

# AUGUST 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
<b>Countywide</b>	<b>All</b>	<b>2634</b>	<b>2352</b>	<b>178</b>	<b>1864</b>	<b>\$500,000</b>	<b>0.0%</b>	<b>795</b>	<b>\$291,000</b>	<b>-6.3%</b>	<b>\$283</b>
Aliso Viejo	92656	73	55	6	21	\$605,000	1.0%	43	\$347,000	-15.7%	\$277
Anaheim	92801	37	47	8	27	\$318,000	2.6%	5	\$130,000	-42.7%	\$235
Anaheim	92802	25	28	3	20	\$323,000	-15.6%	4	\$280,000	-6.4%	\$241
Anaheim	92804	64	79	2	50	\$340,000	-8.5%	11	\$164,000	-2.7%	\$248
Anaheim	92805	44	61	2	29	\$290,000	-12.1%	14	\$181,000	-0.6%	\$249
Anaheim	92806	17	16	1	19	\$377,000	-12.3%	3	\$182,000	-17.3%	\$249
Anaheim Hills	92807	42	27	0	32	\$450,000	-8.0%	4	\$185,000	-38.7%	\$265
Anaheim Hills	92808	28	20	3	19	\$550,000	-14.7%	13	\$352,000	-2.2%	\$279
Balboa Island	92662	0	1	0	0	\$0	0.0%	0	\$0	0.0%	\$0
Brea	92821	20	29	2	16	\$500,000	9.9%	2	\$214,000	-25.0%	\$266
Brea	92823	4	2	0	6	\$542,000	-5.4%	0	\$0	0.0%	\$262
Buena Park	90620	36	39	2	27	\$352,000	-3.4%	2	\$378,000	0.0%	\$285
Buena Park	90621	23	33	5	17	\$295,000	-22.9%	5	\$275,000	-11.0%	\$263
Capistrano Beach	92624	13	12	1	3	\$530,000	-15.9%	2	\$330,000	-61.2%	\$458
Corona del Mar	92625	9	3	0	12	\$1,843,000	-10.0%	3	\$785,000	-45.9%	\$786
Costa Mesa	92626	31	27	2	30	\$495,000	-7.0%	5	\$300,000	-10.4%	\$350
Costa Mesa	92627	41	32	2	27	\$595,000	17.2%	3	\$445,000	13.5%	\$442
Cypress	90630	24	20	1	30	\$450,000	-7.7%	8	\$277,000	-17.7%	\$302
Dana Point	92629	31	19	0	12	\$745,000	-3.8%	10	\$423,000	-27.2%	\$473
Foothill Ranch	92610	18	12	2	6	\$636,000	-7.5%	4	\$259,000	-3.7%	\$249
Fountain Valley	92708	40	30	1	34	\$580,000	-1.7%	7	\$238,000	-15.9%	\$323
Fullerton	92831	22	20	1	14	\$488,000	15.4%	1	\$200,000	-39.4%	\$289
Fullerton	92832	13	16	1	6	\$276,000	-13.2%	3	\$404,000	-12.2%	\$235
Fullerton	92833	65	51	6	31	\$380,000	1.3%	10	\$299,000	-19.9%	\$284
Fullerton	92835	22	15	2	17	\$670,000	-14.3%	4	\$345,000	46.8%	\$353
Garden Grove	92840	52	58	3	36	\$340,000	-11.7%	7	\$173,000	-12.0%	\$249
Garden Grove	92841	36	24	1	18	\$345,000	-10.4%	2	\$234,000	0.0%	\$275
Garden Grove	92843	43	38	1	25	\$368,000	-8.1%	8	\$152,000	-20.0%	\$278
Garden Grove	92844	23	23	1	8	\$338,000	-14.0%	6	\$213,000	17.7%	\$225
Garden Grove	92845	12	3	0	14	\$465,000	-8.4%	1	\$0	0.0%	\$322
Huntington Beach	92646	40	25	0	40	\$600,000	-8.7%	15	\$330,000	-4.2%	\$365
Huntington Beach	92647	23	28	1	20	\$535,000	-6.8%	4	\$270,000	-2.0%	\$400
Huntington Beach	92648	39	23	1	25	\$896,000	-4.4%	9	\$410,000	-29.3%	\$382
Huntington Beach	92649	15	20	1	19	\$764,000	-7.9%	9	\$300,000	-26.7%	\$423
Irvine	92602	18	16	2	15	\$853,000	-12.1%	12	\$455,000	-18.0%	\$0
Irvine	92603	20	16	1	10	\$1,250,000	-3.8%	20	\$530,000	-11.7%	\$453
Irvine	92604	26	10	0	7	\$598,000	3.5%	7	\$343,000	-33.1%	\$358
Irvine	92606	16	14	0	9	\$695,000	2.2%	4	\$421,000	-26.1%	\$297
Irvine	92612	17	10	0	13	\$556,000	-8.3%	17	\$375,000	-6.9%	\$318
Irvine	92614	8	12	0	10	\$688,000	13.2%	12	\$429,000	8.6%	\$383
Irvine	92618	5	11	0	3	\$830,000	16.0%	13	\$315,000	-18.2%	\$345
