

APRIL 2009 MARKET UPDATE | ORANGE COUNTY

City	ZIP	NOD	NTS	REO	Single Family Homes			Condominiums			SFR
					Sales	Price Median SFR 09	Price % Chg from 08	Sales	Price Median Condos 09	Price % Chg from 08	Median Home Price / Sq Ft
Countywide		704	612	59	1553	\$430,000	-22.5%	739	\$257,000	-34.2%	\$269
Aliso Viejo	92656	31	24	3	20	\$550,000	-21.1%	46	\$363,000	-6.9%	\$210
Anaheim	92801	29	32	4	19	\$295,000	-23.4%	10	\$146,000	-54.5%	\$240
Anaheim	92802	11	24	0	20	\$332,000	-10.3%	5	\$275,000	-19.7%	\$232
Anaheim	92804	34	49	6	54	\$310,000	-27.1%	11	\$139,000	-22.6%	\$226
Anaheim	92805	45	38	3	46	\$315,000	-25.4%	9	\$165,000	0.0%	\$222
Anaheim	92806	12	14	0	13	\$375,000	-21.9%	2	\$192,000	-26.3%	\$242
Anaheim Hills	92807	25	22	0	25	\$488,000	-21.6%	8	\$219,000	-57.0%	\$252
Anaheim Hills	92808	14	5	1	10	\$593,000	-24.6%	5	\$407,000	10.7%	\$313
Balboa Island	92662	0	0	0	5	\$2,200,000	-60.0%	0	\$0	0.0%	\$1,521
Brea	92821	14	7	1	21	\$455,000	-13.8%	1	\$250,000	-79.2%	\$301
Brea	92823	2	1	0	5	\$522,000	-31.5%	0	\$0	0.0%	\$225
Buena Park	90620	28	20	0	37	\$356,000	-13.2%	2	\$214,000	0.0%	\$283
Buena Park	90621	26	11	0	8	\$336,000	-15.7%	3	\$295,000	-13.2%	\$270
Capistrano Beach	92624	4	1	0	3	\$1,050,000	72.1%	0	\$0	0.0%	\$888
Corona del Mar	92625	5	4	1	4	\$2,091,000	-10.6%	1	\$850,000	24.3%	\$1,232
Costa Mesa	92626	14	20	2	26	\$505,000	-8.2%	4	\$335,000	-16.3%	\$290
Costa Mesa	92627	24	13	1	23	\$488,000	-26.6%	6	\$345,000	-17.4%	\$367
Cypress	90630	23	18	2	24	\$425,000	-16.7%	2	\$241,000	-32.9%	\$271
Dana Point	92629	16	5	1	20	\$687,000	-33.9%	12	\$480,000	-32.6%	\$352
Foothill Ranch	92610	2	8	0	6	\$540,000	-15.8%	7	\$248,000	-27.1%	\$216
Fountain Valley	92708	19	26	4	38	\$563,000	-0.9%	7	\$320,000	16.8%	\$307
Fullerton	92831	11	4	2	10	\$456,000	-31.9%	2	\$215,000	-39.4%	\$331
Fullerton	92832	10	11	0	9	\$280,000	-33.3%	0	\$0	0.0%	\$259
Fullerton	92833	38	27	3	27	\$500,000	21.8%	11	\$373,000	-12.2%	\$273
Fullerton	92835	6	5	0	9	\$545,000	-8.2%	1	\$330,000	59.6%	\$244
Garden Grove	92840	29	39	3	37	\$340,000	-15.0%	6	\$160,000	0.0%	\$259
Garden Grove	92841	15	10	0	27	\$335,000	-24.3%	3	\$261,000	8.5%	\$254
Garden Grove	92843	28	16	1	22	\$335,000	-13.8%	15	\$150,000	-39.3%	\$270
Garden Grove	92844	8	8	1	15	\$330,000	-22.4%	9	\$205,000	-34.2%	\$214
Garden Grove	92845	6	6	2	11	\$450,000	0.4%	3	\$220,000	0.0%	\$320
Huntington Beach	92646	21	13	0	34	\$580,000	-0.3%	12	\$310,000	-23.0%	\$359
Huntington Beach	92647	16	11	1	17	\$501,000	-12.9%	2	\$234,000	-8.1%	\$347
Huntington Beach	92648	12	15	3	16	\$810,000	-23.9%	16	\$448,000	-5.3%	\$432
Huntington Beach	92649	4	14	4	7	\$828,000	-3.2%	10	\$362,000	-12.8%	\$500
Irvine	92602	7	6	0	10	\$790,000	-0.3%	10	\$510,000	-7.3%	\$0
Irvine	92603	1	3	1	15	\$1,217,000	-36.8%	12	\$568,000	-16.3%	\$374
Irvine	92604	9	5	1	7	\$523,000	-21.4%	5	\$350,000	-12.9%	\$347
Irvine	92606	4	6	0	6	\$651,000	-0.2%	3	\$425,000	-5.3%	\$313
Irvine	92612	3	7	0	6	\$503,000	-15.7%	13	\$409,000	-19.4%	\$266
Irvine	92614	9	7	0	6	\$693,000	-5.1%	13	\$345,000	-36.7%	\$343
Irvine	92618	1	4	2	4	\$518,000	14.8%	7	\$492,000	3.0%	\$332
Irvine	92620	20	15	1	11	\$675,000	-7.3%	14	\$422,000	-21.9%	\$325
La Habra	90631	68	38	5	42	\$308,000	-33.2%	8	\$175,000	-17.1%	\$245

