

MARCH 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	640	1871	202	1601	\$432,000	\$575,000	-24.30%	723	\$252,000	\$370,000	-32.80%	\$0
Aliso Viejo	92656	14	48	3	14	\$520,000	\$580,000	-26.50%	35	\$328,000	\$413,000	-15.50%	\$270
Anaheim	92801	15	50	6	18	\$290,000	\$385,000	-27.40%	6	\$124,000	\$238,000	-42.60%	\$214
Anaheim	92802	4	23	3	14	\$343,000	\$443,000	-16.50%	5	\$240,000	\$0	-21.80%	\$221
Anaheim	92804	30	60	10	41	\$325,000	\$450,000	-13.30%	15	\$137,000	\$291,000	-45.80%	\$233
Anaheim	92805	23	52	4	35	\$280,000	\$405,000	-26.30%	6	\$135,000	\$325,000	-30.80%	\$247
Anaheim	92806	11	27	4	20	\$430,000	\$440,000	-4.40%	9	\$208,000	\$0	-21.70%	\$237
Anaheim Hills	92807	7	24	3	30	\$475,000	\$635,000	-1.60%	9	\$445,000	\$0	45.40%	\$212
Anaheim Hills	92808	7	15	3	12	\$600,000	\$640,000	-16.40%	10	\$355,000	\$385,000	-6.60%	\$261
Balboa Island	92662	0	0	0	1	\$1,700,000	\$2,130,000	-44.50%	0	\$0	\$0	0	\$291
Brea	92821	7	12	2	24	\$540,000	\$490,000	-6.10%	3	\$328,000	\$0	-10.30%	\$1,086
Brea	92823	1	2	0	11	\$550,000	\$563,000	44.30%	0	\$0	\$0	0	\$258
Buena Park	90620	20	38	5	35	\$345,000	\$424,000	-20.80%	0	\$0	\$0	0	\$45
Buena Park	90621	5	18	2	16	\$325,000	\$395,000	-20.80%	5	\$270,000	\$390,000	-5.40%	\$254
Capistrano Beach	92624	3	7	1	9	\$482,000	\$1,437,000	-84.00%	0	\$0	\$677,000	0	\$237
Corona del Mar	92625	1	3	0	5	\$2,905,000	\$2,375,000	33.00%	3	\$840,000	\$2,495,000	-35.40%	\$474
Costa Mesa	92626	4	21	1	29	\$498,000	\$551,000	-6.30%	12	\$345,000	\$462,000	-1.40%	\$1,570
Costa Mesa	92627	8	17	1	23	\$420,000	\$550,000	-32.80%	5	\$304,000	\$436,000	-25.90%	\$298
Cypress	90630	5	12	0	28	\$460,000	\$571,000	-9.80%	5	\$295,000	\$407,000	-24.40%	\$379
Dana Point	92629	6	14	1	10	\$575,000	\$750,000	-24.90%	11	\$430,000	\$525,000	-19.60%	\$271
Foothill Ranch	92610	2	12	2	4	\$575,000	\$708,000	-1.80%	6	\$250,000	\$338,000	-2.10%	\$424
Fountain Valley	92708	8	25	4	24	\$545,000	\$560,000	-6.00%	3	\$220,000	\$205,000	-36.80%	\$0
Fullerton	92831	5	12	1	12	\$510,000	\$495,000	-8.90%	8	\$223,000	\$320,000	-32.00%	\$317
Fullerton	92832	7	19	4	12	\$305,000	\$405,000	-21.50%	1	\$177,000	\$0	27.80%	\$269
Fullerton	92833	15	46	5	27	\$358,000	\$620,000	-16.40%	12	\$282,000	\$400,000	-39.40%	\$264
Fullerton	92835	5	16	2	16	\$705,000	\$650,000	9.30%	5	\$290,000	\$330,000	-24.80%	\$287
Garden Grove	92840	18	41	2	35	\$348,000	\$415,000	-8.60%	5	\$180,000	\$279,000	0	\$275
