

# June 2009 - Market Update In Orange County

City	ZIP	NOD	NTS	REO	Single Family Homes			Condominiums			SFR		
					Sales	Price Median SFR Jun 09	Price Median SFR Jun 08	Price % Chg from Jun 08	Sales	Price Median Condos Jun 09	Price Median Condos Jun 08	Price % Chg from Jun 08	Median Home Price / Sq Ft
Countywide		1169	1741	234	1953	\$485,000	\$550,000	-8.2%	864	\$314,000	\$366,000	-7.5%	\$279
Aliso Viejo	92656	23	36	7	36	\$600,000	\$610,000	0.5%	57	\$355,000	\$410,000	-15.5%	\$219
Anaheim	92801	26	35	7	31	\$307,000	\$355,000	-13.5%	9	\$190,000	\$250,000	-21.6%	\$242
Anaheim	92802	12	22	2	22	\$344,000	\$420,000	-11.1%	3	\$227,000	\$335,000	-24.8%	\$242
Anaheim	92804	44	70	12	49	\$330,000	\$400,000	-15.9%	15	\$155,000	\$263,000	-32.9%	\$256
Anaheim	92805	25	53	5	51	\$272,000	\$387,000	-25.5%	3	\$125,000	\$700,000	-55.4%	\$233
Anaheim	92806	11	20	2	19	\$400,000	\$435,000	-6.4%	3	\$222,000	\$0	n/a	\$220
Anaheim Hills	92807	14	23	4	32	\$498,000	\$460,000	5.3%	3	\$185,000	\$239,000	-22.4%	\$261
Anaheim Hills	92808	17	12	1	12	\$640,000	\$603,000	14.3%	17	\$329,000	\$350,000	-6.0%	\$261
Balboa Island	92662	0	0	0	n/a	\$0	\$2,125,000	n/a	n/a	\$0	\$0	n/a	n/a
Brea	92821	7	13	3	23	\$495,000	\$510,000	-4.8%	1	\$250,000	\$335,000	-25.4%	\$263
Brea	92823	4	0	0	2	\$580,000	\$815,000	-14.7%	n/a	\$0	\$0	n/a	\$235
Buena Park	90620	25	39	3	37	\$346,000	\$390,000	-10.2%	n/a	\$0	\$0	n/a	\$269
Buena Park	90621	21	23	1	14	\$351,000	\$410,000	-14.5%	2	\$260,000	\$0	-16.1%	\$219
Capistrano Beach	92624	5	6	0	3	\$575,000	\$735,000	-21.8%	1	\$156,000	\$419,000	-62.7%	\$380
Corona del Mar	92625	4	1	0	12	\$1,180,000	\$1,953,000	-39.6%	4	\$969,000	\$1,333,000	-16.8%	\$777
Costa Mesa	92626	15	15	0	32	\$500,000	\$555,000	-12.7%	8	\$320,000	\$534,000	-40.0%	\$301
Costa Mesa	92627	20	22	2	33	\$505,000	\$512,000	-8.2%	10	\$321,000	\$385,000	-20.7%	\$356
Cypress	90630	14	22	4	25	\$476,000	\$510,000	-7.5%	4	\$315,000	\$361,000	-12.6%	\$278
Dana Point	92629	10	20	4	36	\$785,000	\$885,000	-4.3%	20	\$567,000	\$516,000	28.9%	\$452
Foothill Ranch	92610	6	13	2	6	\$572,000	\$670,000	-13.3%	12	\$233,000	\$296,000	-15.8%	\$346
Fountain Valley	92708	13	18	0	36	\$570,000	\$620,000	-1.6%	1	\$290,000	\$0	-15.2%	\$291
Fullerton	92831	14	17	2	21	\$350,000	\$438,000	-25.5%	7	\$179,000	\$340,000	-47.4%	\$297
Fullerton	92832	10	20	4	14	\$300,000	\$430,000	-30.2%	2	\$208,000	\$148,000	40.2%	\$245
Fullerton	92833	20	33	3	43	\$378,000	\$393,000	-2.5%	12	\$354,000	\$358,000	-18.4%	\$260
Fullerton	92835	10	8	3	15	\$525,000	\$625,000	-11.8%	13	\$199,000	\$256,000	-22.1%	\$282
