

MAY 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 |
| Countywide | ALL | 1002 | 1775 | 208 | 1782 | \$475 | -11.5% | 758 | \$264 | -25.5% | \$279 |
| Aliso Viejo | 92656 | 19 | 55 | 1 | 19 | \$570 | -4.6% | 40 | \$350 | -18.6% | \$181 |
| Anaheim | 92801 | 24 | 40 | 4 | 25 | \$276 | -25.0% | 7 | \$159 | -46.1% | \$215 |
| Anaheim | 92802 | 11 | 25 | 4 | 16 | \$343 | -16.5% | 5 | \$184 | -40.3% | \$243 |
| Anaheim | 92804 | 30 | 62 | 11 | 40 | \$305 | -23.8% | 10 | \$150 | -19.5% | \$240 |
| Anaheim | 92805 | 38 | 45 | 5 | 40 | \$278 | -23.1% | 9 | \$130 | -40.9% | \$225 |
| Anaheim | 92806 | 13 | 21 | 1 | 12 | \$359 | -15.4% | 3 | \$204 | n/a | \$235 |
| Anaheim Hills | 92807 | 24 | 22 | 1 | 29 | \$493 | -5.3% | 5 | \$376 | 60.0% | \$256 |
| Anaheim Hills | 92808 | 4 | 15 | 2 | 13 | \$660 | -12.0% | 10 | \$350 | -10.9% | \$325 |
| Balboa Island | 92662 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Brea | 92821 | 12 | 14 | 3 | 14 | \$498 | 5.4% | n/a | n/a | n/a | \$283 |
| Brea | 92823 | 4 | 1 | n/a | 5 | \$574 | 10.9% | n/a | n/a | n/a | \$294 |
| Buena Park | 90620 | 19 | 26 | 4 | 34 | \$355 | -11.3% | 1 | \$165 | -48.2% | \$269 |
| Buena Park | 90621 | 20 | 21 | 2 | 15 | \$299 | -24.3% | 3 | \$340 | 5.4% | \$217 |
| Capistrano Beach | 92624 | 8 | 8 | n/a | 12 | \$530 | n/a | n/a | n/a | n/a | \$399 |
| Corona del Mar | 92625 | 1 | 2 | 1 | 6 | \$1,548 | -28.4% | 3 | \$1,125 | 24.3% | \$649 |
| Costa Mesa | 92626 | 10 | 21 | 2 | 24 | \$540 | -0.5% | 4 | \$307 | -14.1% | \$332 |
| Costa Mesa | 92627 | 12 | 30 | 4 | 26 | \$550 | -0.7% | 11 | \$403 | -5.8% | \$389 |
| Cypress | 90630 | 16 | 18 | 1 | 27 | \$495 | 6.9% | 4 | \$324 | 9.7% | \$295 |
| Dana Point | 92629 | 7 | 24 | 6 | 19 | \$810 | -2.6% | 8 | \$467 | 26.2% | \$394 |
| Foothill Ranch | 92610 | 3 | 10 | n/a | 8 | \$619 | 16.7% | 7 | \$245 | -40.4% | n/a |
| Fountain Valley | 92708 | 22 | 22 | 1 | 25 | \$563 | -7.7% | 4 | \$270 | n/a | \$319 |
| Fullerton | 92831 | 6 | 12 | n/a | 23 | \$475 | -19.8% | 5 | \$290 | -24.6% | \$286 |
| Fullerton | 92832 | 3 | 13 | 4 | 8 | \$309 | -38.2% | 1 | \$180 | n/a | \$227 |
| Fullerton | 92833 | 26 | 37 | 2 | 34 | \$340 | -49.6% | 13 | \$337 | -20.6% | \$264 |
| Fullerton | 92835 | 8 | 7 | 1 | 15 | \$585 | -21.0% | 3 | \$292 | -21.6% | \$299 |
| Garden Grove | 92840 | 39 | 40 | 3 | 41 | \$325 | -17.7% | 4 | \$185 | -16.9% | \$264 |
| Garden Grove | 92841 | 12 | 18 | 1 | 22 | \$381 | -8.7% | 1 | \$288 | 2.9% | \$261 |
| Garden Grove | 92843 | 23 | 21 | 3 | 26 | \$320 | -17.9% | 6 | \$178 | -39.7% | \$286 |
