

FEBRUARY 2009 MARKET UPDATE | ORANGE COUNTY

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR Median Home Price / Sq Ft
					Sales	Price Median SFR Feb 09	Price Median SFR Feb 08	Price % Chg from Feb 2008	Sales	Price Median Condos Feb 09	Price Median Condos Feb 08	Price % Chg from Feb 2008	
County	ALL	939	873	145	\$1,303	\$435,000	\$575,000	-24.4%	527	\$255,000	\$370,000	-31.1%	\$272
Aliso Viejo	92656	23	0	4	\$13	\$535,000	\$580,000	-7.8%	29	\$355,000	\$413,000	-14.0%	\$190
Anaheim	92801	21	30	4	\$24	\$268,000	\$385,000	-31.1%	4	\$288,000	\$238,000	30.1%	\$235
Anaheim	92802	18	9	2	\$16	\$325,000	\$443,000	-26.6%	9	\$285,000	n/a	n/a	\$251
Anaheim	92804	30	38	5	\$41	\$350,000	\$450,000	-20.3%	14	\$131,000	\$291,000	-53.0%	\$249
Anaheim	92805	22	25	4	\$36	\$305,000	\$405,000	-24.7%	6	\$254,000	\$325,000	-18.2%	\$223
Anaheim	92806	12	15	3	\$21	\$363,000	\$440,000	-17.5%	n/a	n/a	n/a	n/a	\$240
Anaheim Hills	92807	10	10	0	\$31	\$425,000	\$635,000	-33.1%	2	\$216,000	n/a	n/a	\$233
Anaheim Hills	92808	7	10	5	\$8	\$611,000	\$640,000	-4.5%	11	\$330,000	\$385,000	-17.5%	\$342
Balboa Island	92662	0	0	0	n/a	n/a	\$2,130,000	n/a	n/a	n/a	n/a	n/a	n/a
Brea	92821	10	7	1	\$14	\$537,000	\$490,000	9.6%	2	\$248,000	n/a	n/a	\$222
Brea	92823	0	0	0	\$2	\$614,000	\$563,000	9.1%	n/a	n/a	n/a	n/a	n/a
Buena Park	90620	22	9	0	\$27	\$355,000	\$424,000	-16.3%	1	\$200,000	n/a	n/a	\$258
Buena Park	90621	12	7	0	\$21	\$260,000	\$395,000	-41.0%	5	\$265,000	\$390,000	-32.1%	\$243
Capistrano Beach	92624	4	2	0	\$2	\$503,000	\$1,437,000	-65.0%	1	\$217,000	\$677,000	-67.9%	\$242
Corona del Mar	92625	1	3	1	\$7	\$2,100,000	\$2,375,000	-11.6%	2	\$1,382,000	\$2,495,000	-22.0%	\$816
Costa Mesa	92626	6	3	1	\$13	\$500,000	\$551,000	-9.5%	2	\$283,000	\$462,000	-23.4%	\$280
Costa Mesa	92627	10	10	3	\$20	\$600,000	\$550,000	5.4%	3	\$277,000	\$436,000	-36.5%	\$309
Cypress	90630	11	10	2	\$22	\$500,000	\$571,000	-14.2%	1	\$326,000	\$407,000	-19.9%	\$310
Dana Point	92629	8	6	3	\$8	\$745,000	\$750,000	-0.7%	9	\$472,000	\$525,000	-10.1%	\$412
Foothill Ranch	92610	4	11	4	\$5	\$599,000	\$708,000	-15.4%	6	\$208,000	\$338,000	-28.4%	n/a
Fountain Valley	92708	14	12	2	\$32	\$550,000	\$560,000	-4.3%	3	\$260,000	\$205,000	-8.8%	\$301
Fullerton	92831	5	10	2	\$12	\$503,000	\$495,000	-1.5%	3	\$229,000	\$320,000	-38.1%	\$292
Fullerton	92832	7	11	0	\$10	\$278,000	\$405,000	-31.4%	n/a	n/a	n/a	n/a	\$221
Fullerton	92833	23	22	3	\$35	\$350,000	\$620,000	-43.5%	7	\$294,000	\$400,000	-26.5%	\$259
Fullerton	92835	6	8	0	\$3	\$353,000	\$650,000	-45.8%	2	\$270,000	\$330,000	-18.3%	\$231
