

# APRIL 2010 MARKET UPDATE | ORANGE COUNTY

City	ZIP	NOD	NTS	REO	Single Family Homes			Condominiums			SFR
					Sales	Price Median SFR 10	Price % Chg from 09	Sales	Price Median Condos 10	Price % Change from 09	Median Home Price / Sq. Ft.
<b>Countywide</b>	<b>ALL</b>	<b>1502</b>	<b>2123</b>	<b>141</b>	<b>1,704</b>	<b>\$505,000</b>	<b>17.4%</b>	<b>877</b>	<b>\$299,000</b>	<b>16.6%</b>	<b>\$294</b>
Aliso Viejo	92656	51	62	3	18	\$545,000	-1.0%	47	\$352,000	-3.2%	\$236
Anaheim	92801	21	27	2	25	\$338,000	14.6%	5	\$168,000	15.5%	\$249
Anaheim	92802	12	17	1	14	\$345,000	4.0%	6	\$305,000	10.9%	\$266
Anaheim	92804	29	52	1	39	\$378,000	21.9%	12	\$175,000	25.3%	\$271
Anaheim	92805	33	43	4	23	\$325,000	3.2%	7	\$195,000	-2.0%	\$265
Anaheim	92806	12	21	0	14	\$407,000	8.4%	1	\$216,000	12.8%	\$248
Anaheim Hills	92807	29	34	3	26	\$473,000	-3.1%	7	\$215,000	-1.8%	\$272
Anaheim Hills	92808	26	16	0	13	\$668,000	12.7%	7	\$335,000	-17.7%	\$320
Balboa Island	92662	1	3	0	3	\$1,750,000	-20.5%	n/a	n/a	n/a	\$1,514
Brea	92821	11	22	1	23	\$480,000	5.5%	n/a	n/a	n/a	\$272
Brea	92823	2	1	0	3	\$695,000	33.1%	n/a	n/a	n/a	n/a
Buena Park	90620	31	30	3	25	\$380,000	6.9%	n/a	n/a	n/a	\$278
Buena Park	90621	14	26	5	12	\$368,000	9.3%	2	\$288,000	-2.5%	\$248
Capistrano Beach	92624	4	4	0	5	\$574,000	-36.2%	1	\$545,000	n/a	\$329
Corona del Mar	92625	4	8	0	12	\$2,323,000	30.5%	8	\$925,000	8.8%	\$699
Costa Mesa	92626	20	17	1	22	\$519,000	2.9%	6	\$400,000	19.4%	\$349
Costa Mesa	92627	20	29	1	23	\$556,000	14.1%	7	\$350,000	1.5%	\$462
Cypress	90630	15	29	3	31	\$462,000	8.7%	5	\$356,000	47.6%	\$303
Dana Point	92629	15	28	0	15	\$870,000	26.6%	15	\$435,000	-9.3%	\$372
Foothill Ranch	92610	19	13	0	8	\$548,000	1.4%	15	\$225,000	-5.8%	n/a
Fountain Valley	92708	12	33	2	39	\$565,000	0.4%	5	\$263,000	-17.8%	\$306
Fullerton	92831	12	22	2	13	\$400,000	-12.3%	12	\$240,000	11.6%	\$278
Fullerton	92832	5	20	2	9	\$415,000	48.2%	4	\$220,000	n/a	\$332
Fullerton	92833	33	55	2	34	\$388,000	-22.4%	17	\$365,000	-2.1%	\$268
Fullerton	92835	14	16	4	20	\$564,000	3.4%	2	\$195,000	-40.9%	\$313
Garden Grove	92840	18	45	4	36	\$372,000	9.5%	5	\$232,000	45.0%	\$259
Garden Grove	92841	15	34	2	12	\$400,000	21.2%	3	\$233,000	-10.7%	\$334
Garden Grove	92843	19	36	3	18	\$380,000	13.4%	8	\$179,000	19.0%	\$278
Garden Grove	92844	14	14	1	15	\$350,000	6.7%	5	\$230,000	12.2%	\$237
Garden Grove	92845	5	11	1	9	\$466,000	3.6%	n/a	n/a	n/a	\$342
Huntington Beach	92646	23	21	0	41	\$595,000	2.5%	17	\$375,000	21.0%	\$356
Huntington Beach	92647	20	22	2	23	\$515,000	2.8%	6	\$266,000	13.7%	\$375
Huntington Beach	92648	14	38	2	34	\$925,000	14.2%	11	\$480,000	9.1%	\$344
Huntington Beach	92649	24	21	1	18	\$695,000	-16.1%	5	\$310,000	-14.3%	\$411
Irvine	92602	9	14	1	13	\$800,000	1.3%	11	\$479,000	-6.1%	n/a
Irvine	92603	10	18	0	16	\$1,888,000	55.1%	7	\$566,000	-0.4%	\$478
Irvine	92604	8	10	1	18	\$624,000	19.4%	17	\$431,000	23.1%	\$383
Irvine	92606	6	12	0	4	\$901,000	38.4%	8	\$466,000	9.6%	\$399
Irvine	92612	12	27	7	8	\$459,000	-8.6%	21	\$410,000	0.2%	\$363
Irvine	92614	18	14	1	12	\$782,000	12.8%	13	\$390,000	12.2%	\$392
Irvine	92618	8	6	0	2	\$848,000	63.5%	10	\$417,000	-15.3%	n/a
Irvine	92620	11	26	1	27	\$745,000	10.4%	21	\$540,000	28.0%	\$319
La Habra	90631	35	47	2	32	\$408,000	29.4%	15	\$155,000	-11.4%	\$272