Garden Grove	92841	9	20	2	24	\$350,000	\$435,000	-21.30%	2	\$210,000	\$0	-40.80%	\$264
Garden Grove	92843	15	30	4	25	\$335,000	\$480,000	-19.50%	13	\$153,000	\$317,000	-40.60%	\$257
Garden Grove	92844	8	17	3	8	\$366,000	\$428,000	-10.10%	2	\$265,000	\$250,000	-8.60%	\$270
Garden Grove	92845	1	7	2	4	\$529,000	\$506,000	-0.30%	1	\$201,000	\$309,000	0	\$275
Huntington Beach	92646	9	24	1	29	\$535,000	\$633,000	-23.60%	16	\$349,000	\$394,000	-12.20%	\$388
Huntington Beach	92647	5	16	1	25	\$533,000	\$550,000	-4.90%	4	\$253,000	\$331,000	-24.60%	\$323
Huntington Beach	92648	2	14	3	26	\$822,000	\$822,000	-0.60%	10	\$374,000	\$537,000	-21.60%	\$355
Huntington Beach	92649	5	12	3	13	\$818,000	\$650,000	-20.70%	3	\$520,000	\$425,000	36.80%	\$412
Irvine	92602	2	11	2	11	\$730,000	\$735,000	-12.00%	9	\$520,000	\$512,000	1.00%	\$397
Irvine	92603	4	7	0	8	\$1,113,000	\$1,568,000	-35.00%	12	\$515,000	\$632,000	-19.90%	\$0
Irvine	92604	5	5	0	13	\$598,000	\$645,000	-3.60%	6	\$328,000	\$530,000	-28.00%	\$489
Irvine	92606	3	3	0	6	\$665,000	\$838,000	-0.70%	6	\$387,000	\$401,000	-23.30%	\$377
Irvine	92612	2	17	4	5	\$498,000	\$765,000	9.50%	12	\$410,000	\$430,000	-34.00%	\$290
Irvine	92614	4	11	1	3	\$725,000	\$835,000	3.60%	10	\$329,000	\$425,000	-28.50%	\$288
Irvine	92618	0	6	1	2	\$743,000	\$0	31.50%	4	\$382,000	\$535,000	-13.90%	\$360
Irvine	92620	3	19	2	17	\$683,000	\$815,000	-15.80%	6	\$480,000	\$530,000	-6.40%	\$0
La Habra	90631	21	55	2	47	\$346,000	\$500,000	-19.10%	8	\$171,000	\$283,000	-18.60%	\$368

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	
La Palma	90623	4	7	2	5	\$525,000	\$490,000	-9.70%	0	\$0	\$0	0	\$243
Ladera Ranch	92694	10	26	2	26	\$648,000	\$1,160,000	-15.50%	19	\$350,000	\$389,000	-19.50%	\$268
Laguna Beach	92651	2	8	2	14	\$1,143,000	\$2,150,000	-30.80%	2	\$360,000	\$0	-35.00%	\$0
Laguna Hills	92653	9	21	2	14	\$505,000	\$1,013,000	-28.10%	12	\$255,000	\$352,000	2.80%	\$1,194
Laguna Niguel	92677	14	54	7	36	\$711,000	\$829,000	-24.00%	24	\$283,000	\$303,000	-29.90%	\$285
Laguna Woods	92637	0	2	0	0	\$0	\$0	0	21	\$260,000	\$265,000	15.60%	\$328
Lake Forest	92630	13	53	5	36	\$430,000	\$650,000	-25.20%	36	\$206,000	\$281,000	-30.90%	\$0
Los Alamitos	90720	0	8	0	11	\$643,000	\$740,000	-13.90%	2	\$404,000	\$398,000	3.60%	\$251
Midway City	92655	1	2	0	5	\$400,000	\$0	-13.00%	2	\$219,000	\$0	0	\$374
Mission Viejo	92691	16	44	1	30	\$485,000	\$515,000	-10.20%	18	\$225,000	\$349,000	-10.60%	\$364
