



# Orange County Market Update - MAY 2019

County Percentage Change : -53.08 %

2018 MAY Sales: 3,357 2019 MAY Sales: 2,193

CITY	ZIP	Single Family Homes										Condominiums/Townhomes									
		YTD 2019	YTD 2018	MAY 2019	MAY 2018	MAY CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2019	YTD 2018	MAY 2019	MAY 2018	MAY CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE		
ALISO VIEJO	92656	69	80	11	18	-64% ▼	\$401	\$883,682	-9%	0%	197	206	42	46	-10% ▼	\$420	\$533,512	-3%	1%		
ANAHEIM	92801	75	90	13	25	-92% ▼	\$411	\$581,500	10%	0%	31	25	8	5	38% ▲	\$348	\$469,188	10%	1%		
ANAHEIM	92802	54	67	9	17	-89% ▼	\$436	\$613,944	19%	0%	21	63	5	20	-300% ▼	\$394	\$444,200	9%	1%		
ANAHEIM	92804	152	166	25	38	-52% ▼	\$378	\$600,520	7%	0%	30	40	6	8	-33% ▼	\$332	\$334,417	0%	1%		
ANAHEIM	92805	76	95	13	29	-123% ▼	\$393	\$566,846	2%	0%	58	62	13	24	-85% ▼	\$371	\$516,077	3%	1%		
ANAHEIM	92806	61	68	6	19	-217% ▼	\$790	\$1,084,333	54%	0%	8	5	1	0	100% ▲	\$377	\$385,000	100%	0%		
ANAHEIM	92807	142	144	24	30	-25% ▼	\$380	\$729,250	6%	0%	17	24	3	5	-67% ▼	\$367	\$399,333	-11%	1%		
ANAHEIM	92808	57	74	16	14	13% ▲	\$401	\$871,625	10%	0%	39	47	10	9	10% ▲	\$412	\$503,550	-3%	1%		
BREA	92821	98	119	19	32	-68% ▼	\$380	\$694,526	3%	0%	23	18	3	4	-33% ▼	\$382	\$731,000	-142%	1%		
BREA	92823	15	18	2	7	-250% ▼	\$218	\$1,358,500	-42%	0%	10	13	1	4	-300% ▼	\$353	\$910,000	-24%	2%		
BUENA PARK	90620	125	145	23	29	-26% ▼	\$382	\$612,348	5%	0%	0	1	0	1	0% ▲	\$0	\$0	0%	1%		
BUENA PARK	90621	65	80	10	21	-110% ▼	\$352	\$604,250	-8%	0%	33	20	6	4	33% ▲	\$349	\$556,250	-10%	2%		
CORONA DEL MAR	92625	59	83	14	25	-79% ▼	\$1,927	\$4,103,607	42%	0%	20	25	6	7	-17% ▼	\$957	\$1,537,667	4%	1%		
COSTA MESA	92626	127	145	19	37	-95% ▼	\$158	\$795,132	-184%	0%	22	25	8	5	38% ▲	\$394	\$579,313	-8%	1%		
COSTA MESA	92627	130	161	18	41	-128% ▼	\$613	\$956,167	10%	0%	58	52	12	11	8% ▲	\$453	\$638,917	11%	1%		
COTO DE CAZA	92679	92	85	20	18	10% ▲	\$365	\$1,437,350	-12%	1%	6	21	0	5	0% ▲	\$0	\$0	0%	1%		
CYPRESS	90630	130	155	24	47	-96% ▼	\$396	\$700,563	4%	0%	18	24	3	7	-133% ▼	\$391	\$554,500	-10%	0%		
DANA POINT	92624	25	42	4	12	-200% ▼	\$1,274	\$1,946,125	33%	1%	11	9	0	3	0% ▲	\$0	\$0	0%	1%		
DANA POINT	92629	98	102	22	28	-27% ▼	\$913	\$2,388,636	3%	0%	71	62	7	13	-86% ▼	\$456	\$618,500	-10%	1%		
FOOTHILL RANCH	92610	34	33	4	10	-150% ▼	\$387	\$882,000	-4%	1%	30	39	7	7	0% ▲	\$403	\$424,000	-12%	1%		



