

# SEPTEMBER 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>2085</b>	<b>1712</b>	<b>160</b>	<b>1862</b>	<b>\$500,000</b>	<b>4.2%</b>	<b>839</b>	<b>\$300,000</b>	<b>3.40%</b>	<b>\$287</b>
Aliso Viejo	92656	50	41	9	23	\$589,000	-3.2%	56	\$340,000	-14.90%	\$284
Anaheim	92801	32	30	1	42	\$302,000	-4.0%	8	\$263,000	41.00%	\$242
Anaheim	92802	20	13	0	8	\$378,000	2.2%	9	\$295,000	-1.70%	\$268
Anaheim	92804	62	45	2	47	\$325,000	-9.7%	11	\$148,000	-14.20%	\$257
Anaheim	92805	38	42	3	48	\$298,000	-9.8%	8	\$265,000	34.30%	\$238
Anaheim	92806	17	13	0	10	\$410,000	0.0%	1	\$206,000	-13.80%	\$201
Anaheim Hills	92807	30	19	2	33	\$489,000	-12.8%	0	\$0	0.0%	\$266
Anaheim Hills	92808	18	15	0	18	\$661,000	-5.0%	10	\$365,000	-4.70%	\$277
Balboa Island	92662	1	0	0	3	\$2,754,000	66.9%	0	\$0	0.0%	\$1,197
Brea	92821	22	9	0	29	\$446,000	-12.5%	0	\$0	0.0%	\$268
Brea	92823	1	1	0	4	\$709,000	1.3%	0	\$0	0.0%	\$298
Buena Park	90620	27	25	3	34	\$375,000	1.4%	0	\$0	0.0%	\$284
Buena Park	90621	26	23	3	12	\$363,000	-0.5%	4	\$288,000	2.90%	\$247
Capistrano Beach	92624	6	8	1	3	\$619,000	-54.1%	0	\$0	0.0%	\$420
Corona del Mar	92625	7	7	1	13	\$1,972,000	27.2%	8	\$1,075,000	-21.00%	\$733
Costa Mesa	92626	32	22	1	25	\$565,000	1.4%	5	\$452,000	18.80%	\$315
Costa Mesa	92627	28	22	3	36	\$458,000	-6.4%	9	\$405,000	-14.70%	\$338
Cypress	90630	18	27	1	30	\$443,000	-5.7%	8	\$316,000	-16.20%	\$278
Dana Point	92629	17	16	1	20	\$691,000	-19.9%	16	\$420,000	-12.50%	\$412
Foothill Ranch	92610	17	10	3	6	\$624,000	-7.0%	9	\$294,000	-3.50%	\$301
Fountain Valley	92708	25	30	3	34	\$620,000	8.8%	4	\$195,000	-32.00%	\$304
Fullerton	92831	13	16	1	15	\$430,000	-21.8%	10	\$250,000	-3.50%	\$331
Fullerton	92832	17	12	0	14	\$292,000	-19.1%	2	\$210,000	-11.40%	\$222
Fullerton	92833	44	35	4	33	\$330,000	-44.5%	20	\$360,000	-20.00%	\$273
Fullerton	92835	17	13	1	14	\$555,000	-22.4%	7	\$214,000	-13.50%	\$305
Garden Grove	92840	29	37	3	36	\$345,000	-3.5%	8	\$199,000	-6.00%	\$263
Garden Grove	92841	28	22	4	16	\$361,000	-2.7%	2	\$269,000	3.30%	\$279
Garden Grove	92843	33	17	1	20	\$363,000	3.6%	12	\$169,000	-7.20%	\$297
Garden Grove	92844	16	15	2	10	\$265,000	-32.1%	6	\$240,000	-4.80%	\$204
Garden Grove	92845	11	9	0	16	\$490,000	0.0%	1	\$340,000	27.30%	\$375
Huntington Beach	92646	21	19	3	35	\$564,000	-5.7%	18	\$344,000	2.20%	\$379
Huntington Beach	92647	30	21	0	27	\$525,000	-9.2%	2	\$242,000	-23.20%	\$371
Huntington Beach	92648	28	22	4	29	\$810,000	-4.7%	15	\$410,000	-11.80%	\$337
Huntington Beach	92649	17	20	0	22	\$773,000	-16.9%	10	\$323,000	-32.80%	\$418
Irvine	92602	10	13	0	10	\$883,000	2.9%	7	\$425,000	-18.50%	\$0
Irvine	92603	11	8	0	9	\$1,266,000	1.3%	17	\$595,000	2.10%	\$464
Irvine	92604	9	12	1	15	\$628,000	1.3%	19	\$459,000	-3.00%	\$386
Irvine	92606	10	4	0	9	\$680,000	-17.9%	4	\$348,000	-20.50%	\$222
Irvine	92612	20	11	0	7	\$575,000	-0.9%	13	\$398,000	7.30%	\$375
Irvine	92614	18	8	0	5	\$719,000	-5.4%	11	\$360,000	-22.60%	\$391
Irvine	92618	9	8	0	5	\$795,000	-10.0%	12	\$474,000	12.70%	\$373
Irvine	92620	25	27	4	20	\$750,000	7.3%	21	\$449,000	-23.60%	\$333