Mission Viejo	92692	12	31	2	31	\$425,000	\$635,000	-34.80%	17	\$384,000	\$480,000	-1.70%	\$274
Newport Beach	92660	6	8	1	11	\$850,000	\$1,370,000	-29.00%	2	\$770,000	\$1,800,000	-54.30%	\$276
Newport Beach	92661	1	1	1	3	\$1,327,000	\$0	-16.00%	0	\$0	\$0	0	\$524
Newport Beach	92663	5	13	1	6	\$1,520,000	\$1,710,000	-53.20%	4	\$518,000	\$490,000	-6.80%	\$704
Newport Coast	92657	3	3	0	5	\$2,785,000	\$1,811,000	-18.30%	5	\$900,000	\$0	-3.70%	\$624
Orange	92865	7	16	3	17	\$400,000	\$465,000	-20.00%	1	\$120,000	\$0	0	\$0
Orange	92866	1	4	0	7	\$445,000	\$516,000	2.80%	2	\$171,000	\$0	-70.80%	\$268
Orange	92867	14	29	1	35	\$473,000	\$635,000	-24.40%	1	\$405,000	\$513,000	-10.00%	\$363
Orange	92868	5	17	2	12	\$302,000	\$420,000	-18.50%	0	\$0	\$198,000	0	\$259
Orange	92869	11	24	4	20	\$560,000	\$705,000	-23.90%	7	\$224,000	\$360,000	-17.90%	\$309
Placentia	92870	9	26	4	32	\$385,000	\$565,000	-27.40%	5	\$180,000	\$318,000	-25.90%	\$282
Rancho St. Margarita	92688	7	55	5	27	\$457,000	\$535,000	-7.70%	34	\$280,000	\$328,000	-17.60%	\$237
San Clemente	92672	11	23	5	16	\$631,000	\$674,000	-23.50%	11	\$395,000	\$424,000	-24.90%	\$274
San Clemente	92673	11	24	4	18	\$750,000	\$795,000	-5.90%	5	\$400,000	\$430,000	-14.40%	\$382
San Juan Capistrano	92675	7	24	2	25	\$408,000	\$760,000	-17.60%	9	\$143,000	\$265,000	-42.20%	\$333
Santa Ana	92701	9	28	7	18	\$200,000	\$270,000	-46.30%	34	\$95,000	\$178,000	-53.30%	\$240
Santa Ana	92703	10	51	5	38	\$250,000	\$414,000	-32.70%	20	\$110,000	\$227,000	-60.20%	\$194
Santa Ana	92704	20	84	5	45	\$300,000	\$440,000	-24.10%	41	\$125,000	\$221,000	-37.90%	\$206
Santa Ana	92705	10	22	1	28	\$506,000	\$550,000	-42.90%	2	\$88,000	\$0	-35.30%	\$237
Santa Ana	92706	10	24	4	20	\$348,000	\$461,000	-17.30%	3	\$120,000	\$255,000	-39.10%	\$271
Santa Ana	92707	18	60	5	42	\$250,000	\$430,000	-33.10%	13	\$131,000	\$236,000	-63.40%	\$257
Seal Beach	90740	1	1	0	3	\$703,000	\$803,000	-7.30%	0	\$0	\$375,000	0	\$230
Silverado	92676	0	3	0	4	\$369,000	\$575,000	183.50%	0	\$0	\$0	0	\$341
Stanton	90680	9	25	6	18	\$265,000	\$377,000	-27.20%	6	\$220,000	\$252,000	-8.50%	\$274
Sunset Beach	90742	0	0	0	0	\$0	\$0	0	0	\$0	\$0	0	\$241
Surfside	90743	0	0	0	0	\$0	\$0	0	0	\$0	\$0	0	\$0
Trabuco Canyon	92678	0	0	0	2	\$391,000	\$0	0	0	\$0	\$0	0	\$0
Trabuco Canyon	92679	10	29	2	29	\$715,000	\$850,000	-7.70%	11	\$347,000	\$355,000	-4.30%	\$377
Tustin	92780	5	43	5	19	\$492,000	\$512,000	15.80%	18	\$185,000	\$260,000	-35.40%	\$271