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		YTD 2019	YTD 2018	MAY 2019	MAY 2018	MAY CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE	YTD 2019	YTD 2018	MAY 2019	MAY 2018	MAY CHANGE %	PRICE PER SQFT	MEDIAN PRICE	SQFT CHANGE	TURN OVER RATE		
FOUNTAIN VALLEY	92708	151	184	28	38	-36% ▼	\$424	\$811,857	3%	0%	13	29	3	6	-100% ▼	\$417	\$429,167	6%	1%		
FULLERTON	92831	67	86	17	24	-41% ▼	\$383	\$796,735	-3%	0%	27	43	2	9	-350% ▼	\$378	\$256,000	9%	1%		
FULLERTON	92832	39	46	8	18	-125% ▼	\$516	\$623,063	13%	0%	12	10	1	4	-300% ▼	\$347	\$562,000	-5%	1%		
FULLERTON	92833	113	187	13	46	-254% ▼	\$425	\$618,923	11%	0%	39	51	8	14	-75% ▼	\$416	\$443,250	3%	0%		
FULLERTON	92835	104	113	25	34	-36% ▼	\$363	\$784,740	-12%	0%	17	30	3	9	-200% ▼	\$407	\$289,667	5%	1%		
GARDEN GROVE	92840	113	122	16	28	-75% ▼	\$415	\$688,750	3%	0%	44	33	12	6	50% ▲	\$561	\$590,167	32%	1%		
GARDEN GROVE	92841	58	75	10	18	-80% ▼	\$372	\$647,500	-8%	0%	7	9	1	2	-100% ▼	\$305	\$355,000	-21%	0%		
GARDEN GROVE	92843	51	71	11	18	-64% ▼	\$388	\$610,455	-17%	0%	23	24	8	6	25% ▲	\$389	\$335,000	3%	0%		
GARDEN GROVE	92844	34	53	7	19	-171% ▼	\$1,034	\$1,417,857	58%	0%	12	16	3	3	0% ▲	\$309	\$391,667	-21%	0%		
GARDEN GROVE	92845	71	75	14	14	0% ▲	\$425	\$635,214	-5%	0%	9	3	2	1	50% ▲	\$330	\$398,500	-23%	1%		
HUNTINGTON BEACH	92646	173	196	34	64	-88% ▼	\$490	\$889,265	5%	0%	63	97	15	22	-47% ▼	\$438	\$505,833	-5%	1%		
HUNTINGTON BEACH	92647	102	123	23	17	26% ▲	\$467	\$782,304	-5%	0%	20	30	7	7	0% ▲	\$409	\$388,429	1%	0%		
HUNTINGTON BEACH	92648	112	165	26	43	-65% ▼	\$594	\$1,505,039	17%	0%	58	76	11	13	-18% ▼	\$460	\$640,318	8%	0%		
HUNTINGTON BEACH	92649	86	92	17	27	-59% ▼	\$579	\$1,242,941	-14%	0%	49	56	8	16	-100% ▼	\$472	\$500,063	-20%	0%		
IRVINE	92602	83	104	9	32	-256% ▼	\$499	\$1,561,889	2%	1%	88	52	10	22	-120% ▼	\$480	\$888,150	10%	1%		
IRVINE	92603	38	60	8	17	-113% ▼	\$780	\$2,133,750	8%	0%	52	62	10	22	-120% ▼	\$486	\$891,350	-3%	0%		
IRVINE	92604	40	62	8	25	-213% ▼	\$456	\$788,625	-19%	0%	38	53	9	11	-22% ▼	\$503	\$696,611	-1%	0%		
IRVINE	92606	24	32	5	10	-100% ▼	\$431	\$882,600	-9%	0%	22	25	4	5	-25% ▼	\$508	\$616,250	13%	1%		
IRVINE	92612	24	38	7	9	-29% ▼	\$413	\$994,286	-16%	0%	76	130	16	30	-88% ▼	\$472	\$740,375	-14%	1%		
IRVINE	92614	27	27	10	13	-30% ▼	\$110	\$962,000	-370%	0%	52	69	15	16	-7% ▼	\$522	\$697,700	-3%	0%		