| Garden Grove | 92844 | 12 | 16 | 1 | 14 | \$258 | -40.2% | 5 | \$275 | 3.4% | \$210 |
| Garden Grove | 92845 | 8 | 11 | n/a | 7 | \$440 | -17.0% | n/a | n/a | n/a | \$252 |
| Huntington Beach | 92646 | 18 | 25 | 6 | 32 | \$575 | -11.5% | 15 | \$305 | -26.9% | \$382 |
| Huntington Beach | 92647 | 11 | 12 | 1 | 29 | \$480 | -16.2% | 5 | \$231 | -27.8% | \$348 |
| Huntington Beach | 92648 | 11 | 14 | 3 | 34 | \$782 | -22.2% | 4 | \$450 | -15.7% | \$469 |
| Huntington Beach | 92649 | 10 | 14 | 2 | 12 | \$575 | -16.1% | 9 | \$305 | -17.0% | \$365 |
| Irvine | 92602 | 4 | 9 | 2 | 9 | \$822 | 12.6% | 13 | \$491 | -5.4% | n/a |
| Irvine | 92603 | 3 | 13 | 2 | 14 | \$1,390 | 18.9% | 18 | \$611 | -11.4% | \$446 |
| Irvine | 92604 | 4 | 13 | 1 | 13 | \$565 | -6.6% | 8 | \$397 | -6.2% | \$356 |
| Irvine | 92606 | 3 | 4 | n/a | 6 | \$647 | -8.9% | 8 | \$397 | -22.6% | \$275 |
| Irvine | 92612 | 2 | 9 | 3 | 13 | \$500 | -6.2% | 3 | \$845 | 83.7% | \$320 |
| Irvine | 92614 | 1 | 8 | n/a | 11 | \$671 | -1.3% | 13 | \$430 | 14.7% | \$326 |
| Irvine | 92618 | n/a | 5 | n/a | 5 | \$410 | 2.5% | 9 | \$436 | -23.1% | \$363 |
| Irvine | 92620 | 10 | 13 | 1 | 27 | \$710 | -5.3% | 20 | \$455 | -18.7% | \$330 |
| La Habra | 90631 | 32 | 40 | 6 | 30 | \$390 | 2.1% | 9 | \$140 | -47.0% | \$257 |

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| La Palma | 90623 | 3 | 5 | n/a | 7 | \$525 | -9.1% | 1 | \$360 | 5.9% | \$300 |
| Ladera Ranch | 92694 | 13 | 29 | 4 | 33 | \$660 | -14.0% | 13 | \$368 | -7.8% | n/a |
| Laguna Beach | 92651 | 10 | 15 | 3 | 24 | \$1,040 | -32.9% | n/a | n/a | n/a | \$1,004 |
| Laguna Hills | 92653 | 8 | 27 | n/a | 16 | \$626 | -3.7% | 13 | \$185 | -40.3% | \$292 |
| Laguna Niguel | 92677 | 29 | 48 | 6 | 42 | \$668 | -10.4% | 32 | \$240 | -31.4% | \$314 |
| Laguna Woods | 92637 | 2 | 7 | n/a | n/a | n/a | n/a | 13 | \$230 | 7.0% | n/a |
| Lake Forest | 92630 | 27 | 42 | 6 | 22 | \$488 | -3.5% | 20 | \$210 | -27.2% | \$279 |
| Los Alamitos | 90720 | 9 | 1 | 1 | 10 | \$649 | -25.8% | 1 | \$413 | 18.0% | \$409 |
| Midway City | 92655 | 1 | 6 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Mission Viejo | 92691 | 27 | 27 | 4 | 28 | \$458 | -11.2% | 16 | \$194 | -19.9% | \$291 |
| Mission Viejo | 92692 | 11 | 28 | 3 | 30 | \$553 | -13.0% | 11 | \$338 | -15.3% | \$280 |
| Newport Beach | 92660 | 6 | 11 | 2 | 19 | \$1,203 | -22.0% | 8 | \$575 | -54.9% | \$540 |
| Newport Beach | 92661 | n/a | n/a | n/a | 4 | \$1,375 | n/a | 1 | \$2,100 | n/a | \$1,226 |
| Newport Beach | 92663 | 7 | 17 | 4 | 3 | \$1,160 | -3.3% | 8 | \$458 | -21.3% | \$728 |
