

JULY 2010 MARKET UPDATE | ORANGE COUNTY

City	ZIP	NOD	NTS	REO	Single Family Homes			Condominiums			SFR
					Sales	Price Median SFR 10	Price % Chg from 09	Sales	Price Median Condos 10	Price % Change from 09	Median Home Price / Sq. Ft.
Countywide	ALL	1151	1901	176	1628	\$518,000	5.6%	769	\$300,000	4.2%	\$292
Aliso Viejo	92656	42	52	7	17	\$590,000	9.7%	60	\$350,000	9.0%	\$238
Anaheim	92801	14	29	5	19	\$335,000	2.8%	3	\$140,000	-51.7%	\$267
Anaheim	92802	11	22	4	11	\$350,000	6.1%	1	\$290,000	26.1%	\$262
Anaheim	92804	24	51	10	40	\$362,000	5.9%	14	\$166,000	5.1%	\$249
Anaheim	92805	26	33	4	29	\$330,000	9.1%	2	\$546,000	137.8%	\$254
Anaheim	92806	9	19	0	14	\$399,000	-6.2%	2	\$232,000	n/a	\$225
Anaheim Hills	92807	19	32	1	31	\$500,000	11.1%	3	\$195,000	-2.5%	\$274
Anaheim Hills	92808	12	25	4	18	\$560,000	-23.8%	3	\$290,000	-11.5%	\$281
Balboa Island	92662	0	0	0	3	\$2,300,000	37.3%	n/a	n/a	n/a	\$2,971
Brea	92821	8	19	1	29	\$500,000	-4.8%	1	n/a	n/a	\$250
Brea	92823	5	3	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Buena Park	90620	16	30	4	22	\$365,000	4.1%	n/a	n/a	n/a	\$272
Buena Park	90621	13	21	0	16	\$350,000	-15.2%	5	\$260,000	-3.7%	\$253
Capistrano Beach	92624	7	6	0	4	\$833,000	5.7%	2	\$170,000	-17.3%	\$333
Corona del Mar	92625	4	8	0	15	\$1,575,000	-8.7%	6	\$908,000	-4.5%	\$707
Costa Mesa	92626	14	18	1	25	\$530,000	0.9%	9	\$313,000	-0.8%	\$346
Costa Mesa	92627	17	28	1	19	\$500,000	-10.1%	6	\$399,000	-9.3%	\$397
Cypress	90630	7	14	0	27	\$460,000	8.2%	5	\$519,000	73.0%	\$305
Dana Point	92629	13	23	3	15	\$755,000	-1.0%	11	\$430,000	-4.4%	\$313
Foothill Ranch	92610	8	17	2	7	\$595,000	1.4%	7	\$275,000	-4.8%	n/a
Fountain Valley	92708	10	17	0	29	\$536,000	-4.3%	5	\$269,000	-20.9%	\$295
Fullerton	92831	15	17	6	14	\$473,000	-5.5%	11	\$240,000	2.1%	\$272
Fullerton	92832	7	4	0	12	\$338,000	14.2%	4	\$265,000	29.3%	\$300
Fullerton	92833	26	47	4	40	\$439,000	14.9%	10	\$438,000	27.7%	\$271
Fullerton	92835	10	14	2	21	\$600,000	-9.4%	3	\$170,000	-17.1%	\$292
Garden Grove	92840	15	19	1	24	\$375,000	3.1%	5	\$265,000	38.7%	\$286
Garden Grove	92841	14	14	1	22	\$348,000	-8.6%	1	\$201,000	21.8%	\$283
Garden Grove	92843	11	22	1	15	\$348,000	-2.0%	9	\$165,000	17.5%	\$262
Garden Grove	92844	7	16	1	8	\$362,000	50.6%	3	\$225,000	-19.6%	\$281
Garden Grove	92845	5	7	1	8	\$474,000	2.6%	1	\$300,000	25.0%	\$316
Huntington Beach	92646	16	26	2	24	\$550,000	-9.5%	17	\$351,000	17.0%	\$361
Huntington Beach	92647	10	13	0	24	\$561,000	7.9%	3	\$235,000	6.8%	\$364
Huntington Beach	92648	17	13	1	28	\$793,000	-13.7%	12	\$388,000	-10.7%	\$380
Huntington Beach	92649	12	16	1	12	\$628,000	-6.0%	15	\$321,000	-11.4%	\$404
Irvine	92602	5	9	1	8	\$808,000	8.5%	8	\$534,000	8.9%	n/a
Irvine	92603	4	18	0	14	\$1,257,000	-5.2%	9	\$600,000	15.3%	\$434
Irvine	92604	8	17	0	6	\$516,000	-4.5%	13	\$390,000	-15.7%	\$378
Irvine	92606	6	4	0	9	\$635,000	-3.8%	5	\$380,000	-7.9%	\$348
Irvine	92612	16	10	0	11	\$545,000	-1.4%	20	\$373,000	-2.2%	\$342
Irvine	92614	4	18	1	7	\$780,000	1.0%	13	\$350,000	-10.3%	\$353
Irvine	92618	3	7	0	7	\$980,000	168.4%	9	\$571,000	14.2%	\$396
Irvine	92620	14	17	7	24	\$718,000	-10.0%	16	\$522,000	23.2%	\$344
La Habra	90631	31	50	8	35	\$413,000	31.0%	13	\$198,000	15.5%	\$248