La Habra	90631	55	33	3	56	\$360,000	-4.3%	13	\$172,000	-17.90%	\$249

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
La Palma	90623	10	5	0	15	\$490,000	-3.1%	0	\$0	0.0%	\$276
Ladera Ranch	92694	53	41	8	24	\$535,000	-25.7%	16	\$395,000	4.30%	\$0
Laguna Beach	92651	16	11	2	29	\$1,335,000	-3.3%	2	\$1,885,000	159.10%	\$866
Laguna Hills	92653	28	22	2	19	\$620,000	22.0%	11	\$240,000	14.30%	\$311
Laguna Niguel	92677	66	50	8	54	\$680,000	4.6%	37	\$335,000	31.40%	\$327
Laguna Woods	92637	7	2	0	0	\$0	0.0%	30	\$240,000	-8.60%	\$0
Lake Forest	92630	57	58	5	33	\$485,000	-1.0%	21	\$225,000	-16.70%	\$291
Los Alamitos	90720	3	6	1	16	\$768,000	6.6%	1	\$400,000	-20.00%	\$407
Midway City	92655	5	3	0	3	\$423,000	-2.8%	4	\$234,000	2.50%	\$310
Mission Viejo	92691	52	40	2	38	\$477,000	-7.4%	14	\$216,000	-9.50%	\$295
Mission Viejo	92692	37	26	1	44	\$535,000	-0.2%	24	\$372,000	-0.70%	\$282
Newport Beach	92660	22	10	2	27	\$1,130,000	-30.9%	11	\$465,000	-10.60%	\$462
Newport Beach	92661	2	0	0	8	\$1,695,000	-81.2%	1	\$689,000	-13.10%	\$759
Newport Beach	92663	19	10	1	15	\$1,285,000	-1.2%	10	\$510,000	-6.40%	\$938
Newport Coast	92657	14	10	2	14	\$1,800,000	-45.6%	8	\$675,000	-19.20%	\$0
Orange	92865	20	9	1	9	\$465,000	6.9%	1	\$180,000	-17.10%	\$258
Orange	92866	2	3	0	6	\$433,000	3.6%	1	\$175,000	-10.30%	\$286
Orange	92867	28	23	0	31	\$482,000	5.2%	2	\$315,000	-30.10%	\$283
Orange	92868	10	11	0	15	\$352,000	-4.9%	1	\$118,000	-45.10%	\$282
Orange	92869	37	21	1	20	\$592,000	27.3%	12	\$299,000	1.20%	\$239
Placentia	92870	29	19	1	28	\$415,000	-12.6%	9	\$168,000	19.40%	\$238
Rancho St. Margarita	92688	63	42	4	25	\$528,000	-9.5%	32	\$297,000	-4.20%	\$284
San Clemente	92672	29	21	4	27	\$720,000	8.4%	6	\$328,000	-10.30%	\$452
San Clemente	92673	28	36	0	34	\$715,000	-10.9%	11	\$412,000	-17.40%	\$348
San Juan Capistrano	92675	38	33	3	19	\$925,000	63.1%	17	\$245,000	34.20%	\$289
Santa Ana	92701	23	31	0	15	\$240,000	-5.9%	12	\$105,000	-11.00%	\$213
Santa Ana	92703	34	47	3	35	\$250,000	-16.7%	13	\$126,000	-21.90%	\$228
Santa Ana	92704	59	51	6	37	\$343,000	7.2%	27	\$140,000	-20.60%	\$252
Santa Ana	92705	22	23	6	33	\$615,000	2.5%	5	\$73,000	-60.00%	\$310
Santa Ana	92706	23	24	2	24	\$390,000	5.4%	3	\$110,000	-26.70%	\$286
Santa Ana	92707	55	46	4	38	\$268,000	-16.4%	21	\$142,000	-13.90%	\$251
Seal Beach	90740	2	4	1	13	\$712,000	-6.6%	0	\$0	0.0%	\$414
Silverado	92676	1	1	0	3	\$645,000	0.0%	0	\$0	0.0%	\$435
Stanton	90680	16	20	4	14	\$298,000	-2.5%	8	\$197,000	-14.30%	\$262
Sunset Beach	90742	1	0	0	0	\$0	0.0%	0	\$0	0.0%	\$0
Surfside	90743	0	0	0	0	\$0	0.0%	0	\$0	0.0%	\$0
Trabuco Canyon	92678	0	0	0	1	\$399,000	0.0%	0	\$0	0.0%	\$767
Trabuco Canyon	92679	39	30	6	30	\$740,000	3.5%	7	\$260,000	-16.40%	\$283
Tustin	92780	42	23	2	29	\$500,000	11.7%	18	\$203,000	-13.50%	\$301
Tustin	92782	30	14	3	13	\$823,000	-1.5%	12	\$437,000	-1.90%	\$308
Villa Park	92861	9	4	0	6	\$900,000	-13.5%	0	\$0	0.0%	\$351
Westminster	92683	52	34	1	53	\$441,000	4.9%	5	\$138,000	-31.30%	\$307
Yorba Linda	92886	24	29	2	30	\$630,000	-11.2%	10	\$275,000	-36.90%	\$280
Yorba Linda	92887	13	19	4	20	\$678,000	-8.4%	8	\$245,000	-3.90%	\$266