

JANUARY 2010 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	ALL	1186	1834	174	1183	\$490,000	17.2%	592	\$300,000	13.2%	\$292
Aliso Viejo	92656	48	59	8	19	\$540,000	-1.3%	57	\$347,000	-7.5%	\$225
Anaheim	92801	11	41	2	13	\$340,000	14.3%	4	\$428,000	72.4%	\$259
Anaheim	92802	9	16	2	12	\$338,000	-2.1%	3	\$289,000	1.4%	\$225
Anaheim	92804	19	54	5	39	\$350,000	3.6%	9	\$165,000	8.2%	\$243
Anaheim	92805	26	29	2	19	\$324,000	8.2%	4	\$169,000	0.0%	\$245
Anaheim	92806	12	23	1	22	\$392,000	2.6%	3	\$210,000	-21.6%	\$237
Anaheim Hills	92807	20	32	2	20	\$463,000	-3.6%	4	\$180,000	-30.8%	\$260
Anaheim Hills	92808	14	15	2	10	\$745,000	14.6%	4	\$313,000	-25.1%	\$301
Balboa Island	92662	0	1	0	1	\$1,545,000	-32.4%	0	\$0	0.0%	\$1,999
Brea	92821	12	22	2	16	\$503,000	-16.3%	3	\$318,000	-41.7%	\$263
Brea	92823	0	1	0	3	\$800,000	-10.6%	0	\$0	0.0%	\$0
Buena Park	90620	11	28	4	20	\$367,000	4.1%	1	\$235,000	21.1%	\$303
Buena Park	90621	13	16	0	10	\$380,000	14.3%	4	\$270,000	-23.4%	\$235
Capistrano Beach	92624	6	7	1	4	\$535,000	-40.5%	2	\$630,000	148.0%	\$446
Corona del Mar	92625	1	4	0	5	\$1,795,000	-15.5%	5	\$1,445,000	0.0%	\$814
Costa Mesa	92626	17	19	1	14	\$508,000	-6.5%	7	\$350,000	-30.7%	\$314
Costa Mesa	92627	8	26	3	8	\$373,000	-5.4%	7	\$350,000	-3.7%	\$362
Cypress	90630	15	27	1	11	\$427,000	-0.2%	4	\$325,000	14.9%	\$292
Dana Point	92629	13	23	3	11	\$650,000	-10.6%	11	\$450,000	-6.1%	\$359
Foothill Ranch	92610	15	7	0	6	\$627,000	22.4%	3	\$277,000	-5.1%	\$0
Fountain Valley	92708	17	26	2	25	\$600,000	0.8%	4	\$246,000	14.4%	\$309
Fullerton	92831	12	24	2	9	\$485,000	7.4%	2	\$323,000	55.4%	\$276
Fullerton	92832	7	13	1	15	\$350,000	4.6%	3	\$50,000	-83.4%	\$266
Fullerton	92833	21	26	3	22	\$469,000	37.9%	7	\$399,000	1.0%	\$280
Fullerton	92835	4	13	1	18	\$635,000	11.4%	2	\$181,000	-45.5%	\$287
Garden Grove	92840	21	26	2	25	\$357,000	3.5%	5	\$146,000	-24.4%	\$262
Garden Grove	92841	13	30	3	13	\$400,000	20.1%	2	\$240,000	21.5%	\$297
Garden Grove	92843	16	24	2	14	\$340,000	6.3%	9	\$175,000	-14.6%	\$263
Garden Grove	92844	12	18	1	10	\$299,000	-12.5%	3	\$285,000	24.2%	\$228
Garden Grove	92845	4	8	1	4	\$518,000	10.0%	2	\$273,000	-4.7%	\$411
Huntington Beach	92646	24	26	2	20	\$658,000	4.0%	12	\$335,000	3.1%	\$359
Huntington Beach	92647	17	18	1	18	\$553,000	8.9%	1	\$210,000	5.3%	\$397
Huntington Beach	92648	18	29	4	15	\$900,000	25.4%	8	\$388,000	-22.5%	\$405
Huntington Beach	92649	10	10	2	12	\$761,000	-13.0%	6	\$368,000	3.5%	\$426
Irvine	92602	7	11	2	4	\$704,000	-21.8%	10	\$529,000	13.8%	\$0
Irvine	92603	4	8	0	9	\$1,267,000	11.1%	6	\$560,000	7.6%	\$461
Irvine	92604	13	12	1	5	\$550,000	8.9%	5	\$350,000	-27.8%	\$303
Irvine	92606	9	9	1	2	\$598,000	-20.2%	3	\$569,000	40.0%	\$356
Irvine	92612	11	15	0	4	\$561,000	12.7%	10	\$431,000	7.0%	\$355
Irvine	92614	12	11	2	1	\$650,000	4.0%	11	\$417,000	-2.0%	\$369
Irvine	92618	4	4	1	1	\$720,000	75.6%	9	\$300,000	-39.1%	\$0
Irvine	92620	15	20	0	11	\$751,000	15.6%	13	\$496,000	3.9%	\$309
La Habra	90631	14	47	8	22	\$390,000	18.5%	15	\$205,000	9.3%	\$290