Garden Grove	92840	18	12	2	\$27	\$327,000	\$415,000	-21.2%	3	\$235,000	\$279,000	-15.6%	\$267
Garden Grove	92841	11	8	2	\$18	\$355,000	\$435,000	-17.4%	n/a	n/a	n/a	n/a	\$267
Garden Grove	92843	15	19	1	\$25	\$350,000	\$480,000	-28.6%	5	\$145,000	\$317,000	-54.3%	\$279
Garden Grove	92844	11	9	2	\$11	\$385,000	\$428,000	-14.4%	6	\$212,000	\$250,000	-15.2%	\$249
Garden Grove	92845	7	8	1	\$12	\$474,000	\$506,000	-6.7%	n/a	n/a	\$309,000	n/a	\$293
Huntington Beach	92646	13	16	0	\$29	\$622,000	\$633,000	-3.5%	4	\$363,000	\$394,000	-6.1%	\$323
Huntington Beach	92647	6	5	0	\$18	\$538,000	\$550,000	-2.3%	n/a	n/a	\$331,000	n/a	\$350
Huntington Beach	92648	11	4	0	\$23	\$765,000	\$822,000	-7.5%	10	\$565,000	\$537,000	24.9%	\$427
Huntington Beach	92649	11	4	2	\$8	\$721,000	\$650,000	11.0%	7	\$360,000	\$425,000	-15.3%	\$453
Irvine	92602	7	5	2	\$5	\$993,000	\$735,000	35.0%	5	\$485,000	\$512,000	-5.2%	n/a
Irvine	92603	6	3	1	\$6	\$2,045,000	\$1,568,000	30.5%	12	\$664,000	\$632,000	-1.6%	\$406
Irvine	92604	10	7	0	\$10	\$568,000	\$645,000	-15.8%	3	\$259,000	\$530,000	-51.1%	\$352
Irvine	92606	3	2	1	\$4	\$656,000	\$838,000	-21.8%	3	\$472,000	\$401,000	17.7%	\$230
Irvine	92612	3	3	1	\$3	\$538,000	\$765,000	-29.7%	12	\$298,000	\$430,000	-30.8%	\$361
Irvine	92614	3	5	1	\$3	\$658,000	\$835,000	-21.2%	4	\$398,000	\$425,000	-6.5%	\$219
Irvine	92618	1	1	0	\$1	\$415,000	n/a	n/a	1	\$260,000	\$535,000	-51.4%	\$366
Irvine	92620	8	7	0	\$21	\$700,000	\$815,000	-15.5%	10	\$389,000	\$530,000	-20.0%	\$302
La Habra	90631	37	27	9	\$29	\$330,000	\$500,000	-34.0%	12	\$175,000	\$283,000	-37.7%	\$251

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La Palma	90623	2	3	0	2	\$518,000	\$490,000	5.6%	n/a	n/a	n/a	n/a	\$248
Ladera Ranch	92694	12	16	3	20	\$725,000	\$1,160,000	-37.5%	12	\$355,000	\$389,000	-12.2%	n/a
Laguna Beach	92651	13	3	0	5	\$1,275,000	\$2,150,000	-40.7%	1	\$1,300,000	n/a	165.3%	\$862
Laguna Hills	92653	9	15	4	13	\$540,000	\$1,013,000	-30.4%	8	\$234,000	\$352,000	-30.5%	\$299
Laguna Niguel	92677	20	19	4	33	\$673,000	\$829,000	-14.0%	26	\$263,000	\$303,000	-12.8%	\$318
Laguna Woods	92637	0	0	0	n/a	n/a	n/a	n/a	19	\$225,000	\$265,000	-16.7%	n/a
Lake Forest	92630	23	26	5	23	\$432,000	\$650,000	-33.5%	32	\$200,000	\$281,000	-39.5%	\$275
Los Alamitos	90720	2	1	0	11	\$630,000	\$740,000	-15.4%	2	\$148,000	\$398,000	-61.6%	\$345
Midway City	92655	3	24	0	1	\$300,000	n/a	n/a	2	\$204,000	n/a	n/a	n/a
Mission Viejo	92691	16	15	1	28	\$450,000	\$515,000	-12.1%	8	\$217,000	\$349,000	-44.4%	\$286
