

# February 2010 - Market Update In Orange County

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR Median Home Price / Sq Ft
					Sales	Price Median SFR Feb 10	Price Median SFR Feb 09	Price % Chg from Feb 09	Sales	Price Median Condos Feb 10	Price Median Condos Feb 09	Price % Chg from Feb 09	
<b>Countywide</b>		<b>1538</b>	<b>1620</b>	<b>209</b>	<b>1241</b>	<b>\$490,000</b>	<b>\$435,000</b>	<b>12.8%</b>	<b>653</b>	<b>\$285,000</b>	<b>\$255,000</b>	<b>11.8%</b>	<b>\$285</b>
Aliso Viejo	92656	45	37	6	16	\$554,000	\$535,000	3.5%	41	\$319,000	\$355,000	-7.0%	\$253
Anaheim	92801	32	34	4	28	\$325,000	\$268,000	21.6%	5	\$300,000	\$288,000	4.3%	\$263
Anaheim	92802	17	18	0	16	\$358,000	\$325,000	10.0%	3	\$286,000	\$285,000	0.4%	\$262
Anaheim	92804	29	38	4	24	\$335,000	\$350,000	-2.0%	6	\$174,000	\$131,000	31.4%	\$238
Anaheim	92805	24	31	6	22	\$333,000	\$305,000	9.0%	9	\$190,000	\$254,000	-25.0%	\$254
Anaheim	92806	4	18	2	14	\$404,000	\$363,000	11.3%	n/a	n/a	n/a	n/a	\$241
Anaheim Hills	92807	21	21	4	20	\$488,000	\$425,000	14.7%	n/a	n/a	\$216,000	n/a	\$271
Anaheim Hills	92808	20	13	1	17	\$570,000	\$611,000	-6.7%	15	\$320,000	\$330,000	-3.0%	\$313
Balboa Island	92662	2	1	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brea	92821	11	21	7	17	\$502,000	\$537,000	-6.2%	n/a	n/a	\$248,000	n/a	\$279
Brea	92823	1	1	0	3	\$680,000	\$614,000	10.8%	n/a	n/a	n/a	n/a	n/a
Buena Park	90620	30	29	4	18	\$380,000	\$355,000	7.2%	n/a	n/a	\$200,000	n/a	\$291
Buena Park	90621	17	26	2	18	\$334,000	\$260,000	28.6%	3	\$300,000	\$265,000	13.2%	\$323
Capistrano Beach	92624	5	8	0	6	\$748,000	\$503,000	48.8%	n/a	n/a	\$217,000	n/a	\$390
Corona del Mar	92625	7	2	0	10	\$1,698,000	\$2,100,000	-10.9%	3	\$1,225,000	\$1,382,000	-11.4%	\$774
Costa Mesa	92626	19	18	2	19	\$570,000	\$500,000	8.6%	3	\$375,000	\$283,000	32.7%	\$311
Costa Mesa	92627	21	29	4	15	\$495,000	\$600,000	-17.5%	9	\$302,000	\$277,000	9.0%	\$459
Cypress	90630	20	11	1	19	\$468,000	\$500,000	-6.5%	3	\$320,000	\$326,000	-1.8%	\$298
Dana Point	92629	12	10	2	5	\$625,000	\$745,000	-16.1%	15	\$455,000	\$472,000	-3.6%	\$359
Foothill Ranch	92610	8	11	1	6	\$530,000	\$599,000	-11.6%	4	\$195,000	\$208,000	-6.3%	n/a
Fountain Valley	92708	27	20	1	28	\$575,000	\$550,000	4.5%	5	\$215,000	\$260,000	-17.3%	\$299
Fullerton	92831	12	15	0	6	\$398,000	\$503,000	-20.9%	6	\$284,000	\$229,000	24.0%	\$306
Fullerton	92832	12	13	3	9	\$295,000	\$278,000	6.3%	3	\$90,000	n/a	n/a	\$223
Fullerton	92833	28	35	4	21	\$375,000	\$350,000	7.1%	9	\$367,000	\$294,000	24.8%	\$276
Fullerton	92835	14	10	0	11	\$665,000	\$353,000	82.8%	1	\$200,000	\$270,000	-25.9%	\$292