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IRVINE	92618	104	105	15	32	-113% ▼	\$540	\$1,521,833	4%	2%	249	205	52	63	-21% ▼	\$453	\$860,058	1%	2%		
IRVINE	92620	124	176	24	43	-79% ▼	\$468	\$1,131,042	-5%	0%	129	165	24	52	-117% ▼	\$487	\$799,938	-5%	1%		
LA HABRA	90631	151	195	24	47	-96% ▼	\$350	\$704,146	-7%	0%	58	52	6	16	-167% ▼	\$397	\$429,833	13%	1%		
LA HABRA HEIGHTS	90631	26	22	4	6	-50% ▼	\$318	\$1,183,750	-7%	0%	2	0	0	0	0% ▲	\$0	\$0	0%	1%		
LA PALMA	90623	21	45	7	10	-43% ▼	\$373	\$634,500	-4%	0%	2	3	0	2	0% ▲	\$0	\$0	0%	0%		
LADERA RANCH	92694	1	105	0	41	0% ▲	\$0	\$0	0%	0%	8	36	1	11	-1,000% ▼	\$396	\$545,000	4%	1%		
LAGUNA BEACH	92651	134	156	30	34	-13% ▼	\$1,463	\$2,779,583	15%	0%	15	23	2	4	-100% ▼	\$1,350	\$1,530,000	58%	0%		
LAGUNA HILLS	92653	88	114	18	31	-72% ▼	\$402	\$1,150,167	2%	0%	34	47	10	13	-30% ▼	\$357	\$452,150	0%	0%		
LAGUNA HILLS	92656	1	2	0	1	0% ▲	\$0	\$0	0%	0%	15	21	9	6	33% ▲	\$398	\$355,500	0%	0%		
LAGUNA NIGUEL	92677	227	271	42	66	-57% ▼	\$475	\$1,088,191	8%	0%	150	173	29	37	-28% ▼	\$422	\$513,500	-3%	1%		
LAGUNA WOODS	92637	0	0	0	0	0% ▲	\$0	\$0	0%	0%	177	190	40	40	0% ▲	\$305	\$361,625	-8%	1%		
LAKE FOREST	92610	13	0	3	0	100% ▲	\$0	\$1,172,167	0%	52%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
LAKE FOREST	92630	169	264	37	63	-70% ▼	\$375	\$742,662	-4%	1%	95	120	13	28	-115% ▼	\$391	\$453,654	-1%	1%		
LAKE FOREST	92679	1	0	1	0	100% ▲	\$0	\$1,400,000	0%	100%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
LOS ALAMITOS	90720	61	86	11	16	-45% ▼	\$490	\$1,207,909	13%	0%	47	9	4	1	75% ▲	\$0	\$858,000	0%	2%		
MIDWAY CITY	92655	15	10	4	1	75% ▲	\$559	\$670,625	20%	0%	3	5	2	1	50% ▲	\$338	\$460,000	9%	0%		
MISSION VIEJO	92691	156	199	41	43	-5% ▼	\$393	\$797,793	12%	0%	47	77	9	16	-78% ▼	\$387	\$418,389	-4%	1%		
MISSION VIEJO	92692	187	254	37	59	-59% ▼	\$345	\$787,297	-10%	0%	59	83	13	21	-62% ▼	\$430	\$586,308	-3%	0%		
MISSION VIEJO	92694	101	131	15	43	-187% ▼	\$401	\$1,475,967	10%	1%	51	96	15	23	-53% ▼	\$348	\$556,700	-30%	1%		
NEWPORT BEACH	92657	7	10	1	1	0% ▲	\$1,792	\$12,300,000	63%	0%	4	4	2	1	50% ▲	\$609	\$1,172,500	-13%	0%		