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La Palma	90623	7	6	2	8	\$579,000	71.8%	1	\$411,000	39.3%	\$253
Ladera Ranch	92694	25	41	0	24	\$573,000	-11.9%	19	\$370,000	0.0%	\$0
Laguna Beach	92651	8	10	1	15	\$1,225,000	48.5%	2	\$511,000	90.5%	\$1,004
Laguna Hills	92653	15	28	4	12	\$538,000	-4.9%	11	\$255,000	39.7%	\$237
Laguna Niguel	92677	36	57	7	31	\$695,000	0.6%	25	\$270,000	-0.4%	\$306
Laguna Woods	92637	10	7	2	n/a	\$0	0.0%	31	\$183,000	-18.7%	\$0
Lake Forest	92630	40	49	8	17	\$540,000	22.2%	19	\$220,000	-2.2%	\$313
Los Alamitos	90720	5	9	2	10	\$712,000	27.1%	0	\$0	0.0%	\$462
Midway City	92655	6	6	0	2	\$412,000	17.6%	0	\$0	0.0%	\$406
Mission Viejo	92691	31	37	1	32	\$488,000	-0.2%	8	\$238,000	8.7%	\$310
Mission Viejo	92692	23	31	3	24	\$614,000	33.5%	13	\$350,000	7.7%	\$254
Newport Beach	92660	9	20	1	19	\$1,469,000	2.7%	5	\$491,000	-30.6%	\$572
Newport Beach	92661	0	0	0	2	\$4,875,000	-35.0%	0	\$0	0.0%	\$1,477
Newport Beach	92663	12	17	0	9	\$1,238,000	-31.7%	7	\$500,000	-15.2%	\$769
Newport Coast	92657	11	6	0	6	\$2,700,000	44.8%	3	\$590,000	-6.3%	\$773
Orange	92865	7	15	3	6	\$440,000	4.0%	3	\$210,000	-43.2%	\$289
Orange	92866	2	5	1	4	\$492,000	11.1%	2	\$334,000	-22.4%	\$426
Orange	92867	16	23	3	20	\$485,000	12.9%	1	\$485,000	0.0%	\$290
Orange	92868	4	8	0	12	\$344,000	5.9%	3	\$300,000	25.0%	\$254
Orange	92869	16	23	3	14	\$618,000	36.2%	8	\$353,000	21.7%	\$302
Placentia	92870	19	28	4	28	\$430,000	2.7%	5	\$375,000	177.8%	\$263
Rancho St. Margarita	92688	34	40	2	17	\$538,000	9.1%	17	\$315,000	5.9%	\$329
San Clemente	92672	13	22	4	22	\$670,000	19.5%	7	\$345,000	19.0%	\$439
San Clemente	92673	23	21	4	14	\$635,000	-0.7%	7	\$375,000	-14.8%	\$358
San Juan Capistrano	92675	15	28	4	14	\$345,000	-31.1%	12	\$155,000	-12.2%	\$245
Santa Ana	92701	21	26	5	7	\$285,000	23.9%	12	\$93,000	-10.0%	\$217
Santa Ana	92703	18	46	3	17	\$240,000	-5.9%	4	\$113,000	10.8%	\$221
Santa Ana	92704	23	48	7	32	\$350,000	16.5%	15	\$145,000	9.4%	\$279
Santa Ana	92705	14	16	2	15	\$702,000	47.8%	11	\$155,000	98.7%	\$311
Santa Ana	92706	11	34	0	16	\$360,000	11.0%	4	\$138,000	-11.9%	\$273
Santa Ana	92707	12	49	4	21	\$265,000	-5.4%	6	\$174,000	-0.4%	\$231
Seal Beach	92740	2	2	0	9	\$790,000	17.2%	1	\$320,000	8.5%	\$355
Silverado	92676	3	3	0	5	\$750,000	130.8%	0	\$0	0.0%	\$29
Stanton	90680	20	23	3	12	\$319,000	23.7%	2	\$203,000	-13.8%	\$237
Sunset Beach	90742	1	0	0	n/a	\$0	0.0%	0	\$0	0.0%	\$0
Surfside	90743	0	0	0	n/a	\$0	0.0%	0	\$0	0.0%	\$0
Trabuco Canyon	92678	0	0	0	n/a	\$0	0.0%	0	\$0	0.0%	\$0
Trabuco Canyon	92679	33	31	2	28	\$707,000	4.7%	7	\$296,000	11.7%	\$245
Tustin	92780	23	41	2	14	\$480,000	11.0%	15	\$175,000	2.6%	\$285
Tustin	92782	5	21	1	10	\$850,000	2.0%	14	\$378,000	5.7%	\$0
Villa Park	92861	2	3	0	3	\$895,000	-14.8%	0	\$0	0.0%	\$309
Westminster	92683	28	36	3	42	\$417,000	3.6%	4	\$131,000	24.8%	\$280
Yorba Linda	92886	14	31	2	37	\$685,000	18.1%	1	\$265,000	6.0%	\$310
Yorba Linda	92887	14	9	0	12	\$692,000	-42.3%	4	\$260,000	-22.3%	\$315