



# ORANGE COUNTY MARKET UPDATE | APRIL 2014

| City             | Zipcode | SINGLE FAMILY HOMES |                          |             |                                      |          |                                   | CONDOMINIUMS / TOWNHOMES |                          |             |                                      |          |                                   |
|------------------|---------|---------------------|--------------------------|-------------|--------------------------------------|----------|-----------------------------------|--------------------------|--------------------------|-------------|--------------------------------------|----------|-----------------------------------|
|                  |         | Full Sale           | Median Price Per Sq. Ft. | Short Sales | Short Sales Median Price Per Sq. Ft. | REO Sale | REO Sale Median Price Per Sq. Ft. | Full Sale                | Median Price Per Sq. Ft. | Short Sales | Short Sales Median Price Per Sq. Ft. | REO Sale | REO Sale Median Price Per Sq. Ft. |
| COUNTYWIDE       | ALL     | 1870                | 356.84                   | 3           | 217.12                               | 50       | 319.20                            | 812                      | 308.17                   | 0           | 0.00                                 | 24       | 276.24                            |
| ALISO VIEJO      | 92656   | 28                  | 344.01                   | 0           | 0.00                                 | 1        | 0.00                              | 47                       | 340.85                   | 0           | 0.00                                 | 2        | 270.75                            |
| ANAHEIM          | 92802   | 10                  | 288.84                   | 0           | 0.00                                 | 1        | 495.05                            | 2                        | 240.96                   | 0           | 0.00                                 | 0        | 0.00                              |
| ANAHEIM          | 92808   | 13                  | 328.93                   | 0           | 0.00                                 | 0        | 0.00                              | 9                        | 0.00                     | 0           | 0.00                                 | 1        | 0.00                              |
| ANAHEIM          | 92806   | 17                  | 293.54                   | 0           | 0.00                                 | 0        | 0.00                              | 1                        | 69.57                    | 0           | 0.00                                 | 1        | 256.71                            |
| ANAHEIM          | 92801   | 19                  | 309.37                   | 0           | 0.00                                 | 2        | 359.04                            | 4                        | 226.61                   | 0           | 0.00                                 | 0        | 0.00                              |
| ANAHEIM          | 92805   | 23                  | 319.61                   | 0           | 0.00                                 | 2        | 309.77                            | 12                       | 245.15                   | 0           | 0.00                                 | 0        | 0.00                              |
| ANAHEIM          | 92804   | 29                  | 313.57                   | 0           | 0.00                                 | 3        | 346.25                            | 6                        | 234.65                   | 0           | 0.00                                 | 1        | 240.65                            |
| ANAHEIM          | 92807   | 32                  | 301.39                   | 0           | 0.00                                 | 2        | 326.00                            | 7                        | 297.75                   | 0           | 0.00                                 | 0        | 0.00                              |
| BREA             | 92823   | 4                   | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| BREA             | 92821   | 37                  | 301.43                   | 0           | 0.00                                 | 0        | 0.00                              | 4                        | 299.73                   | 0           | 0.00                                 | 1        | 279.82                            |
| BUENA PARK       | 90621   | 14                  | 286.65                   | 0           | 0.00                                 | 2        | 273.44                            | 4                        | 0.00                     | 0           | 0.00                                 | 1        | 0.00                              |
| BUENA PARK       | 90620   | 33                  | 330.36                   | 0           | 0.00                                 | 1        | 0.00                              | 2                        | 258.42                   | 0           | 0.00                                 | 0        | 0.00                              |
| CAPISTRANO BEACH | 92624   | 7                   | 389.29                   | 0           | 0.00                                 | 0        | 0.00                              | 1                        | 336.73                   | 0           | 0.00                                 | 0        | 0.00                              |
| CORONA DEL MAR   | 92625   | 14                  | 1223.49                  | 0           | 0.00                                 | 0        | 0.00                              | 11                       | 952.31                   | 0           | 0.00                                 | 0        | 0.00                              |
| COSTA MESA       | 92626   | 35                  | 387.15                   | 0           | 0.00                                 | 0        | 0.00                              | 7                        | 239.21                   | 0           | 0.00                                 | 0        | 0.00                              |
| COSTA MESA       | 92627   | 38                  | 573.16                   | 0           | 0.00                                 | 0        | 0.00                              | 9                        | 341.17                   | 0           | 0.00                                 | 1        | 334.57                            |
| CYPRESS          | 90630   | 28                  | 327.74                   | 0           | 0.00                                 | 1        | 328.13                            | 3                        | 325.43                   | 0           | 0.00                                 | 0        | 0.00                              |
| DANA POINT       | 92629   | 23                  | 482.55                   | 0           | 0.00                                 | 0        | 0.00                              | 12                       | 411.62                   | 0           | 0.00                                 | 0        | 0.00                              |