Mission Viejo	92692	16	13	2	17	\$637,000	\$635,000	0.3%	4	\$340,000	\$480,000	-22.6%	\$283
Newport Beach	92660	6	4	0	10	\$850,000	\$1,370,000	-38.8%	3	\$520,000	\$1,800,000	-71.1%	\$422
Newport Beach	92661	0	0	0	3	\$1,200,000	n/a	-52.2%	1	\$750,000	n/a	n/a	\$1,170
Newport Beach	92663	11	3	1	5	\$800,000	\$1,710,000	-60.0%	6	\$650,000	\$490,000	9.2%	\$701
Newport Coast	92657	3	2	0	9	\$1,400,000	\$1,811,000	-22.7%	3	\$1,295,000	n/a	n/a	n/a
Orange	92865	7	8	0	12	\$423,000	\$465,000	-9.1%	2	\$288,000	n/a	n/a	\$248
Orange	92866	0	2	0	2	\$563,000	\$516,000	9.1%	2	\$244,000	n/a	n/a	\$391
Orange	92867	15	13	0	25	\$435,000	\$635,000	-23.0%	1	\$457,000	\$513,000	-10.8%	\$273
Orange	92868	6	4	2	12	\$314,000	\$420,000	-23.5%	2	\$116,000	\$198,000	-72.4%	\$285
Orange	92869	13	13	2	23	\$509,000	\$705,000	-27.9%	6	\$320,000	\$360,000	-4.5%	\$261
Placentia	92870	13	9	3	26	\$519,000	\$565,000	-8.1%	6	\$218,000	\$318,000	-31.6%	\$234
Rancho St. Margarita	92688	22	18	4	21	\$445,000	\$535,000	-16.8%	22	\$245,000	\$328,000	-25.2%	\$311
San Clemente	92672	6	4	0	15	\$725,000	\$674,000	-12.1%	7	\$425,000	\$424,000	-20.6%	\$338
San Clemente	92673	16	9	1	18	\$763,000	\$795,000	-4.3%	5	\$499,000	\$430,000	16.0%	\$427
San Juan Capistrano	92675	16	15	2	18	\$438,000	\$760,000	-53.9%	14	\$149,000	\$265,000	-46.7%	\$266
Santa Ana	92701	19	26	9	13	\$208,000	\$270,000	-23.1%	25	\$105,000	\$178,000	-41.0%	\$224
Santa Ana	92703	20	20	6	32	\$250,000	\$414,000	-39.5%	8	\$121,000	\$227,000	-46.8%	\$230
Santa Ana	92704	36	37	3	36	\$267,000	\$440,000	-36.5%	22	\$140,000	\$221,000	-38.6%	\$228
Santa Ana	92705	8	14	2	15	\$695,000	\$550,000	26.4%	5	\$90,000	n/a	n/a	\$243
Santa Ana	92706	12	15	2	20	\$373,000	\$461,000	-23.2%	4	\$105,000	\$255,000	-59.0%	\$269
Santa Ana	92707	27	32	4	28	\$260,000	\$430,000	-41.6%	14	\$135,000	\$236,000	-48.6%	\$238
Seal Beach	90740	1	3	1	8	\$708,000	\$803,000	-11.8%	1	\$1,000,000	\$375,000	166.7%	\$514
Silverado	92676	1	1	0	2	\$212,000	\$575,000	-63.1%	n/a	n/a	n/a	n/a	\$270
Stanton	90680	12	6	1	14	\$280,000	\$377,000	-25.6%	4	\$239,000	\$252,000	-5.2%	\$258
Sunset Beach	90742	0	0	0	n/a	n/a	n/a	n/a	1	n/a	n/a	n/a	n/a
Surfside	90743	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Trabuco Canyon	92678	0	1	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Trabuco Canyon	92679	12	11	2	17	\$694,000	\$850,000	-20.2%	5	\$335,000	\$355,000	-6.9%	\$281
Tustin	92780	14	17	3	16	\$425,000	\$512,000	-16.9%	22	\$164,000	\$260,000	-36.8%	\$290
Tustin	92782	5	3	0	9	\$683,000	\$785,000	-12.9%	8	\$452,000	\$495,000	-8.8%	\$276
Villa Park	92861	1	0	0									