Garden Grove	92840	31	25	1	17	\$350,000	\$327,000	7.0%	5	\$202,000	\$235,000	-14.3%	\$266
Garden Grove	92841	14	23	3	21	\$389,000	\$355,000	9.4%	3	\$268,000	n/a	n/a	\$276
Garden Grove	92843	11	30	6	15	\$375,000	\$350,000	7.1%	8	\$163,000	\$145,000	12.1%	\$270
Garden Grove	92844	9	14	3	9	\$305,000	\$385,000	-20.8%	4	\$303,000	\$212,000	26.6%	\$219
Garden Grove	92845	6	7	0	1	\$559,000	\$474,000	18.1%	3	\$280,000	n/a	n/a	\$307
Huntington Beach	92646	35	24	0	19	\$565,000	\$622,000	-9.2%	8	\$391,000	\$363,000	7.7%	\$328
Huntington Beach	92647	19	18	2	13	\$515,000	\$538,000	-3.7%	3	\$250,000	n/a	n/a	\$394
Huntington Beach	92648	25	14	2	19	\$920,000	\$765,000	20.3%	9	\$420,000	\$565,000	-25.7%	\$352
Huntington Beach	92649	11	17	3	12	\$673,000	\$721,000	-6.8%	6	\$263,000	\$360,000	-20.5%	\$406
Irvine	92602	6	8	2	9	\$802,000	\$993,000	-19.2%	13	\$460,000	\$485,000	1.4%	n/a
Irvine	92603	16	5	0	9	\$1,283,000	\$2,045,000	-37.3%	11	\$500,000	\$664,000	-21.6%	\$357
Irvine	92604	15	14	1	10	\$596,000	\$568,000	4.9%	7	\$335,000	\$259,000	29.3%	\$341
Irvine	92606	7	10	0	5	\$825,000	\$656,000	25.9%	4	\$426,000	\$472,000	-9.7%	\$373
Irvine	92612	15	15	4	6	\$460,000	\$538,000	-14.5%	14	\$419,000	\$298,000	40.7%	\$354
Irvine	92614	11	7	1	5	\$720,000	\$658,000	9.3%	15	\$475,000	\$398,000	19.5%	\$417
Irvine	92618	13	7	1	1	\$1,150,000	\$415,000	177.1%	10	\$306,000	\$260,000	17.7%	n/a
Irvine	92620	15	14	1	21	\$720,000	\$700,000	2.9%	10	\$539,000	\$389,000	38.6%	\$320
La Habra	90631	49	45	9	29	\$430,000	\$330,000	30.3%	8	\$185,000	\$175,000	5.7%	\$257



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La Palma	90623	8	5	0	6	\$553,000	\$518,000	6.8%	n/a	n/a	n/a	n/a	\$300
Ladera Ranch	92694	37	41	12	15	\$765,000	\$725,000	5.5%	14	\$375,000	\$355,000	5.6%	n/a
Laguna Beach	92651	9	15	5	13	\$1,685,000	\$1,275,000	32.2%	2	\$901,000	\$1,300,000	-30.7%	\$1,056
Laguna Hills	92653	13	29	2	18	\$485,000	\$540,000	-11.7%	17	\$259,000	\$234,000	10.9%	\$300
Laguna Niguel	92677	53	40	4	42	\$710,000	\$673,000	11.8%	33	\$251,000	\$263,000	-4.4%	\$298
Laguna Woods	92637	3	14	10	n/a	n/a	n/a	n/a	21	\$230,000	\$225,000	2.2%	n/a
Lake Forest	92630	35	47	3	20	\$438,000	\$432,000	1.3%	27	\$195,000	\$200,000	-2.3%	\$294
Los Alamitos	90720	7	8	0	4	\$688,000	\$630,000	9.1%	1	\$326,000	\$148,000	120.7%	\$390
Midway City	92655	3	5	1	2	\$538,000	\$300,000	79.2%	1	\$260,000	\$204,000	27.5%	\$516
Mission Viejo	92691	35	43	4	26	\$488,000	\$450,000	9.2%	14	\$208,000	\$217,000	-4.4%	\$285
Mission Viejo	92692	31	28	1	32	\$483,000	\$637,000	-24.2%	15	\$360,000	\$340,000	5.9%	\$271
Newport Beach	92660	12	11	1	19	\$1,013,000	\$850,000	19.1%	3	\$900,000	\$520,000	76.5%	\$459