Garden Grove	92840	19	39	4	35	\$345,000	\$380,000	-10.4%	8	\$165,000	\$209,000	-21.1%	\$265
Garden Grove	92841	12	22	1	25	\$380,000	\$387,000	-5.2%	2	\$224,000	\$295,000	-19.5%	\$246
Garden Grove	92843	17	35	8	22	\$342,000	\$391,000	-8.8%	11	\$190,000	\$195,000	-14.6%	\$300
Garden Grove	92844	10	19	1	13	\$298,000	\$330,000	-12.0%	5	\$245,000	\$160,000	53.1%	\$224
Garden Grove	92845	4	5	0	7	\$465,000	\$480,000	-3.1%	2	\$285,000	\$315,000	-9.5%	\$344
Huntington Beach	92646	14	24	3	37	\$587,000	\$640,000	-4.7%	25	\$340,000	\$422,000	-18.5%	\$350
Huntington Beach	92647	9	16	3	26	\$522,000	\$546,000	-2.9%	7	\$203,000	\$314,000	-36.0%	\$363
Huntington Beach	92648	13	27	5	35	\$825,000	\$1,050,000	-21.4%	23	\$460,000	\$597,000	-22.7%	\$457
Huntington Beach	92649	18	9	1	29	\$695,000	\$1,064,000	-16.5%	11	\$336,000	\$386,000	-11.8%	\$417
Irvine	92602	5	7	2	16	\$822,000	\$670,000	23.1%	15	\$495,000	\$521,000	-5.0%	n/a
Irvine	92603	3	10	2	17	\$920,000	\$1,340,000	-33.6%	17	\$535,000	\$668,000	-19.9%	\$458
Irvine	92604	9	11	1	13	\$638,000	\$535,000	19.7%	11	\$390,000	\$500,000	-18.8%	\$363
Irvine	92606	6	8	1	12	\$690,000	\$660,000	4.5%	4	\$531,000	\$420,000	24.8%	\$332
Irvine	92612	10	9	1	9	\$473,000	\$575,000	-17.7%	19	\$469,000	\$472,000	-3.3%	\$302
Irvine	92614	6	11	1	11	\$662,000	\$638,000	3.8%	14	\$355,000	\$487,000	-26.4%	\$321
Irvine	92618	2	3	1	2	\$665,000	\$809,000	-17.8%	14	\$309,000	\$428,000	-38.8%	n/a
Irvine	92620	7	18	3	27	\$660,000	\$765,000	-13.7%	20	\$410,000	\$400,000	2.6%	\$339
La Habra	90631	36	46	6	42	\$360,000	\$385,000	-4.0%	16	\$159,000	\$240,000	-31.6%	\$233

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La Palma	90623	8	8	1	5	\$560,000	\$550,000	1.8%	1	\$280,000	\$0	n/a	\$298
Ladera Ranch	92694	18	35	3	28	\$660,000	\$759,000	-13.1%	25	\$357,000	\$440,000	-23.6%	n/a
Laguna Beach	92651	5	10	1	32	\$1,265,000	\$1,550,000	-20.9%	4	\$1,150,000	\$1,760,000	-34.7%	\$963
Laguna Hills	92653	15	20	2	23	\$629,000	\$620,000	1.5%	15	\$220,000	\$272,000	-17.0%	\$281
Laguna Niguel	92677	30	36	1	49	\$660,000	\$750,000	-10.8%	39	\$306,000	\$397,000	-10.7%	\$298
Laguna Woods	92637	1	0	0	n/a	\$0	\$0	n/a	22	\$225,000	\$250,000	-10.9%	n/a
Lake Forest	92630	29	41	5	39	\$475,000	\$505,000	-6.9%	30	\$232,000	\$250,000	-9.5%	\$273
Los Alamitos	90720	3	7	0	12	\$785,000	\$775,000	-1.0%	3	\$360,000	\$0	-32.7%	\$472
Midway City	92655	1	7	1	1	\$330,000	\$430,000	-23.3%	n/a	\$0	\$240,000	n/a	\$337
Mission Viejo	92691	25	43	7	36	\$460,000	\$528,000	-9.8%	9	\$199,000	\$230,000	-13.5%	\$289
