

October 2009 - Market Update In Orange County

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR Oct 09	Price Median SFR Oct 08	Price % Chg from Oct 08	Sales	Price Median Condos Oct 09	Price Median Condos Oct 08	Price % Chg from Oct 08	
Countywide		2020	1849	161	1831	\$489,000	\$480,000	1.9%	817	\$317,000	\$295,000	7.5%	\$285
Aliso Viejo	92656	59	46	3	17	\$520,000	\$265,000	96.2%	51	\$338,000	\$405,000	-17.7%	\$185
Anaheim	92801	40	33	1	27	\$360,000	\$313,000	16.9%	12	\$250,000	\$236,000	10.1%	\$266
Anaheim	92802	13	15	1	17	\$378,000	\$345,000	7.1%	2	\$238,000	\$306,000	-23.4%	\$237
Anaheim	92804	48	57	5	42	\$335,000	\$357,000	-6.9%	10	\$148,000	\$165,000	-13.2%	\$244
Anaheim	92805	37	38	4	32	\$325,000	\$326,000	0.0%	10	\$184,000	\$186,000	-0.8%	\$252
Anaheim	92806	19	10	1	14	\$385,000	\$401,000	-4.1%	3	\$210,000	\$219,000	-3.9%	\$238
Anaheim Hills	92807	32	31	3	26	\$450,000	\$493,000	-7.2%	6	\$195,000	\$238,000	-17.9%	\$266
Anaheim Hills	92808	23	22	4	12	\$579,000	\$688,000	-16.7%	12	\$365,000	\$375,000	-2.7%	\$286
Balboa Island	92662	1	1	0	0	0!	\$0	0.0%	0	0!	\$0	0.0%	\$0
Brea	92821	23	11	2	30	\$498,000	\$540,000	-5.2%	2	\$378,000	\$285,000	32.5%	\$274
Brea	92823	3	7	1	5	\$455,000	\$637,000	-22.4%	0	0!	\$0	0.0%	\$0
Buena Park	90620	23	37	1	42	\$364,000	\$362,000	-0.3%	2	\$255,000	\$0	0.0%	\$298
Buena Park	90621	18	32	2	15	\$350,000	\$325,000	2.2%	1	\$265,000	\$283,000	-14.2%	\$259
Capistrano Beach	92624	7	7	1	5	\$573,000	\$510,000	12.3%	2	\$158,000	\$503,000	-68.6%	\$333
Corona del Mar	92625	6	10	1	13	\$1,378,000	\$2,118,000	-34.9%	9	\$950,000	\$1,169,000	-18.7%	\$781
Costa Mesa	92626	19	31	4	36	\$534,000	\$480,000	11.2%	7	\$313,000	\$350,000	-10.7%	\$317
Costa Mesa	92627	30	25	4	26	\$630,000	\$570,000	15.6%	5	\$376,000	\$358,000	5.0%	\$395
Cypress	90630	24	27	4	29	\$445,000	\$448,000	-4.1%	5	\$264,000	\$349,000	-26.6%	\$286
Dana Point	92629	33	13	0	15	\$800,000	\$748,000	8.0%	7	\$449,000	\$444,000	1.0%	\$437
Foothill Ranch	92610	15	12	1	11	\$527,000	\$650,000	-13.6%	8	\$205,000	\$255,000	-19.6%	\$254
Fountain Valley	92708	27	16	0	26	\$570,000	\$582,000	-0.5%	5	\$255,000	\$263,000	-2.9%	\$312
Fullerton	92831	20	13	3	18	\$463,000	\$565,000	-15.8%	3	\$210,000	\$225,000	-6.8%	\$307
Fullerton	92832	11	9	1	12	\$300,000	\$342,000	-12.3%	8	\$126,000	\$225,000	-44.0%	\$253
Fullerton	92833	33	39	3	48	\$370,000	\$457,000	-17.3%	15	\$331,000	\$448,000	-21.8%	\$259
Fullerton	92835	14	10	1	14	\$610,000	\$755,000	-19.2%	3	\$241,000	\$377,000	-36.1%	\$287
