

# JULY 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>3495</b>	<b>2366</b>	<b>226</b>	<b>2119</b>	<b>\$490,000</b>	<b>-4.9%</b>	<b>887</b>	<b>\$288,000</b>	<b>-14.4%</b>	<b>\$282</b>
Aliso Viejo	92656	98	65	11	28	\$538,000	6.0%	54	\$321,000	-18.7%	\$238
Anaheim	92801	57	36	3	41	\$326,000	-1.2%	8	\$290,000	-11.5%	\$229
Anaheim	92802	32	27	1	19	\$330,000	-8.3%	7	\$230,000	-22.9%	\$255
Anaheim	92804	100	75	6	73	\$342,000	-8.9%	19	\$158,000	-17.3%	\$247
Anaheim	92805	87	50	4	46	\$303,000	-15.9%	8	\$230,000	-51.4%	\$239
Anaheim	92806	40	19	2	21	\$426,000	5.3%	n/a	n/a	n/a	\$216
Anaheim Hills	92807	40	32	0	37	\$450,000	-6.3%	3	\$200,000	-15.8%	\$259
Anaheim Hills	92808	39	22	2	16	\$735,000	9.4%	13	\$328,000	-8.9%	\$287
Balboa Island	92662	1	3	1	2	\$1,675,000	-77.2%	n/a	n/a	n/a	\$928
Brea	92821	26	19	2	24	\$525,000	-5.9%	5	\$260,000	-42.2%	\$263
Brea	92823	7	1	0	3	\$550,000	0.0%	1	\$390,000	n/a	\$264
Buena Park	90620	59	37	5	40	\$350,000	-10.3%	n/a	n/a	n/a	\$282
Buena Park	90621	41	29	3	14	\$413,000	21.3%	5	\$270,000	-22.9%	\$248
Capistrano Beach	92624	10	5	0	6	\$788,000	38.8%	2	\$206,000	-26.2%	\$298
Corona del Mar	92625	14	14	3	12	\$1,800,000	11.8%	9	\$950,000	-12.6%	\$886
Costa Mesa	92626	47	37	1	27	\$526,000	-3.6%	5	\$315,000	-6.3%	\$315
Costa Mesa	92627	42	29	2	29	\$556,000	0.5%	8	\$440,000	3.5%	\$324
Cypress	90630	35	34	4	31	\$425,000	-19.6%	9	\$300,000	-21.8%	\$312
Dana Point	92629	27	25	2	17	\$763,000	-13.2%	16	\$450,000	-26.8%	\$399
Foothill Ranch	92610	20	11	0	10	\$587,000	-3.8%	10	\$289,000	-0.5%	n/a
Fountain Valley	92708	50	17	0	40	\$560,000	-6.0%	2	\$340,000	51.1%	\$318
Fullerton	92831	30	13	2	19	\$500,000	0.0%	13	\$235,000	-28.1%	\$311
Fullerton	92832	18	18	4	5	\$296,000	-11.0%	2	\$205,000	35.8%	\$233
Fullerton	92833	77	49	4	47	\$382,000	3.2%	14	\$343,000	-9.9%	\$275
Fullerton	92835	21	14	1	29	\$663,000	10.6%	8	\$205,000	-21.2%	\$298
Garden Grove	92840	57	36	4	34	\$364,000	-3.3%	7	\$191,000	-20.4%	\$258
Garden Grove	92841	44	34	2	23	\$380,000	-6.3%	1	\$165,000	n/a	\$278
Garden Grove	92843	46	40	4	22	\$355,000	-7.2%	13	\$140,000	-38.3%	\$285
Garden Grove	92844	31	25	3	10	\$240,000	-37.7%	3	\$280,000	-5.1%	\$207
Garden Grove	92845	14	8	0	18	\$462,000	-7.7%	1	\$240,000	-19.7%	\$356
Huntington Beach	92646	42	36	2	49	\$608,000	3.2%	19	\$300,000	-30.4%	\$359
Huntington Beach	92647	37	24	0	33	\$520,000	-6.5%	5	\$220,000	-32.7%	\$354
Huntington Beach	92648	47	22	1	47	\$919,000	4.8%	19	\$434,000	-11.2%	\$391
Huntington Beach	92649	23	10	2	18	\$668,000	-4.6%	10	\$362,000	-6.6%	\$463
Irvine	92602	26	12	1	16	\$744,000	-10.9%	7	\$490,000	-18.3%	n/a
Irvine	92603	24	10	0	12	\$1,325,000	-3.0%	12	\$520,000	-13.8%	\$425
Irvine	92604	27	16	0	17	\$540,000	-7.7%	7	\$463,000	1.6%	\$358
Irvine	92606	4	5	0	7	\$660,000	0.0%	11	\$413,000	-6.7%	\$327
Irvine	92612	18	21	4	13	\$553,000	-3.1%	19	\$381,000	8.9%	\$303
Irvine	92614	33	13	0	7	\$772,000	34.3%	14	\$390,000	15.6%	\$365
Irvine	92618	12	9	0	5	\$365,000	-60.7%	13	\$500,000	53.8%	\$369
Irvine	92620	38	26	3	26	\$810,000	5.2%	26	\$424,000	-10.3%	\$305