| FOOTHILL RANCH   | 92610   | 8                   | 333.49                   | 0           | 0.00                                 | 1        | 0.00                              | 6                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| FOUNTAIN VALLEY  | 92708   | 32                  | 349.30                   | 0           | 0.00                                 | 1        | 345.26                            | 2                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| FULLERTON        | 92832   | 8                   | 350.32                   | 0           | 0.00                                 | 1        | 215.70                            | 3                        | 243.59                   | 0           | 0.00                                 | 0        | 0.00                              |
| FULLERTON        | 92831   | 15                  | 317.05                   | 0           | 0.00                                 | 0        | 0.00                              | 8                        | 270.13                   | 0           | 0.00                                 | 0        | 0.00                              |
| FULLERTON        | 92835   | 17                  | 324.31                   | 0           | 0.00                                 | 1        | 413.93                            | 2                        | 261.11                   | 0           | 0.00                                 | 0        | 0.00                              |
| FULLERTON        | 92833   | 31                  | 312.09                   | 0           | 0.00                                 | 3        | 305.77                            | 11                       | 293.72                   | 0           | 0.00                                 | 0        | 0.00                              |
| GARDEN GROVE     | 92844   | 12                  | 288.14                   | 0           | 0.00                                 | 0        | 0.00                              | 5                        | 210.87                   | 0           | 0.00                                 | 1        | 0.00                              |
| GARDEN GROVE     | 92841   | 15                  | 312.68                   | 0           | 0.00                                 | 0        | 0.00                              | 3                        | 221.88                   | 0           | 0.00                                 | 0        | 0.00                              |
| GARDEN GROVE     | 92843   | 15                  | 339.62                   | 0           | 0.00                                 | 0        | 0.00                              | 6                        | 253.16                   | 0           | 0.00                                 | 1        | 0.00                              |
| GARDEN GROVE     | 92845   | 15                  | 384.62                   | 0           | 0.00                                 | 0        | 0.00                              | 3                        | 246.68                   | 0           | 0.00                                 | 0        | 0.00                              |
| GARDEN GROVE     | 92840   | 18                  | 311.19                   | 0           | 0.00                                 | 0        | 0.00                              | 13                       | 268.20                   | 0           | 0.00                                 | 0        | 0.00                              |
| HUNTINGTON BEACH | 92649   | 25                  | 451.10                   | 0           | 0.00                                 | 0        | 0.00                              | 10                       | 453.15                   | 0           | 0.00                                 | 1        | 0.00                              |
| HUNTINGTON BEACH | 92647   | 32                  | 400.65                   | 0           | 0.00                                 | 0        | 0.00                              | 4                        | 338.89                   | 0           | 0.00                                 | 0        | 0.00                              |
| HUNTINGTON BEACH | 92648   | 40                  | 456.69                   | 0           | 0.00                                 | 0        | 0.00                              | 14                       | 364.85                   | 0           | 0.00                                 | 0        | 0.00                              |
| HUNTINGTON BEACH | 92646   | 45                  | 421.31                   | 0           | 0.00                                 | 0        | 0.00                              | 12                       | 333.98                   | 0           | 0.00                                 | 0        | 0.00                              |
| IRVINE           | 92617   | 1                   | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| IRVINE           | 92606   | 6                   | 429.63                   | 0           | 0.00                                 | 0        | 0.00                              | 10                       | 354.40                   | 0           | 0.00                                 | 0        | 0.00                              |
| IRVINE           | 92612   | 9                   | 458.81                   | 0           | 0.00                                 | 1        | 434.06                            | 24                       | 380.09                   | 0           | 0.00                                 | 0        | 0.00                              |
| IRVINE           | 92614   | 9                   | 457.63                   | 0           | 0.00                                 | 0        | 0.00                              | 21                       | 379.72                   | 0           | 0.00                                 | 0        | 0.00                              |
| IRVINE           | 92602   | 10                  | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              | 14                       | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| IRVINE           | 92604   | 12                  | 475.71                   | 0           | 0.00                                 | 1        | 674.38                            | 15                       | 372.47                   | 0           | 0.00                                 | 0        | 0.00                              |
| IRVINE           | 92603   | 14                  | 555.78                   | 0           | 0.00                                 | 0        | 0.00                              | 14                       | 393.75                   | 0           | 0.00                                 | 0        | 0.00                              |
| IRVINE           | 92618   | 34                  | 509.95                   | 0           | 0.00                                 | 0        | 0.00                              | 18                       | 324.77                   | 0           | 0.00                                 | 0        | 0.00                              |



