

# DECEMBER 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>2060</b>	<b>1975</b>	<b>210</b>	<b>1833</b>	<b>\$500,000</b>	<b>17.6%</b>	<b>881</b>	<b>\$290,000</b>	<b>\$270,000</b>	<b>\$289</b>
Aliso Viejo	92656	65	41	5	16	\$608,000	7.3%	50	\$333,000	\$400,000	\$291
Anaheim	92801	35	27	2	35	\$334,000	5.9%	9	\$270,000	\$187,000	\$230
Anaheim	92802	16	25	5	16	\$385,000	0.0%	5	\$270,000	\$325,000	\$270
Anaheim	92804	48	60	7	33	\$370,000	1.5%	17	\$158,000	\$141,000	\$254
Anaheim	92805	39	54	11	44	\$330,000	7.2%	9	\$150,000	\$250,000	\$255
Anaheim	92806	19	11	1	16	\$378,000	-3.2%	3	\$200,000	\$190,000	\$247
Anaheim Hills	92807	25	15	0	33	\$485,000	0.0%	6	\$183,000	\$176,000	\$273
Anaheim Hills	92808	22	21	3	16	\$726,000	34.5%	7	\$315,000	\$384,000	\$318
Balboa Island	92662	1	0	0	1	\$1,645,000	-0.3%	0	\$0	\$0	\$1,689
Brea	92821	21	17	3	16	\$485,000	1.0%	6	\$356,000	\$386,000	\$294
Brea	92823	2	4	0	6	\$638,000	14.9%	0	\$0	\$0	\$224
Buena Park	90620	39	37	4	27	\$370,000	-2.5%	1	\$560,000	\$315,000	\$268
Buena Park	90621	18	18	0	25	\$413,000	21.3%	3	\$400,000	\$315,000	\$303
Capistrano Beach	92624	6	13	3	6	\$555,000	-25.6%	1	\$125,000	\$735,000	\$328
Corona del Mar	92625	4	7	1	15	\$1,242,000	-57.5%	7	\$1,125,000	\$817,000	\$680
Costa Mesa	92626	26	23	0	26	\$528,000	2.2%	10	\$295,000	\$330,000	\$317
Costa Mesa	92627	23	28	2	18	\$556,000	-4.1%	10	\$285,000	\$328,000	\$412
Cypress	90630	22	27	3	32	\$505,000	-2.4%	9	\$300,000	\$380,000	\$284
Dana Point	92629	26	17	3	14	\$790,000	23.2%	17	\$420,000	\$389,000	\$380
Foothill Ranch	92610	10	8	2	13	\$546,000	14.9%	10	\$228,000	\$288,000	\$0
Fountain Valley	92708	20	23	0	29	\$550,000	-6.0%	5	\$233,000	\$348,000	\$334
Fullerton	92831	10	13	2	15	\$400,000	-8.3%	4	\$119,000	\$275,000	\$306
Fullerton	92832	19	16	1	11	\$291,000	-1.5%	2	\$390,000	\$100,000	\$262
Fullerton	92833	33	41	3	48	\$405,000	2.5%	11	\$360,000	\$370,000	\$277
Fullerton	92835	13	19	1	25	\$619,000	20.1%	2	\$313,000	\$315,000	\$279
Garden Grove	92840	25	36	1	30	\$350,000	3.4%	12	\$240,000	\$270,000	\$286
Garden Grove	92841	22	21	0	15	\$345,000	-13.2%	2	\$231,000	\$260,000	\$270
Garden Grove	92843	22	29	3	20	\$365,000	0.3%	10	\$176,000	\$152,000	\$292
Garden Grove	92844	14	19	1	17	\$340,000	-6.2%	2	\$190,000	\$246,000	\$198
Garden Grove	92845	10	13	1	9	\$475,000	0.0%	2	\$234,000	\$0	\$347
Huntington Beach	92646	28	22	2	34	\$660,000	10.0%	7	\$405,000	\$347,000	\$355
Huntington Beach	92647	21	16	0	27	\$550,000	4.5%	8	\$280,000	\$265,000	\$359
Huntington Beach	92648	32	23	5	32	\$738,000	-2.5%	12	\$397,000	\$527,000	\$349
Huntington Beach	92649	17	19	4	18	\$987,000	7.7%	5	\$563,000	\$320,000	\$471
Irvine	92602	13	11	1	7	\$760,000	-6.7%	6	\$510,000	\$415,000	\$0
Irvine	92603	16	13	1	13	\$1,280,000	-30.7%	14	\$620,000	\$550,000	\$476
Irvine	92604	18	9	0	10	\$625,000	6.1%	12	\$450,000	\$428,000	\$332
Irvine	92606	16	8	1	4	\$810,000	30.6%	8	\$440,000	\$497,000	\$383
Irvine	92612	26	9	2	8	\$508,000	-30.3%	22	\$401,000	\$420,000	\$340
Irvine	92614	10	10	1	7	\$565,000	-5.0%	17	\$420,000	\$334,000	\$360
Irvine	92618	12	3	1	0	\$0	0.0%	9	\$470,000	\$322,000	\$0
Irvine	92620	23	22	2	23	\$720,000	-17.0%	22	\$545,000	\$490,000	\$335