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La Palma	90623	3	3	1	9	\$487,000	-15.1%	0	\$0	0.0%	\$289
Ladera Ranch	92694	24	19	4	22	\$840,000	1.8%	17	\$368,000	-13.5%	\$0
Laguna Beach	92651	10	8	0	19	\$1,160,000	-31.2%	0	\$0	0.0%	\$753
Laguna Hills	92653	29	21	1	23	\$655,000	28.4%	15	\$237,000	-28.7%	\$273
Laguna Niguel	92677	36	26	6	30	\$650,000	-15.5%	28	\$261,000	-20.2%	\$317
Laguna Woods	92637	0	1	0	0	\$0	0.0%	20	\$245,000	-2.9%	\$0
Lake Forest	92630	49	36	10	26	\$425,000	-17.1%	35	\$179,000	-41.3%	\$273
Los Alamitos	90720	8	1	0	9	\$690,000	-8.0%	2	\$348,000	0.0%	\$434
Midway City	92655	0	2	1	3	\$345,000	-27.0%	2	\$199,000	-34.3%	\$337
Mission Viejo	92691	33	33	2	19	\$474,000	-12.8%	14	\$210,000	-22.9%	\$267
Mission Viejo	92692	26	18	2	36	\$450,000	-21.0%	10	\$355,000	-6.0%	\$262
Newport Beach	92660	15	7	0	18	\$1,054,000	-28.1%	3	\$550,000	-21.4%	\$547
Newport Beach	92661	0	1	0	2	\$1,036,000	-78.9%	0	\$0	0.0%	\$796
Newport Beach	92663	8	8	1	6	\$1,075,000	-59.4%	14	\$388,000	-44.8%	\$591
Newport Coast	92657	6	7	1	7	\$1,799,000	-47.5%	5	\$864,000	-4.0%	\$0
Orange	92865	8	7	2	14	\$446,000	3.2%	4	\$205,000	0.0%	\$249
Orange	92866	5	8	1	2	\$623,000	13.2%	2	\$198,000	-65.0%	\$421
Orange	92867	23	19	2	19	\$430,000	-34.8%	2	\$347,000	0.0%	\$292
Orange	92868	7	11	1	6	\$428,000	12.5%	3	\$175,000	4.5%	\$232
Orange	92869	19	14	1	25	\$500,000	-30.0%	10	\$260,000	-33.2%	\$240
Placentia	92870	27	13	0	27	\$430,000	-16.5%	6	\$281,000	-8.2%	\$239
Rancho St. Margarita	92688	35	32	3	22	\$462,000	-26.1%	29	\$270,000	-25.0%	\$279
San Clemente	92672	18	16	3	21	\$685,000	-12.2%	7	\$415,000	-53.8%	\$415
San Clemente	92673	25	11	2	27	\$675,000	-16.6%	8	\$426,000	2.7%	\$339
San Juan Capistrano	92675	28	18	4	27	\$527,000	7.5%	29	\$138,000	-69.9%	\$257
Santa Ana	92701	31	31	6	17	\$250,000	-20.6%	30	\$94,000	-61.6%	\$197
Santa Ana	92703	39	35	5	47	\$242,000	-30.4%	6	\$83,000	-49.4%	\$224
Santa Ana	92704	48	51	4	50	\$285,000	-26.4%	18	\$143,000	-23.7%	\$226
Santa Ana	92705	22	13	1	18	\$581,000	-15.3%	9	\$110,000	-8.3%	\$276
Santa Ana	92706	22	20	1	18	\$320,000	-21.0%	4	\$127,000	-57.8%	\$234
Santa Ana	92707	42	43	7	40	\$226,000	-37.2%	17	\$131,000	-37.0%	\$225
Seal Beach	90740	2	1	0	13	\$685,000	-19.6%	1	\$509,000	0.0%	\$441
Silverado	92676	1	1	0	3	\$665,000	0.0%	0	\$0	0.0%	\$166
Stanton	90680	19	8	0	12	\$245,000	-14.5%	8	\$193,000	0.0%	\$215
Sunset Beach	90742	0	0	0	0	\$0	0.0%	0	\$0	0.0%	\$0
Surfside	90743	0	0	0	0	\$0	0.0%	0	\$0	0.0%	\$0
Trabuco Canyon	92678	0	0	0	0	\$0	0.0%	0	\$0	0.0%	\$0
Trabuco Canyon	92679	19	19	3	25	\$714,000	-19.6%	9	\$325,000	4.2%	\$243
Tustin	92780	28	23	2	17	\$428,000	-19.2%	23	\$175,000	-29.3%	\$249
Tustin	92782	7	6	0	6	\$840,000	-5.1%	8	\$420,000	-0.2%	\$0
Villa Park	92861	0	2	0	3	\$805,000	-22.4%	0	\$0	0.0%	\$294
Westminster	92683	32	30	2	45	\$385,000	-14.4%	6	\$120,000	-66.7%	\$284
Yorba Linda	92886	28	14	1	28	\$600,000	-26.6%	7	\$270,000	-35.7%	\$285
Yorba Linda	92887	10	10	1	11	\$725,000	-3.3%	5	\$275,000	-1.2%	\$271