Mission Viejo	92692	12	32	2	46	\$617,000	\$537,000	14.9%	19	\$330,000	\$425,000	-20.0%	\$273
Newport Beach	92660	8	7	0	18	\$930,000	\$1,325,000	-29.8%	4	\$695,000	\$585,000	27.9%	\$495
Newport Beach	92661	1	0	0	1	\$710,000	\$1,840,000	-71.3%	3	\$1,288,000	\$0	n/a	\$778
Newport Beach	92663	7	11	4	6	\$1,775,000	\$1,885,000	-6.6%	11	\$600,000	\$500,000	20.0%	\$930
Newport Coast	92657	3	6	1	11	\$1,900,000	\$3,253,000	-46.6%	4	\$631,000	\$880,000	-28.3%	\$500
Orange	92865	6	7	2	8	\$378,000	\$475,000	-17.4%	5	\$250,000	\$0	0.0%	\$298
Orange	92866	1	3	1	8	\$506,000	\$549,000	-3.6%	1	\$126,000	\$306,000	-58.8%	\$393
Orange	92867	13	32	3	45	\$499,000	\$460,000	9.7%	3	\$300,000	\$440,000	-31.8%	\$292
Orange	92868	8	15	1	14	\$318,000	\$360,000	-9.7%	2	\$180,000	\$325,000	-44.6%	\$224
Orange	92869	17	25	1	31	\$489,000	\$646,000	-24.3%	13	\$305,000	\$400,000	-29.1%	\$256
Placentia	92870	17	27	1	32	\$473,000	\$500,000	-5.5%	12	\$323,000	\$358,000	-9.8%	\$251
Rancho St. Margarita	92688	28	28	5	35	\$525,000	\$573,000	-5.4%	37	\$238,000	\$345,000	-23.4%	\$305
San Clemente	92672	8	16	5	25	\$646,000	\$805,000	-22.9%	12	\$375,000	\$675,000	-39.8%	\$429
San Clemente	92673	33	27	5	39	\$765,000	\$942,000	-17.1%	12	\$433,000	\$463,000	1.5%	\$409
San Juan Capistrano	92675	20	37	6	17	\$675,000	\$607,000	21.8%	23	\$155,000	\$397,000	-17.3%	\$294
Santa Ana	92701	18	46	7	18	\$213,000	\$318,000	-27.0%	23	\$101,000	\$263,000	-43.9%	\$243
Santa Ana	92703	32	33	2	38	\$241,000	\$340,000	-30.1%	6	\$135,000	\$167,000	-21.7%	\$219
Santa Ana	92704	40	62	6	55	\$288,000	\$372,000	-19.4%	12	\$155,000	\$185,000	-16.9%	\$238
Santa Ana	92705	22	24	8	31	\$750,000	\$700,000	19.0%	11	\$97,000	\$143,000	-32.5%	\$301
Santa Ana	92706	11	21	3	28	\$364,000	\$500,000	-6.7%	3	\$160,000	\$0	8.5%	\$245
Santa Ana	92707	30	47	10	34	\$255,000	\$290,000	-12.4%	13	\$120,000	\$195,000	-38.5%	\$241
Seal Beach	90740	3	5	2	15	\$710,000	\$743,000	-4.4%	5	\$260,000	\$320,000	-18.5%	\$468
Silverado	92676	1	0	0	4	\$594,000	\$0	n/a	n/a	\$0	\$0	n/a	\$213
Stanton	90680	23	20	4	17	\$322,000	\$332,000	1.1%	7	\$208,000	\$329,000	-20.0%	\$260
Sunset Beach	90742	0	0	0	n/a	\$0	\$0	n/a	n/a	\$0	\$0	n/a	n/a
Surfside	90743	0	0	0	n/a	\$0	\$0	n/a	n/a	\$0	\$0	n/a	n/a
Trabuco Canyon	92678	0	0	0	1	\$281,000	\$0	n/a	n/a	\$0	\$0	n/a	\$328
Trabuco Canyon	92679	14	21	4	42	\$700,000	\$842,000	-17.1%	10	\$325,000	\$371,000	-9.0%	\$264
Tustin	92780	21	29	5	23	\$450,000	\$512,000	-10.9%	17	\$172,000	\$260,000	-33.8%	\$271
Tustin	92782	3	9	0									