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| IRVINE                 | 92620   | 34                  | 350.00                   | 0           | 0.00                                 | 0        | 0.00                              | 20                       | 375.89                   | 0           | 0.00                                 | 0        | 0.00                              |
| LA HABRA               | 90631   | 43                  | 329.40                   | 0           | 0.00                                 | 2        | 306.93                            | 10                       | 265.11                   | 0           | 0.00                                 | 2        | 232.82                            |
| LA PALMA               | 90623   | 4                   | 297.63                   | 0           | 0.00                                 | 0        | 0.00                              | 2                        | 294.12                   | 0           | 0.00                                 | 0        | 0.00                              |
| LADERA RANCH           | 92694   | 39                  | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              | 24                       | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| LAGUNA BEACH           | 92651   | 45                  | 1086.96                  | 0           | 0.00                                 | 1        | 1529.56                           | 5                        | 1198.74                  | 0           | 0.00                                 | 0        | 0.00                              |
| LAGUNA HILLS           | 92653   | 19                  | 374.38                   | 0           | 0.00                                 | 0        | 0.00                              | 16                       | 303.87                   | 0           | 0.00                                 | 1        | 0.00                              |
| LAGUNA NIGUEL          | 92677   | 53                  | 383.21                   | 0           | 0.00                                 | 2        | 362.67                            | 38                       | 317.31                   | 0           | 0.00                                 | 1        | 327.85                            |
| LAGUNA WOODS           | 92637   | 0                   | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              | 41                       | 198.09                   | 0           | 0.00                                 | 0        | 0.00                              |
| LAKE FOREST            | 92630   | 36                  | 315.13                   | 0           | 0.00                                 | 0        | 0.00                              | 21                       | 289.92                   | 0           | 0.00                                 | 1        | 252.21                            |
| LOS ALAMITOS           | 90720   | 20                  | 463.84                   | 0           | 0.00                                 | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| MIDWAY CITY            | 92655   | 5                   | 403.49                   | 0           | 0.00                                 | 1        | 313.27                            | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| MISSION VIEJO          | 92691   | 33                  | 371.54                   | 0           | 0.00                                 | 0        | 0.00                              | 18                       | 308.22                   | 0           | 0.00                                 | 0        | 0.00                              |
| MISSION VIEJO          | 92692   | 47                  | 339.03                   | 0           | 0.00                                 | 2        | 225.97                            | 15                       | 299.45                   | 0           | 0.00                                 | 0        | 0.00                              |
| NEWPORT BEACH          | 92661   | 4                   | 3257.33                  | 0           | 0.00                                 | 1        | 1780.10                           | 1                        | 812.30                   | 0           | 0.00                                 | 0        | 0.00                              |
| NEWPORT BEACH          | 92663   | 20                  | 1194.97                  | 0           | 0.00                                 | 0        | 0.00                              | 10                       | 435.16                   | 0           | 0.00                                 | 0        | 0.00                              |
| NEWPORT BEACH          | 92660   | 44                  | 690.72                   | 0           | 0.00                                 | 0        | 0.00                              | 10                       | 453.83                   | 0           | 0.00                                 | 0        | 0.00                              |
| NEWPORT COAST          | 92657   | 11                  | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              | 11                       | 473.68                   | 0           | 0.00                                 | 0        | 0.00                              |
| ORANGE                 | 92866   | 6                   | 448.34                   | 0           | 0.00                                 | 0        | 0.00                              | 2                        | 271.65                   | 0           | 0.00                                 | 0        | 0.00                              |
| ORANGE                 | 92868   | 8                   | 317.69                   | 0           | 0.00                                 | 0        | 0.00                              | 4                        | 252.53                   | 0           | 0.00                                 | 0        | 0.00                              |
| ORANGE                 | 92865   | 16                  | 327.94                   | 0           | 0.00                                 | 0        | 0.00                              | 5                        | 239.54                   | 0           | 0.00                                 | 0        | 0.00                              |
| ORANGE                 | 92869   | 19                  | 341.72                   | 0           | 0.00                                 | 2        | 301.11                            | 16                       | 305.99                   | 0           | 0.00                                 | 0        | 0.00                              |
| ORANGE                 | 92867   | 42                  | 318.39                   | 0           | 0.00                                 | 1        | 286.45                            | 3                        | 207.96                   | 0           | 0.00                                 | 0        | 0.00                              |
