

# MAY 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.
<b>Countywide</b>	<b>ALL</b>	<b>1,283</b>	<b>1,625</b>	<b>187</b>	<b>2,015</b>	<b>\$515,000</b>	<b>8.4%</b>	<b>942</b>	<b>\$305,000</b>	<b>15.7%</b>	<b>\$296</b>
Aliso Viejo	92656	50	44	8	21	\$570,000	7.0%	68	\$350,000	0.0%	\$210
Anaheim	92801	22	34	6	33	\$350,000	24.8%	12	\$295,000	86.1%	\$268
Anaheim	92802	17	18	4	21	\$347,000	2.1%	4	\$283,000	53.5%	\$246
Anaheim	92804	18	48	4	36	\$360,000	16.1%	11	\$165,000	6.5%	\$254
Anaheim	92805	30	36	7	32	\$328,000	19.1%	6	\$235,000	80.8%	\$243
Anaheim	92806	12	14	1	17	\$395,000	10.2%	n/a	n/a	n/a	\$239
Anaheim Hills	92807	16	32	8	32	\$465,000	-5.6%	1	\$185,000	-50.8%	\$268
Anaheim Hills	92808	8	14	0	16	\$570,000	-13.6%	14	\$323,000	-7.9%	\$289
Balboa Island	92662	0	2	0	6	\$1,918,000	n/a	n/a	n/a	n/a	\$1,728
Brea	92821	14	17	4	20	\$453,000	-9.1%	3	\$308,000	n/a	\$260
Brea	92823	1	3	0	2	\$557,000	-2.9%	n/a	n/a	n/a	n/a
Buena Park	90620	21	36	5	41	\$375,000	5.6%	2	\$181,000	9.5%	\$283
Buena Park	90621	9	21	4	17	\$362,000	21.1%	5	\$270,000	-20.6%	\$256
Capistrano Beach	92624	4	7	0	12	\$553,000	4.2%	2	\$183,000	n/a	\$439
Corona del Mar	92625	8	3	0	13	\$1,820,000	17.6%	3	\$985,000	12.3%	\$735
Costa Mesa	92626	12	21	3	18	\$525,000	-2.3%	8	\$345,000	12.3%	\$333
Costa Mesa	92627	22	27	1	25	\$465,000	-14.3%	13	\$365,000	-9.3%	\$363
Cypress	90630	19	14	2	36	\$453,000	-8.6%	8	\$284,000	-12.3%	\$301
Dana Point	92629	15	17	1	27	\$715,000	-8.3%	17	\$280,000	-39.7%	\$371
Foothill Ranch	92610	7	6	1	13	\$553,000	-3.8%	8	\$203,000	-17.3%	\$262
Fountain Valley	92708	27	16	2	51	\$609,000	7.3%	3	\$159,000	-41.1%	\$317
Fullerton	92831	9	14	4	16	\$470,000	1.9%	6	\$250,000	-13.8%	\$297
Fullerton	92832	9	8	0	13	\$342,000	10.7%	4	\$190,000	5.6%	\$247
Fullerton	92833	20	37	4	47	\$385,000	13.2%	20	\$293,000	-20.1%	\$268
Fullerton	92835	8	9	1	16	\$680,000	16.3%	7	\$228,000	-22.1%	\$306
Garden Grove	92840	22	32	3	37	\$350,000	7.7%	6	\$225,000	21.6%	\$255
Garden Grove	92841	11	31	5	17	\$400,000	5.0%	8	\$238,000	-17.5%	\$265
Garden Grove	92843	13	22	0	20	\$346,000	6.1%	11	\$155,000	-12.8%	\$293
Garden Grove	92844	12	12	1	24	\$360,000	35.8%	6	\$274,000	-0.4%	\$256
Garden Grove	92845	4	5	1	11	\$510,000	13.3%	2	\$230,000	n/a	\$375
Huntington Beach	92646	16	27	2	50	\$596,000	3.0%	19	\$371,000	21.5%	\$353
Huntington Beach	92647	14	14	1	28	\$521,000	8.5%	6	\$270,000	16.9%	\$360
Huntington Beach	92648	12	36	3	31	\$875,000	10.1%	11	\$490,000	12.0%	\$370
Huntington Beach	92649	19	11	2	18	\$624,000	8.4%	13	\$448,000	39.8%	\$421
Irvine	92602	7	12	2	17	\$770,000	-6.3%	20	\$508,000	4.1%	n/a
Irvine	92603	1	11	0	20	\$1,530,000	10.1%	11	\$590,000	-3.4%	\$480
Irvine	92604	4	10	0	12	\$555,000	-0.9%	13	\$450,000	13.4%	\$347
Irvine	92606	4	6	0	6	\$638,000	-1.5%	14	\$368,000	-10.2%	\$347
Irvine	92612	9	11	0	8	\$498,000	-1.5%	30	\$410,000	-30.8%	\$369
Irvine	92614	9	11	1	11	\$680,000	1.3%	13	\$430,000	0.0%	\$344
Irvine	92618	13	9	6	8	\$668,000	62.8%	9	\$480,000	10.0%	\$369
Irvine	92620	12	16	2	27	\$709,000	-0.8%	13	\$515,000	-2.8%	\$345