Irvine	92620	27	29	1	27	\$705,000	-6.3%	17	\$533,000	12.8%	\$323
La Habra	90631	69	66	10	29	\$350,000	-7.3%	8	\$160,000	-29.0%	\$257

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La Palma	90623	8	9	0	14	\$570,000	21.1%	1	\$335,000	0.0%	\$271
Ladera Ranch	92694	61	34	3	23	\$648,000	-11.2%	16	\$334,000	-21.1%	\$0
Laguna Beach	92651	22	21	0	26	\$1,145,000	-33.8%	4	\$488,000	-40.8%	\$1,127
Laguna Hills	92653	37	31	2	23	\$500,000	-14.1%	15	\$260,000	-8.5%	\$287
Laguna Niguel	92677	83	82	11	45	\$659,000	8.2%	30	\$333,000	-2.2%	\$319
Laguna Woods	92637	14	5	2	0	\$0	0.0%	33	\$228,000	-13.3%	\$0
Lake Forest	92630	77	66	7	25	\$520,000	8.6%	35	\$240,000	-5.1%	\$261
Los Alamitos	90720	12	9	3	14	\$705,000	-14.5%	1	\$350,000	-72.2%	\$489
Midway City	92655	6	4	0	1	\$321,000	-38.0%	0	\$0	0.0%	\$331
Mission Viejo	92691	64	49	0	35	\$510,000	-2.9%	14	\$220,000	-6.5%	\$295
Mission Viejo	92692	39	32	2	45	\$525,000	-9.5%	13	\$310,000	-15.8%	\$260
Newport Beach	92660	18	16	1	21	\$1,253,000	-20.1%	5	\$400,000	-38.9%	\$468
Newport Beach	92661	2	1	1	2	\$4,300,000	106.2%	0	\$0	0.0%	\$3,054
Newport Beach	92663	16	18	1	12	\$1,130,000	-51.1%	11	\$495,000	-18.7%	\$1,061
Newport Coast	92657	18	8	0	14	\$1,575,000	-7.9%	4	\$623,000	-65.9%	\$0
Orange	92865	6	20	3	17	\$432,000	-5.4%	7	\$222,000	-3.5%	\$252
Orange	92866	11	8	3	8	\$520,000	20.9%	3	\$240,000	-56.0%	\$362
Orange	92867	32	27	2	29	\$500,000	2.9%	1	\$238,000	-50.0%	\$298
Orange	92868	18	14	1	8	\$325,000	-10.8%	4	\$215,000	-29.5%	\$256
Orange	92869	42	32	3	21	\$615,000	16.6%	14	\$297,000	-12.3%	\$257
Placentia	92870	30	41	4	39	\$430,000	16.2%	17	\$280,000	1.1%	\$249
Rancho St. Margarita	92688	90	76	6	29	\$520,000	-1.9%	30	\$255,000	-17.7%	\$312
San Clemente	92672	30	34	3	30	\$595,000	-36.5%	10	\$380,000	61.0%	\$374
San Clemente	92673	39	38	2	28	\$740,000	-10.2%	12	\$371,000	-14.7%	\$468
San Juan Capistrano	92675	56	33	3	19	\$509,000	-9.6%	14	\$135,000	-6.3%	\$306
Santa Ana	92701	41	46	5	4	\$181,000	-43.9%	26	\$100,000	-27.5%	\$199
Santa Ana	92703	51	56	3	36	\$250,000	-18.9%	6	\$120,000	-45.4%	\$223
Santa Ana	92704	67	69	6	45	\$301,000	-7.5%	18	\$118,000	-30.6%	\$228
Santa Ana	92705	39	34	6	30	\$650,000	-11.6%	5	\$121,000	-12.6%	\$286
Santa Ana	92706	26	22	2	15	\$355,000	-12.7%	4	\$120,000	-35.1%	\$254
Santa Ana	92707	64	66	1	47	\$260,000	-14.9%	16	\$156,000	6.8%	\$239
Seal Beach	90740	9	2	0	7	\$901,000	26.0%	6	\$280,000	-22.0%	\$542
Silverado	92676	5	7	2	2	\$778,000	82.9%	0	\$0	0.0%	\$298
Stanton	90680	25	25	1	17	\$275,000	-18.9%	5	\$245,000	2.7%	\$227
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	54	29	3	43	\$725,000	-14.6%	5	\$310,000	-10.8%	\$276
Tustin	92780	42	29	0	24	\$497,000	-2.0%	14	\$168,000	-25.6%	\$292
Tustin	92782	25	21	3	8	\$805,000	-5.4%	17	\$448,000	2.6%	\$291
Villa Park	92861	5	5	0	9	\$965,000	-18.2%	0	\$0	0.0%	\$295
Westminster	92683	58	59	4	53	\$440,000	-3.3%	4	\$187,000	19.1%	\$303
Yorba Linda	92886	37	36	2	30	\$650,000	-14.2%	8	\$443,000	14.9%	\$305
Yorba Linda	92887	24	18	1	20	\$758,000	10.2%	4	\$255,000	-5.4%	\$278