Garden Grove	92840	42	35	0	48	\$363,000	\$355,000	2.1%	6	\$231,000	\$240,000	-9.6%	\$277
Garden Grove	92841	24	20	1	19	\$350,000	\$394,000	-12.5%	3	\$250,000	\$0	0.0%	\$252
Garden Grove	92843	28	36	5	17	\$320,000	\$348,000	-8.6%	12	\$148,000	\$154,000	-4.1%	\$289
Garden Grove	92844	21	13	2	17	\$350,000	\$360,000	-0.7%	5	\$215,000	\$168,000	11.0%	\$237
Garden Grove	92845	5	7	1	7	\$465,000	\$445,000	6.2%	2	\$284,000	\$330,000	-13.9%	\$305
Huntington Beach	92646	35	31	1	34	\$588,000	\$625,000	-5.5%	17	\$360,000	\$390,000	-7.7%	\$370
Huntington Beach	92647	19	14	0	34	\$544,000	\$525,000	3.6%	3	\$207,000	\$306,000	-32.5%	\$375
Huntington Beach	92648	35	20	2	29	\$829,000	\$820,000	1.0%	11	\$410,000	\$461,000	-11.1%	\$402
Huntington Beach	92649	13	13	0	18	\$965,000	\$860,000	12.2%	15	\$345,000	\$360,000	-4.2%	\$409
Irvine	92602	11	13	2	20	\$859,000	\$895,000	-4.0%	14	\$490,000	\$510,000	-3.9%	\$0
Irvine	92603	14	7	1	10	\$1,320,000	\$1,808,000	-27.0%	18	\$510,000	\$610,000	-16.4%	\$465
Irvine	92604	10	13	0	23	\$650,000	\$545,000	19.3%	12	\$438,000	\$400,000	-1.1%	\$395
Irvine	92606	7	2	0	4	\$726,000	\$655,000	10.6%	12	\$480,000	\$434,000	10.7%	\$0
Irvine	92612	19	15	0	6	\$598,000	\$558,000	7.1%	27	\$460,000	\$401,000	11.9%	\$333
Irvine	92614	15	13	0	9	\$735,000	\$795,000	24.1%	14	\$393,000	\$385,000	1.9%	\$376
Irvine	92618	9	2	1	6	\$892,000	\$405,000	120.2%	13	\$472,000	\$403,000	17.3%	\$0
Irvine	92620	25	25	2	28	\$715,000	\$700,000	2.1%	15	\$508,000	\$540,000	-6.0%	\$281
La Habra	90631	59	52	7	36	\$383,000	\$365,000	4.8%	13	\$180,000	\$199,000	-9.5%	\$281



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La Palma	90623	5	7	1	13	\$508,000	\$545,000	-6.9%	0	0!	\$303,000	0.0%	\$256
Ladera Ranch	92694	57	31	3	32	\$734,000	\$850,000	-13.6%	13	\$340,000	\$375,000	-9.3%	\$0
Laguna Beach	92651	14	18	1	27	\$1,195,000	\$1,878,000	-36.4%	6	\$793,000	\$385,000	105.8%	\$947
Laguna Hills	92653	27	25	5	14	\$560,000	\$650,000	-13.9%	9	\$230,000	\$240,000	4.1%	\$270
Laguna Niguel	92677	65	45	4	47	\$623,000	\$697,000	-10.2%	42	\$308,000	\$315,000	-1.6%	\$323
Laguna Woods	92637	10	5	0	0	0!	\$0	0.0%	29	\$180,000	\$200,000	-10.0%	\$0
Lake Forest	92630	56	47	1	27	\$476,000	\$465,000	2.3%	20	\$235,000	\$238,000	-3.7%	\$275
Los Alamitos	90720	6	7	0	15	\$765,000	\$800,000	13.3%	1	\$430,000	\$0	0.0%	\$417
Midway City	92655	9	7	1	3	\$409,000	\$393,000	4.2%	0	0!	\$214,000	0.0%	\$325
Mission Viejo	92691	32	21	3	41	\$505,000	\$534,000	-5.3%	14	\$218,000	\$218,000	-5.4%	\$302
Mission Viejo	92692	43	32	3	46	\$520,000	\$560,000	-7.2%	18	\$365,000	\$425,000	-14.2%	\$273