Newport Beach	92661	0	2	0	2	\$4,046,000	\$1,200,000	255.6%	n/a	n/a	\$750,000	n/a	\$977
Newport Beach	92663	12	11	0	5	\$1,000,000	\$800,000	25.0%	6	\$413,000	\$650,000	-36.5%	\$886
Newport Coast	92657	6	5	1	17	\$2,298,000	\$1,400,000	64.1%	5	\$760,000	\$1,295,000	-41.3%	n/a
Orange	92865	10	18	0	5	\$430,000	\$423,000	1.7%	5	\$430,000	\$288,000	49.6%	\$265
Orange	92866	4	4	0	4	\$485,000	\$563,000	-13.8%	1	\$270,000	\$244,000	10.7%	\$450
Orange	92867	19	20	1	26	\$480,000	\$435,000	10.3%	2	\$413,000	\$457,000	-9.7%	\$279
Orange	92868	9	7	2	7	\$346,000	\$314,000	10.3%	n/a	n/a	\$116,000	n/a	\$186
Orange	92869	24	16	3	8	\$592,000	\$509,000	16.4%	9	\$302,000	\$320,000	-5.6%	\$306
Placentia	92870	26	21	4	17	\$518,000	\$519,000	-0.3%	5	\$250,000	\$218,000	14.9%	\$241
Rancho St. Margarita	92688	44	45	7	17	\$533,000	\$445,000	19.7%	40	\$261,000	\$245,000	0.8%	\$289
San Clemente	92672	22	33	2	13	\$600,000	\$725,000	-17.2%	9	\$335,000	\$425,000	-21.2%	\$296
San Clemente	92673	19	27	2	31	\$785,000	\$763,000	3.0%	5	\$452,000	\$499,000	-9.4%	\$343
San Juan Capistrano	92675	30	34	6	19	\$369,000	\$438,000	-15.8%	16	\$173,000	\$149,000	15.6%	\$244
Santa Ana	92701	26	18	3	12	\$227,000	\$208,000	9.4%	14	\$115,000	\$105,000	9.5%	\$198
Santa Ana	92703	26	34	3	18	\$280,000	\$250,000	12.0%	14	\$123,000	\$121,000	2.1%	\$250
Santa Ana	92704	37	41	8	32	\$345,000	\$267,000	28.3%	20	\$165,000	\$140,000	17.9%	\$251
Santa Ana	92705	20	18	1	21	\$518,000	\$695,000	-26.0%	3	\$70,000	\$90,000	-22.2%	\$302
Santa Ana	92706	13	16	1	20	\$396,000	\$373,000	7.0%	1	\$106,000	\$105,000	1.0%	\$263
Santa Ana	92707	33	32	5	19	\$259,000	\$260,000	-0.4%	14	\$155,000	\$135,000	14.8%	\$231
Seal Beach	90740	5	4	2	3	\$685,000	\$708,000	-3.2%	3	\$320,000	\$1,000,000	-68.0%	\$350
Silverado	92676	3	2	1	5	\$280,000	\$212,000	32.1%	n/a	n/a	n/a	n/a	\$302
Stanton	90680	24	12	2	7	\$282,000	\$280,000	2.5%	6	\$250,000	\$239,000	4.8%	\$246
Sunset Beach	90742	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Surfside	90743	0	0	0	n/a	n/a	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	n/a	n/a
Trabuco Canyon	92679	27	29	1	31	\$750,000	\$694,000	8.1%	5	\$317,000	\$335,000	-5.5%	\$260
Tustin	92780	25	29	7	13	\$450,000	\$425,000	5.9%	10	\$180,000	\$164,000	9.1%	\$268
Tustin	92782	16	14	0	10	\$810,000	\$683,000	18.5%	9	\$400,000	\$452,000	-11.4%	\$264
Villa Park	92861	4	6	0	3	\$855,000	\$858,000	-0.3%	n/a	n/a	n/a	n/a	\$328
Westminster	92683	34	31	2	44	\$414,000	\$430,000	-3.7%	3	\$200,000	\$112,000	78.6%	\$295
Yorba Linda	92886	21	26	3	27	\$585,000	\$734,000	-20.9%	5	\$250,000	\$275,000	-9.1%	\$270
Yorba Linda	92887	7	12	2	18	\$693,000	\$713,000	-5.1%	10	\$252,000	\$262,000	-6.8%	\$251