| Newport Coast | 92657 | 4 | 9 | n/a | 6 | \$1,734 | 2.4% | 3 | \$700 | -71.7% | n/a |
| Orange | 92865 | 8 | 18 | 3 | 8 | \$355 | -18.4% | 4 | \$184 | -33.1% | \$212 |
| Orange | 92866 | 3 | n/a | n/a | 5 | \$510 | 10.3% | 1 | \$108 | -77.0% | \$344 |
| Orange | 92867 | 12 | 26 | 2 | 24 | \$488 | -3.5% | 3 | \$435 | -8.7% | \$283 |
| Orange | 92868 | 5 | 14 | 3 | 9 | \$370 | 9.6% | 4 | \$167 | -20.7% | \$291 |
| Orange | 92869 | 6 | 29 | 3 | 28 | \$503 | -19.6% | 12 | \$298 | -13.0% | \$263 |
| Placentia | 92870 | 18 | 31 | 9 | 30 | \$440 | -9.3% | 10 | \$298 | 32.2% | \$262 |
| Rancho St. Margarita | 92688 | 17 | 45 | 5 | 25 | \$495 | -10.0% | 33 | \$247 | -13.5% | \$282 |
| San Clemente | 92672 | 16 | 12 | 1 | 22 | \$580 | -31.8% | 6 | \$371 | -18.8% | \$406 |
| San Clemente | 92673 | 11 | 33 | 5 | 20 | \$691 | -14.7% | 6 | \$423 | -6.5% | \$276 |
| San Juan Capistrano | 92675 | 14 | 34 | 4 | 18 | \$400 | -13.0% | 10 | \$140 | -28.2% | \$261 |
| Santa Ana | 92701 | 11 | 39 | 6 | 9 | \$207 | -46.2% | 28 | \$108 | -45.2% | \$199 |
| Santa Ana | 92703 | 15 | 31 | 4 | 42 | \$243 | -24.3% | 12 | \$79 | -57.3% | \$221 |
| Santa Ana | 92704 | 21 | 75 | 7 | 34 | \$330 | -3.4% | 15 | \$135 | -37.8% | \$226 |
| Santa Ana | 92705 | 12 | 19 | 3 | 19 | \$575 | -14.0% | 20 | \$84 | -38.1% | \$241 |
| Santa Ana | 92706 | 10 | 20 | 3 | 19 | \$350 | -29.9% | 3 | \$120 | -44.6% | \$259 |
| Santa Ana | 92707 | 22 | 52 | 2 | 52 | \$260 | -23.5% | 19 | \$154 | -13.2% | \$231 |
| Seal Beach | 90740 | n/a | 4 | n/a | 10 | \$830 | -2.5% | 2 | \$321 | -1.6% | \$563 |
| Silverado | 92676 | n/a | 2 | 1 | 5 | \$287 | -2.9% | n/a | n/a | n/a | \$336 |
| Stanton | 90680 | 7 | 25 | 2 | 17 | \$310 | -4.6% | 10 | \$218 | -22.0% | \$259 |
| Sunset Beach | 90742 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Surfside | 90743 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Trabuco Canyon | 92678 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Trabuco Canyon | 92679 | 17 | 27 | 2 | 39 | \$805 | 8.1% | 11 | \$317 | -2.6% | \$259 |
| Tustin | 92780 | 17 | 28 | 3 | 19 | \$428 | -16.1% | 18 | \$175 | -30.0% | \$266 |
| Tustin | 92782 | 9 | 15 | n/a | 18 | \$758 | -13.4% | 12 | \$448 | 1.7% | \$291 |
| Villa Park | 92861 | 1 | n/a | n/a | 3 | \$1,087 | -9.5% | n/a | n/a | n/a | \$385 |
| Westminster | 92683 | 24 | 42 | 5 | 55 | \$420 | -5.6% | 5 | \$115 | -28.1% | \$292 |
| Yorba Linda | 92886 | 23 | 37 | 6 | 38 | \$535 | -29.4% | 5 | \$349 | 9.1% | \$327 |
| Yorba Linda | 92887 | 3 | 9 | 1 | 13 | \$650 | -9.8% | 3 | \$522 | 73.8% | \$265 |