La Habra	90631	76	66	7	49	\$313,000	-26.9%	13	\$171,000	-13.6%	\$229

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La Palma	90623	6	8	1	12	\$555,000	4.0%	n/a	n/a	n/a	\$270
Ladera Ranch	92694	71	45	3	28	\$750,000	11.1%	14	\$366,000	-15.3%	n/a
Laguna Beach	92651	31	11	0	30	\$1,175,000	-41.3%	1	\$2,825,000	56.9%	\$920
Laguna Hills	92653	48	40	4	25	\$703,000	-21.3%	12	\$233,000	3.3%	\$294
Laguna Niguel	92677	113	65	11	56	\$640,000	-11.2%	48	\$262,000	-28.6%	\$324
Laguna Woods	92637	18	5	2	n/a	n/a	n/a	21	\$210,000	-19.2%	n/a
Lake Forest	92630	82	64	8	38	\$470,000	-6.0%	34	\$231,000	-22.9%	\$274
Los Alamitos	90720	12	8	1	18	\$740,000	5.7%	6	\$388,000	n/a	\$438
Midway City	92655	11	6	0	3	\$500,000	13.0%	n/a	n/a	n/a	\$291
Mission Viejo	92691	69	58	5	33	\$498,000	-6.6%	14	\$213,000	-14.0%	\$285
Mission Viejo	92692	66	41	3	45	\$546,000	-9.7%	25	\$375,000	-6.3%	\$267
Newport Beach	92660	41	25	5	29	\$1,308,000	3.0%	7	\$975,000	45.6%	\$429
Newport Beach	92661	3	1	0	n/a	n/a	n/a	1	\$3,210,000	n/a	n/a
Newport Beach	92663	25	23	0	16	\$1,656,000	-1.1%	4	\$380,000	-37.2%	\$1,058
Newport Coast	92657	21	6	4	11	\$1,800,000	-28.7%	9	\$765,000	-25.9%	n/a
Orange	92865	26	13	3	20	\$500,000	11.0%	3	\$185,000	-24.5%	\$275
Orange	92866	10	4	0	4	\$515,000	5.1%	n/a	n/a	n/a	\$304
Orange	92867	42	41	5	29	\$453,000	-13.0%	4	\$380,000	-18.3%	\$302
Orange	92868	23	7	0	13	\$300,000	-17.1%	n/a	n/a	n/a	\$271
Orange	92869	51	32	5	29	\$567,000	7.9%	12	\$248,000	-33.1%	\$255
Placentia	92870	47	28	5	40	\$485,000	-9.3%	6	\$360,000	-3.6%	\$250
Rancho St. Margarita	92688	91	56	3	30	\$461,000	-22.6%	36	\$274,000	-10.3%	\$301
San Clemente	92672	43	37	4	23	\$672,000	-20.0%	11	\$365,000	-14.9%	\$425
San Clemente	92673	54	21	1	40	\$768,000	-7.0%	10	\$477,000	16.1%	\$380
San Juan Capistrano	92675	63	49	6	29	\$531,000	19.3%	18	\$153,000	-5.2%	\$251
Santa Ana	92701	62	58	5	19	\$245,000	-34.0%	19	\$100,000	-35.5%	\$214
Santa Ana	92703	91	61	4	40	\$248,000	-20.2%	11	\$101,000	-38.8%	\$228
Santa Ana	92704	120	80	7	55	\$320,000	-6.4%	23	\$130,000	-23.1%	\$235
Santa Ana	92705	50	39	7	29	\$550,000	-29.4%	11	\$107,000	-32.7%	\$280
Santa Ana	92706	42	32	1	20	\$375,000	-11.8%	5	\$110,000	-35.3%	\$266
Santa Ana	92707	87	74	7	39	\$235,000	-21.7%	20	\$137,000	-23.9%	\$217
Seal Beach	90740	11	5	1	10	\$730,000	-13.3%	2	\$244,000	-24.9%	\$342
Silverado	92676	4	1	0	2	\$250,000	-54.6%	n/a	n/a	n/a	\$365
Slanton	90680	39	23	3	31	\$253,000	-9.8%	11	\$223,000	-22.5%	\$215
Sunset Beach	90742	0	0	0	n/a	n/a	n/a	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
Trabuco Canyon	92678	0	0	0	1	\$270,000	n/a	n/a	n/a	n/a	\$381
Trabuco Canyon	92679	59	36	3	48	\$700,000	-18.0%	8	\$253,000	-16.5%	\$267
Tustin	92780	54	49	3	24	\$410,000	-18.4%	23	\$158,000	-37.0%	\$260
Tustin	92782	35	10	0	20	\$770,000	-15.8%	18	\$400,000	1.3%	\$364
Villa Park	92861	4	1	0	9	\$940,000	-1.6%	n/a	n/a	n/a	\$311
Westminster	92683	75	51	3	67	\$421,000	-9.1%	6	\$123,000	-21.0%	\$316
Yorba Linda	92886	46	39	5	33	\$632,000	10.8%	7	\$300,000	-7.8%	\$277
Yorba Linda	92887	32	19	2	20	\$677,000	-12.7%	5	\$245,000	-38.6%	\$265

