | 5           | 244.06                               | 0        | 0.00                              | 2                        | 173.61                   | 2           | 0.00                                 | 0        | 0.00                              |
| ORANGE                 | 92866   | 5   | 4   | 1   | 0                | 4                   | 372.14                   | 2           | 302.16                               | 0        | 0.00                              | 2                        | 195.92                   | 0           | 0.00                                 | 0        | 0.00                              |
| ORANGE                 | 92867   | 17  | 14  | 0   | 1                | 28                  | 285.44                   | 6           | 268.21                               | 3        | 188.63                            | 0                        | 0.00                     | 2           | 0.00                                 | 0        | 0.00                              |
| ORANGE                 | 92868   | 14  | 5   | 1   | 4                | 8                   | 268.07                   | 1           | 201.68                               | 1        | 161.67                            | 0                        | 0.00                     | 1           | 0.00                                 | 0        | 0.00                              |
| ORANGE                 | 92869   | 30  | 14  | 3   | 0                | 21                  | 265.82                   | 4           | 182.36                               | 7        | 220.02                            | 8                        | 215.66                   | 5           | 170.38                               | 2        | 161.21                            |
| PLACENTIA              | 92870   | 19  | 13  | 4   | 2                | 40                  | 247.05                   | 5           | 191.57                               | 7        | 186.63                            | 8                        | 0.00                     | 3           | 118.34                               | 2        | 115.18                            |
| RANCHO SANTA MARGARITA | 92688   | 47  | 22  | 2   | 3                | 25                  | 265.79                   | 8           | 234.16                               | 6        | 216.42                            | 17                       | 240.00                   | 17          | 214.76                               | 3        | 198.41                            |
| SAN CLEMENTE           | 92672   | 20  | 14  | 1   | 2                | 22                  | 350.27                   | 7           | 507.22                               | 1        | 0.00                              | 4                        | 355.61                   | 3           | 205.48                               | 2        | 164.53                            |
| SAN CLEMENTE           | 92673   | 24  | 18  | 2   | 2                | 35                  | 290.99                   | 9           | 305.87                               | 3        | 276.54                            | 6                        | 282.36                   | 4           | 0.00                                 | 1        | 0.00                              |
| SAN JUAN CAPISTRANO    | 92675   | 26  | 9   | 3   | 2                | 25                  | 283.20                   | 6           | 267.52                               | 12       | 189.72                            | 4                        | 274.00                   | 2           | 115.92                               | 2        | 0.00                              |
| SANTA ANA              | 92701   | 15  | 9   | 5   | 5                | 7                   | 250.88                   | 0           | 0.00                                 | 2        | 236.36                            | 2                        | 120.37                   | 2           | 79.72                                | 6        | 155.03                            |
| SANTA ANA              | 92703   | 14  | 16  | 2   | 1                | 14                  | 276.05                   | 2           | 155.85                               | 4        | 251.09                            | 1                        | 151.08                   | 0           | 0.00                                 | 2        | 135.92                            |
| SANTA ANA              | 92704   | 28  | 19  | 4   | 4                | 13                  | 279.62                   | 9           | 230.71                               | 9        | 250.52                            | 6                        | 160.33                   | 1           | 0.00                                 | 1        | 184.86                            |
| SANTA ANA              | 92705   | 26  | 18  | 4   | 2                | 33                  | 295.20                   | 3           | 247.33                               | 2        | 232.80                            | 2                        | 157.14                   | 1           | 139.74                               | 2        | 114.29                            |
| SANTA ANA              | 92706   | 7   | 9   | 1   | 4                | 8                   | 277.69                   | 2           | 190.62                               | 5        | 208.33                            | 0                        | 0.00                     | 0           | 0.00                                 | 1        | 123.86                            |
| SANTA ANA              | 92707   | 21  | 16  | 0   | 2                | 5                   | 274.21                   | 1           | 280.00                               | 4        | 207.25                            | 6                        | 175.68                   | 3           | 174.73                               | 1        | 203.52                            |
| SEAL BEACH             | 90740   | 7   | 3   | 1   | 1                | 11                  | 392.56                   | 2           | 405.22                               | 1        | 512.61                            | 4                        | 212.66                   | 1           | 251.58                               | 1        | 217.33                            |
| SILVERADO              | 92676   | 2   | 2   | 0   | 0                | 1                   | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| STANTON                | 90680   | 5   | 7   | 0   | 0                | 5                   | 232.88                   | 5           | 160.57                               | 5        | 175.77                            | 1                        | 245.15                   | 4           | 208.33                               | 0        | 0.00                              |
| SUNSET BEACH           | 90742   | 0   | 0   | 0   | 0                | 0                   | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| SURFSIDE               | 90743   | 0   | 0   | 0   | 0                | 0                   | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| TRABUCO CANYON         | 92679   | 26  | 26  | 3   | 5                | 33                  | 246.56                   | 10          | 247.45                               | 7        | 259.97                            | 5                        | 231.70                   | 5           | 212.67                               | 1        | 215.83                            |
| TUSTIN                 | 92780   | 17  | 17  | 2   | 3                | 21                  | 244.14                   | 8           | 202.47                               | 3        | 194.55                            | 5                        | 167.28                   | 3           | 129.31                               | 0        | 0.00                              |
| TUSTIN                 | 92782   | 19  | 12  | 1   | 3                | 15                  | 268.18                   | 0           | 0.00                                 | 0        | 0.00                              | 11                       | 350.38                   | 7           | 0.00                                 | 2        | 0.00                              |
| VILLA PARK             | 92861   | 6   | 5   | 0   | 0                | 5                   | 331.31                   | 0           | 0.00                                 | 2        | 233.43                            | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| WESTMINSTER            | 92683   | 17  | 18  | 2   | 5                | 33                  | 302.80                   | 10          | 251.61                               | 6        | 295.34                            | 3                        | 196.85                   | 0           | 0.00                                 | 1        | 0.00                              |
| YORBA LINDA            | 92886   | 21  | 25  | 4   | 4                | 43                  | 274.56                   | 8           | 200.38                               | 10       | 244.58                            | 7                        | 257.97                   | 2           | 194.55                               | 1        | 0.00                              |
| YORBA LINDA            | 92887   | 11  | 11  | 2   | 2                | 16                  | 294.12                   | 4           | 204.86                               | 2        | 189.18                            | 1                        | 271.59                   | 2           | 0.00                                 | 1        | 0.00                              |