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La Palma	90623	7	10	0	8	\$593,000	21.8%	n/a	n/a	n/a	\$303
Ladera Ranch	92694	31	38	4	27	\$745,000	-11.3%	24	\$355,000	-3.5%	n/a
Laguna Beach	92651	25	16	1	31	\$1,175,000	17.8%	3	\$820,000	n/a	\$1,178
Laguna Hills	92653	18	23	0	13	\$695,000	6.0%	15	\$271,000	14.3%	\$304
Laguna Niguel	92677	50	59	4	45	\$610,000	-6.2%	41	\$288,000	10.4%	\$333
Laguna Woods	92637	12	3	1	n/a	n/a	n/a	42	\$216,000	-10.0%	n/a
Lake Forest	92630	37	58	2	23	\$520,000	22.4%	28	\$208,000	16.2%	\$297
Los Alamitos	90720	7	3	0	10	\$717,000	3.8%	3	\$412,000	18.4%	\$374
Midway City	92655	3	4	0	5	\$390,000	13.0%	4	\$213,000	6.9%	\$387
Mission Viejo	92691	33	49	1	33	\$483,000	1.8%	11	\$303,000	44.0%	\$300
Mission Viejo	92692	24	36	1	48	\$434,000	-3.6%	17	\$360,000	1.4%	\$292
Newport Beach	92660	9	13	0	24	\$1,055,000	0.1%	7	\$475,000	-13.6%	\$487
Newport Beach	92661	2	1	0	2	\$3,590,000	246.5%	n/a	n/a	n/a	n/a
Newport Beach	92663	10	16	3	12	\$1,850,000	72.1%	11	\$529,000	36.5%	\$972
Newport Coast	92657	9	12	3	17	\$2,058,000	14.4%	7	\$899,000	4.1%	n/a
Orange	92865	13	12	2	18	\$409,000	-8.2%	4	\$223,000	8.5%	\$268
Orange	92866	4	7	0	8	\$481,000	-22.7%	1	\$261,000	32.2%	\$376
Orange	92867	20	31	1	26	\$591,000	37.4%	8	\$443,000	27.5%	\$296
Orange	92868	10	14	3	8	\$368,000	-14.0%	4	\$197,000	12.7%	\$250
Orange	92869	25	36	2	23	\$525,000	5.0%	12	\$328,000	26.0%	\$258
Placentia	92870	20	24	3	35	\$479,000	11.4%	4	\$353,000	25.3%	\$269
Rancho Santa Margarita	92688	52	61	6	32	\$527,000	14.1%	53	\$283,000	4.8%	\$350
San Clemente	92672	16	29	1	19	\$592,000	-13.6%	12	\$500,000	20.6%	\$333
San Clemente	92673	29	33	0	27	\$659,000	-2.4%	10	\$414,000	-2.9%	\$315
San Juan Capistrano	92675	15	36	2	32	\$548,000	4.0%	21	\$151,000	7.5%	\$235
Santa Ana	92701	27	33	3	11	\$308,000	23.2%	16	\$110,000	18.3%	\$212
Santa Ana	92703	18	48	6	22	\$267,000	10.3%	5	\$120,000	37.9%	\$243
Santa Ana	92704	24	60	3	42	\$333,000	16.7%	26	\$113,000	-16.5%	\$248
Santa Ana	92705	22	30	3	28	\$576,000	10.5%	8	\$108,000	-2.3%	\$295
Santa Ana	92706	15	20	1	15	\$355,000	10.9%	7	\$115,000	-9.1%	\$268
Santa Ana	92707	41	38	3	35	\$290,000	28.9%	16	\$170,000	28.8%	\$246
Seal Beach	90740	4	6	1	7	\$825,000	20.4%	2	\$240,000	-52.9%	\$533
Silverado	92676	6	3	1	2	\$774,000	16.4%	n/a	n/a	n/a	\$465
Stanton	90680	12	17	0	11	\$295,000	20.2%	15	\$235,000	21.6%	\$249
Sunset Beach	90742	0	0	0	1	\$720,000	n/a	n/a	n/a	n/a	\$990
Surfside	90743	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Trabuco Canyon	92678	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Trabuco Canyon	92679	32	37	3	33	\$695,000	-2.1%	12	\$328,000	0.8%	\$263
Tustin	92780	17	46	3	24	\$448,000	4.5%	16	\$185,000	4.5%	\$275
Tustin	92782	22	19	1	26	\$780,000	-2.2%	16	\$386,000	-8.1%	\$278
Villa Park	92861	2	3	0	3	\$925,000	14.9%	n/a	n/a	n/a	\$281
Westminster	92683	32	44	2	55	\$415,000	7.4%	1	n/a	n/a	\$264
Yorba Linda	92886	21	30	0	37	\$685,000	14.2%	9	\$272,000	0.7%	\$283
Yorba Linda	92887	12	21	2	20	\$692,000	-4.6%	12	\$245,000	-10.9%	\$295