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La Palma	90623	11	9	0	8	\$400,000	-27.9%	n/a	n/a	n/a	\$275
Ladera Ranch	92694	29	38	2	20	\$823,000	9.7%	23	\$355,000	-3.0%	n/a
Laguna Beach	92651	13	27	5	24	\$1,375,000	17.0%	1	n/a	n/a	\$1,150
Laguna Hills	92653	16	31	2	22	\$653,000	-7.2%	12	\$244,000	4.7%	\$295
Laguna Niguel	92677	59	62	4	40	\$617,000	-3.5%	30	\$281,000	7.6%	\$310
Laguna Woods	92637	7	14	6	n/a	n/a	n/a	32	\$176,000	-16.3%	n/a
Lake Forest	92630	20	66	5	36	\$511,000	8.7%	32	\$255,000	10.3%	\$273
Los Alamitos	90720	3	12	1	15	\$739,000	-0.1%	n/a	n/a	n/a	\$436
Midway City	92655	1	3	0	4	\$360,000	-28.0%	1	\$230,000	n/a	\$363
Mission Viejo	92691	26	49	4	45	\$492,000	-1.1%	14	\$237,000	11.5%	\$309
Mission Viejo	92692	27	34	1	38	\$583,000	6.6%	14	\$381,000	1.5%	\$281
Newport Beach	92660	11	18	2	30	\$1,558,000	21.3%	6	\$880,000	-9.7%	\$525
Newport Beach	92661	1	2	0	3	\$1,465,000	n/a	1	\$775,000	-75.9%	\$996
Newport Beach	92663	5	14	1	15	\$1,213,000	-26.8%	12	\$408,000	7.2%	\$870
Newport Coast	92657	8	11	1	15	\$1,640,000	-17.0%	9	\$695,000	-9.2%	n/a
Orange	92865	12	9	3	11	\$446,000	-10.7%	5	\$237,000	28.1%	\$304
Orange	92866	2	2	0	7	\$529,000	2.7%	4	\$245,000	n/a	\$338
Orange	92867	16	25	2	31	\$550,000	21.5%	2	\$388,000	2.1%	\$314
Orange	92868	12	14	1	10	\$368,000	22.5%	1	\$532,000	n/a	\$276
Orange	92869	14	29	2	21	\$571,000	0.8%	10	\$369,000	49.2%	\$288
Placentia	92870	18	16	2	24	\$479,000	-0.8%	6	\$323,000	-10.4%	\$251
Rancho Santa Margarita	92688	34	40	0	26	\$504,000	9.4%	34	\$250,000	-8.6%	\$295
San Clemente	92672	10	22	3	16	\$648,000	-3.6%	10	\$463,000	26.8%	\$506
San Clemente	92673	16	39	2	34	\$818,000	6.6%	13	\$370,000	-22.4%	\$314
San Juan Capistrano	92675	18	23	1	30	\$524,000	-1.4%	17	\$150,000	-1.8%	\$256
Santa Ana	92701	16	38	8	6	\$310,000	26.5%	22	\$115,000	15.0%	\$153
Santa Ana	92703	23	35	2	27	\$311,000	25.5%	4	\$123,000	21.8%	\$256
Santa Ana	92704	29	44	3	39	\$340,000	6.3%	16	\$127,000	-2.7%	\$252
Santa Ana	92705	15	32	3	27	\$655,000	19.1%	9	\$135,000	26.2%	\$329
Santa Ana	92706	9	16	1	12	\$515,000	37.3%	2	\$145,000	31.8%	\$271
Santa Ana	92707	23	51	6	33	\$290,000	23.4%	11	\$150,000	9.5%	\$253
Seal Beach	90740	2	8	0	7	\$705,000	-3.4%	1	\$231,000	-5.3%	\$441
Silverado	92676	0	4	1	2	\$390,000	56.3%	n/a	n/a	n/a	\$279
Stanton	90680	14	20	3	23	\$300,000	18.8%	7	\$235,000	5.6%	\$245
Sunset Beach	90742	0	1	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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Trabuco Canyon	92679	27	36	4	33	\$705,000	0.7%	11	\$288,000	14.1%	\$274
Tustin	92780	19	40	2	19	\$507,000	23.7%	12	\$180,000	14.3%	\$285
Tustin	92782	10	25	4	16	\$823,000	7.5%	17	\$450,000	12.5%	\$306
Villa Park	92861	1	4	0	8	\$858,000	-8.7%	n/a	n/a	n/a	\$281
Westminster	92683	23	46	2	34	\$438,000	3.9%	4	\$143,000	16.3%	\$289
Yorba Linda	92886	9	31	1	42	\$605,000	-4.2%	12	\$275,000	-8.3%	\$277
Yorba Linda	92887	7	16	1	17	\$745,000	10.1%	7	\$260,000	6.1%	\$264