| PLACENTIA              | 92870   | 29                  | 303.47                   | 1           | 247.32                               | 0        | 0.00                              | 6                        | 283.02                   | 0           | 0.00                                 | 1        | 0.00                              |
| RANCHO SANTA MARGARITA | 92688   | 25                  | 357.38                   | 0           | 0.00                                 | 1        | 382.10                            | 36                       | 325.02                   | 0           | 0.00                                 | 0        | 0.00                              |
| SAN CLEMENTE           | 92672   | 34                  | 481.91                   | 0           | 0.00                                 | 0        | 0.00                              | 11                       | 404.15                   | 0           | 0.00                                 | 0        | 0.00                              |
| SAN CLEMENTE           | 92673   | 35                  | 391.01                   | 0           | 0.00                                 | 1        | 0.00                              | 10                       | 377.19                   | 0           | 0.00                                 | 1        | 388.44                            |
| SAN JUAN CAPISTRANO    | 92675   | 27                  | 324.40                   | 0           | 0.00                                 | 2        | 309.61                            | 10                       | 254.78                   | 0           | 0.00                                 | 0        | 0.00                              |
| SANTA ANA              | 92703   | 10                  | 347.41                   | 0           | 0.00                                 | 0        | 0.00                              | 3                        | 252.15                   | 0           | 0.00                                 | 0        | 0.00                              |
| SANTA ANA              | 92707   | 11                  | 313.52                   | 0           | 0.00                                 | 1        | 285.61                            | 8                        | 258.24                   | 0           | 0.00                                 | 1        | 276.24                            |
| SANTA ANA              | 92701   | 12                  | 306.51                   | 0           | 0.00                                 | 1        | 271.69                            | 11                       | 187.86                   | 0           | 0.00                                 | 1        | 0.00                              |
| SANTA ANA              | 92706   | 17                  | 324.66                   | 0           | 0.00                                 | 1        | 0.69                              | 1                        | 231.61                   | 0           | 0.00                                 | 0        | 0.00                              |
| SANTA ANA              | 92704   | 21                  | 299.62                   | 0           | 0.00                                 | 2        | 271.92                            | 5                        | 163.79                   | 0           | 0.00                                 | 3        | 288.97                            |
| SANTA ANA              | 92705   | 29                  | 361.61                   | 2           | 178.20                               | 1        | 0.00                              | 10                       | 205.02                   | 0           | 0.00                                 | 0        | 0.00                              |
| SEAL BEACH             | 90740   | 19                  | 468.44                   | 0           | 0.00                                 | 0        | 0.00                              | 3                        | 286.40                   | 0           | 0.00                                 | 0        | 0.00                              |
| SILVERADO              | 92676   | 2                   | 190.00                   | 0           | 0.00                                 | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| STANTON                | 90680   | 18                  | 274.37                   | 0           | 0.00                                 | 0        | 0.00                              | 13                       | 313.18                   | 0           | 0.00                                 | 0        | 0.00                              |
| TRABUCO CANYON         | 92679   | 40                  | 341.95                   | 0           | 0.00                                 | 0        | 0.00                              | 10                       | 292.45                   | 0           | 0.00                                 | 0        | 0.00                              |
| TUSTIN                 | 92782   | 11                  | 382.32                   | 0           | 0.00                                 | 0        | 0.00                              | 17                       | 328.21                   | 0           | 0.00                                 | 1        | 0.00                              |
| TUSTIN                 | 92780   | 34                  | 301.04                   | 0           | 0.00                                 | 2        | 278.81                            | 9                        | 249.78                   | 0           | 0.00                                 | 0        | 0.00                              |
| VILLA PARK             | 92861   | 3                   | 378.05                   | 0           | 0.00                                 | 0        | 0.00                              | 0                        | 0.00                     | 0           | 0.00                                 | 0        | 0.00                              |
| WESTMINSTER            | 92683   | 51                  | 329.90                   | 0           | 0.00                                 | 1        | 208.13                            | 1                        | 222.80                   | 0           | 0.00                                 | 0        | 0.00                              |
| YORBA LINDA            | 92887   | 23                  | 329.72                   | 0           | 0.00                                 | 0        | 0.00                              | 10                       | 346.82                   | 0           | 0.00                                 | 0        | 0.00                              |
| YORBA LINDA            | 92886   | 44                  | 346.11                   | 0           | 0.00                                 | 1        | 493.88                            | 7                        | 306.03                   | 0           | 0.00                                 | 0        | 0.00                              |