La Habra	90631	52	63	8	45	\$382,000	1.7%	20	\$167,000	\$158,000	\$246

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La Palma	90623	7	7	0	12	\$556,000	11.7%	0	\$0	\$0	\$273
Ladera Ranch	92694	52	42	3	39	\$738,000	-5.4%	16	\$370,000	\$375,000	\$0
Laguna Beach	92651	17	13	2	34	\$1,293,000	29.3%	3	\$1,200,000	\$400,000	\$1,019
Laguna Hills	92653	30	18	2	24	\$536,000	-15.6%	15	\$269,000	\$231,000	\$297
Laguna Niguel	92677	61	63	3	41	\$690,000	3.8%	43	\$280,000	\$318,000	\$295
Laguna Woods	92637	7	2	1	0	\$0	0.0%	27	\$223,000	\$231,000	\$0
Lake Forest	92630	63	55	3	32	\$473,000	-0.5%	32	\$246,000	\$200,000	\$278
Los Alamitos	90720	6	7	0	15	\$720,000	2.9%	1	\$420,000	\$408,000	\$397
Midway City	92655	1	3	0	1	\$280,000	0.0%	2	\$286,000	\$215,000	\$278
Mission Viejo	92691	61	49	4	40	\$478,000	-6.6%	20	\$225,000	\$225,000	\$272
Mission Viejo	92692	37	34	4	41	\$553,000	0.5%	13	\$345,000	\$355,000	\$294
Newport Beach	92660	19	21	0	36	\$1,085,000	-10.7%	3	\$645,000	\$532,000	\$493
Newport Beach	92661	2	1	0	2	\$2,163,000	10.9%	1	\$550,000	\$0	\$1,307
Newport Beach	92663	17	17	2	11	\$940,000	-21.7%	12	\$400,000	\$435,000	\$905
Newport Coast	92657	10	11	1	14	\$1,975,000	16.2%	6	\$938,000	\$1,786,000	\$590
Orange	92865	18	15	0	13	\$462,000	-7.6%	4	\$347,000	\$215,000	\$264
Orange	92866	11	4	1	4	\$460,000	-14.0%	1	\$210,000	\$440,000	\$280
Orange	92867	29	31	4	30	\$460,000	-11.1%	3	\$438,000	\$405,000	\$281
Orange	92868	13	15	1	13	\$350,000	1.4%	0	\$0	\$171,000	\$285
Orange	92869	34	28	2	31	\$620,000	4.9%	17	\$347,000	\$310,000	\$282
Placentia	92870	34	30	4	32	\$463,000	-2.7%	11	\$360,000	\$179,000	\$266
Rancho St. Margarita	92688	59	44	4	30	\$480,000	-4.2%	42	\$240,000	\$303,000	\$304
San Clemente	92672	27	28	4	21	\$810,000	10.2%	13	\$420,000	\$390,000	\$441
San Clemente	92673	25	32	4	30	\$685,000	4.6%	14	\$360,000	\$402,000	\$313
San Juan Capistrano	92675	26	37	3	24	\$578,000	28.0%	16	\$148,000	\$142,000	\$244
Santa Ana	92701	31	39	7	14	\$265,000	1.9%	18	\$104,000	\$127,000	\$229
Santa Ana	92703	34	43	6	30	\$270,000	0.7%	8	\$181,000	\$130,000	\$225
Santa Ana	92704	64	61	9	41	\$312,000	-4.0%	21	\$155,000	\$132,000	\$263
Santa Ana	92705	25	21	4	17	\$610,000	1.7%	12	\$132,000	\$173,000	\$268
Santa Ana	92706	19	26	3	18	\$383,000	4.8%	0	\$0	\$163,000	\$285
Santa Ana	92707	47	45	6	33	\$260,000	-8.8%	23	\$160,000	\$196,000	\$247
Seal Beach	90740	9	6	0	7	\$849,000	17.9%	3	\$278,000	\$264,000	\$875
Silverado	92676	1	4	1	1	\$1,374,000	66.7%	0	\$0	\$0	\$0
Stanton	90680	23	17	4	12	\$303,000	-2.4%	4	\$199,000	\$215,000	\$292
Sunset Beach	90742	0	0	0	1	\$3,000,000	0.0%	0	\$0	\$0	\$0
Surfside	90743	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
Trabuco Canyon	92679	45	33	7	36	\$665,000	-8.9%	8	\$265,000	\$298,000	\$230
Tustin	92780	29	39	5	21	\$492,000	4.7%	12	\$160,000	\$217,000	\$306
Tustin	92782	25	24	2	11	\$835,000	1.2%	18	\$433,000	\$370,000	\$276
Villa Park	92861	3	4	0	7	\$1,099,000	40.9%	0	\$0	\$0	\$358
Westminster	92683	39	53	5	56	\$433,000	0.6%	4	\$181,000	\$305,000	\$290
Yorba Linda	92886	43	25	2	38	\$602,000	0.4%	4	\$393,000	\$267,000	\$290
Yorba Linda	92887	18	17	1	7	\$801,000	30.3%	9	\$230,000	\$267,000	\$287