La Habra	90631	35	43	5	44	\$380,000	-3.8%	17	\$175,000	14.4%	\$265



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La Palma	90623	4	10	0	16	\$541,000	2.1%	1	\$267,000	-25.8%	\$278
Ladera Ranch	92694	27	29	2	43	\$615,000	-6.8%	19	\$395,000	7.3%	n/a
Laguna Beach	92651	15	7	1	38	\$985,000	-6.2%	5	\$595,000	n/a	\$972
Laguna Hills	92653	22	22	0	19	\$580,000	-7.6%	15	\$275,000	37.5%	\$265
Laguna Niguel	92677	35	41	3	55	\$635,000	-2.3%	38	\$267,000	1.1%	\$325
Laguna Woods	92637	12	4	2	n/a	n/a	n/a	22	\$165,000	-28.3%	n/a
Lake Forest	92630	30	34	4	34	\$492,000	7.4%	37	\$250,000	19.0%	\$295
Los Alamitos	90720	7	7	2	13	\$629,000	-3.1%	2	\$387,000	-6.4%	\$428
Midway City	92655	2	5	1	3	\$353,000	n/a	3	\$226,000	n/a	\$370
Mission Viejo	92691	35	35	3	39	\$485,000	6.0%	14	\$240,000	24.0%	\$296
Mission Viejo	92692	45	31	1	53	\$593,000	6.8%	14	\$419,000	23.1%	\$271
Newport Beach	92660	10	15	0	31	\$1,010,000	-4.7%	9	\$570,000	-0.9%	\$471
Newport Beach	92661	1	1	0	9	\$1,620,000	17.8%	1	\$650,000	-69.0%	\$1,612
Newport Beach	92663	13	18	1	9	\$1,633,000	40.7%	15	\$515,000	6.2%	\$844
Newport Coast	92657	9	3	0	19	\$2,550,000	40.3%	6	\$635,000	-3.8%	\$879
Orange	92865	12	12	0	13	\$440,000	16.6%	3	\$380,000	107.1%	\$274
Orange	92866	2	6	0	7	\$486,000	2.3%	4	\$303,000	180.1%	\$424
Orange	92867	15	15	1	31	\$525,000	16.7%	4	\$308,000	-29.3%	\$312
Orange	92868	6	11	2	11	\$370,000	0.0%	3	\$170,000	2.1%	\$315
Orange	92869	25	22	4	27	\$496,000	0.2%	10	\$333,000	11.6%	\$269
Placentia	92870	11	24	3	36	\$508,000	15.3%	12	\$280,000	-5.9%	\$258
Rancho Santa Margarita	92688	34	36	4	30	\$475,000	-4.0%	62	\$316,000	28.2%	\$335
San Clemente	92672	17	20	4	23	\$602,000	4.7%	15	\$435,000	27.9%	\$379
San Clemente	92673	21	24	2	38	\$655,000	-6.3%	11	\$498,000	17.9%	\$311
San Juan Capistrano	92675	14	31	6	40	\$586,000	46.5%	10	\$177,000	19.3%	\$285
Santa Ana	92701	23	34	6	12	\$288,000	47.4%	17	\$120,000	21.2%	\$218
Santa Ana	92703	21	36	5	27	\$318,000	29.3%	3	\$217,000	164.6%	\$252
Santa Ana	92704	26	45	5	43	\$327,000	-0.2%	27	\$140,000	0.4%	\$257
Santa Ana	92705	15	15	1	32	\$640,000	48.8%	12	\$280,000	211.1%	\$309
Santa Ana	92706	22	15	2	20	\$435,000	24.1%	n/a	n/a	n/a	\$277
Santa Ana	92707	27	36	1	36	\$288,000	10.6%	17	\$136,000	-11.7%	\$249
Seal Beach	90740	2	5	0	12	\$770,000	-7.2%	7	\$290,000	-9.7%	\$585
Silverado	92676	1	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Stanton	90680	12	25	4	9	\$275,000	-14.1%	3	\$297,000	36.6%	\$218
Sunset Beach	90742	0	0	0	1	\$860,000	n/a	n/a	n/a	n/a	\$575
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	21	32	3	27	\$680,000	-14.7%	15	\$258,000	-18.5%	\$283
Tustin	92780	20	28	4	32	\$460,000	7.5%	16	\$184,000	9.9%	\$297
Tustin	92782	12	12	1	13	\$800,000	5.5%	19	\$403,000	-10.4%	\$311
Villa Park	92861	1	5	0	9	\$1,050,000	-3.4%	n/a	n/a	n/a	\$350
Westminster	92683	30	25	2	57	\$425,000	3.7%	4	\$185,000	60.6%	\$287
Yorba Linda	92886	21	18	1	50	\$720,000	34.6%	12	\$250,000	-6.8%	\$316
Yorba Linda	92887	10	14	2	20	\$660,000	1.5%	7	\$240,000	-54.0%	\$255