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NEWPORT BEACH	92660	156	173	32	43	-34% ▼	\$794	\$2,244,594	-15%	0%	34	27	11	8	27% ▲	\$638	\$1,108,227	19%	0%		
NEWPORT BEACH	92661	33	34	9	7	22% ▲	\$1,886	\$3,406,333	12%	1%	1	5	0	0	0% ▲	\$0	\$0	0%	0%		
NEWPORT BEACH	92662	6	10	0	3	0% ▲	\$0	\$0	0%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
NEWPORT BEACH	92663	56	81	10	25	-150% ▼	\$1,109	\$3,161,600	-55%	0%	46	54	8	18	-125% ▼	\$983	\$1,287,563	25%	0%		
NEWPORT COAST	92657	36	60	9	7	22% ▲	\$1,025	\$6,879,611	3%	0%	25	36	6	8	-33% ▼	\$733	\$1,448,667	19%	1%		
ORANGE	92865	55	75	10	22	-120% ▼	\$360	\$691,000	-12%	0%	15	31	2	6	-200% ▼	\$349	\$473,500	11%	0%		
ORANGE	92866	19	34	4	9	-125% ▼	\$595	\$821,000	24%	0%	12	6	0	2	0% ▲	\$0	\$0	0%	1%		
ORANGE	92867	122	131	22	44	-100% ▼	\$388	\$877,773	7%	0%	12	17	2	6	-200% ▼	\$316	\$656,500	-20%	1%		
ORANGE	92868	42	42	5	10	-100% ▼	\$503	\$587,000	13%	0%	17	13	5	1	80% ▲	\$419	\$425,300	-1%	1%		
ORANGE	92869	100	118	19	32	-68% ▼	\$379	\$767,921	-1%	0%	53	54	10	15	-50% ▼	\$387	\$484,000	5%	1%		
PLACENTIA	92870	140	176	30	41	-37% ▼	\$374	\$651,100	4%	0%	26	26	7	8	-14% ▼	\$411	\$490,571	18%	0%		
RANCHO MISSION VIEJO	92694	120	28	18	9	50% ▲	\$466	\$985,722	15%	4%	55	5	10	1	90% ▲	\$379	\$594,400	6%	4%		
RANCHO SANTA MARGARITA	92688	110	128	18	33	-83% ▼	\$394	\$747,833	3%	0%	139	164	29	37	-28% ▼	\$415	\$491,810	-1%	1%		
SAN CLEMENTE	92672	169	170	38	37	3% ▲	\$670	\$1,436,534	8%	1%	28	33	6	7	-17% ▼	\$522	\$881,250	22%	0%		
SAN CLEMENTE	92673	131	173	30	57	-90% ▼	\$440	\$1,361,233	14%	1%	43	48	11	11	0% ▲	\$397	\$618,091	-2%	1%		
SAN JUAN CAPISTRANO	92675	142	185	37	44	-19% ▼	\$522	\$1,567,432	23%	1%	37	43	8	7	13% ▲	\$404	\$581,500	2%	0%		
SANTA ANA	92701	30	39	8	7	13% ▲	\$338	\$570,313	-27%	0%	47	70	14	15	-7% ▼	\$329	\$337,036	10%	1%		
SANTA ANA	92703	65	95	15	22	-47% ▼	\$417	\$522,133	2%	0%	13	9	2	3	-50% ▼	\$330	\$275,000	10%	1%		
SANTA ANA	92704	60	95	15	22	-47% ▼	\$384	\$546,733	-3%	0%	46	49	4	11	-175% ▼	\$364	\$483,250	-9%	0%		



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SANTA ANA	92705	137	144	26	37	-42% ▼	\$442	\$1,152,346	9%	0%	27	15	2	4	-100% ▼	\$259	\$567,000	-31%	0%		
SANTA ANA	92706	74	81	14	19	-36% ▼	\$360	\$693,929	-13%	0%	4	12	2	4	-100% ▼	\$361	\$326,000	3%	1%		
SANTA ANA	92707	51	86	9	15	-67% ▼	\$400	\$608,889	6%	0%	31	50	6	16	-167% ▼	\$374	\$390,417	3%	0%		
SEAL BEACH	90740	47	77	12	21	-75% ▼	\$513	\$1,197,333	5%	0%	22	19	4	3	25% ▲	\$401	\$397,250	12%	1%		
SILVERADO	92676	30	12	4	2	50% ▲	\$496	\$1,033,750	19%	1%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
STANTON	90680	51	45	9	12	-33% ▼	\$387	\$512,444	3%	0%	24	23	1	5	-400% ▼	\$319	\$545,000	-16%	1%		
SUNSET BEACH	90742	2	2	1	1	0% ▲	\$1,213	\$4,400,000	15%	1%	1	2	0	0	0% ▲	\$0	\$0	0%	0%		
SURFSIDE	90743	4	1	1	0	100% ▲	\$1,029	\$1,000,000	100%	200%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
TRABUCO CANYON	92679	93	130	25	39	-56% ▼	\$363	\$898,160	1%	0%	31	22	9	5	44% ▲	\$436	\$436,833	0%	1%		
TUSTIN	92780	111	127	25	35	-40% ▼	\$386	\$648,600	0%	0%	21	35	6	6	0% ▲	\$367	\$431,500	2%	0%		
TUSTIN	92782	55	59	12	12	0% ▲	\$437	\$1,400,333	3%	0%	57	85	17	24	-41% ▼	\$447	\$532,500	-2%	0%		
VILLA PARK	92861	27	25	3	4	-33% ▼	\$304	\$1,330,167	-30%	0%	0	0	0	0	0% ▲	\$0	\$0	0%	0%		
WESTMINSTER	92683	171	195	42	47	-12% ▼	\$441	\$682,179	3%	0%	6	17	0	8	0% ▲	\$0	\$0	0%	0%		
YORBA LINDA	92886	185	225	28	55	-96% ▼	\$398	\$1,033,393	-2%	0%	80	58	20	17	15% ▲	\$350	\$592,700	3%	1%		
YORBA LINDA	92887	80	91	11	28	-155% ▼	\$357	\$988,091	-17%	0%	37	25	14	5	64% ▲	\$343	\$436,393	9%	1%		