Newport Beach	92660	22	19	1	29	\$968,000	\$1,350,000	-24.2%	12	\$530,000	\$345,000	37.7%	\$543
Newport Beach	92661	0	4	0	3	\$3,250,000	\$1,825,000	78.1%	0	0!	\$0	0.0%	\$1,409
Newport Beach	92663	23	14	3	16	\$1,100,000	\$2,175,000	-34.3%	13	\$590,000	\$550,000	7.3%	\$1,067
Newport Coast	92657	8	10	2	17	\$2,200,000	\$2,300,000	-4.3%	2	\$761,000	\$748,000	1.8%	\$0
Orange	92865	14	10	1	8	\$445,000	\$425,000	4.7%	2	\$245,000	\$230,000	6.5%	\$259
Orange	92866	1	6	0	7	\$440,000	\$493,000	-12.2%	2	\$129,000	\$495,000	-74.0%	\$301
Orange	92867	22	20	0	42	\$528,000	\$520,000	2.5%	2	\$472,000	\$470,000	0.5%	\$280
Orange	92868	9	12	1	11	\$363,000	\$335,000	7.4%	2	\$210,000	\$189,000	11.0%	\$255
Orange	92869	24	24	6	31	\$535,000	\$462,000	15.9%	11	\$285,000	\$345,000	-13.5%	\$261
Placentia	92870	31	19	6	37	\$415,000	\$502,000	-18.8%	9	\$369,000	\$340,000	6.2%	\$235
Rancho St. Margarita	92688	51	33	3	26	\$553,000	\$540,000	2.3%	49	\$254,000	\$324,000	-21.2%	\$287
San Clemente	92672	26	17	1	25	\$598,000	\$758,000	-19.7%	11	\$418,000	\$360,000	16.0%	\$462
San Clemente	92673	22	23	1	23	\$690,000	\$790,000	-6.8%	15	\$345,000	\$525,000	-32.2%	\$286
San Juan Capistrano	92675	33	30	2	31	\$360,000	\$525,000	-34.2%	12	\$141,000	\$166,000	-18.1%	\$265
Santa Ana	92701	40	37	4	17	\$275,000	\$280,000	-6.3%	21	\$106,000	\$126,000	-18.2%	\$237
Santa Ana	92703	34	51	1	41	\$265,000	\$273,000	0.4%	10	\$119,000	\$126,000	-6.0%	\$237
Santa Ana	92704	43	84	4	38	\$330,000	\$318,000	1.5%	21	\$165,000	\$175,000	-4.3%	\$242
Santa Ana	92705	24	29	5	20	\$684,000	\$605,000	15.9%	6	\$130,000	\$245,000	-33.3%	\$296
Santa Ana	92706	33	29	3	24	\$418,000	\$345,000	19.3%	2	\$128,000	\$0	-11.5%	\$283
Santa Ana	92707	46	59	3	32	\$264,000	\$278,000	-6.5%	12	\$146,000	\$168,000	-11.5%	\$252
Seal Beach	90740	4	5	0	8	\$825,000	\$740,000	10.0%	5	\$350,000	\$275,000	27.3%	\$739
Silverado	92676	2	4	1	2	\$264,000	\$380,000	-30.5%	0	0!	\$0	0.0%	\$334
Stanton	90680	25	26	2	16	\$340,000	\$248,000	30.6%	9	\$240,000	\$194,000	41.2%	\$286
Sunset Beach	90742	0	1	1	1	\$1,100,000	\$0	0.0%	0	0!	\$0	0.0%	\$865
Surfside	90743	0	0	0	0	0!	\$0	0.0%	0	0!	\$0	0.0%	\$0
Trabuco Canyon	92678	0	0	0	1	\$499,000	\$0	0.0%	0	0!	\$0	0.0%	\$246
Trabuco Canyon	92679	42	32	3	38	\$708,000	\$737,000	-1.7%	7	\$270,000	\$287,000	-8.5%	\$257
Tustin	92780	47	27	1	27	\$459,000	\$525,000	-11.1%	12	\$153,000	\$226,000	-32.0%	\$272
Tustin	92782	19	11	1	8	\$849,000	\$843,000	0.8%	19	\$437,000	\$405,000	7.2%	\$249
Villa Park	92861	3	1	0	7	\$955,000	\$1,780,000	-46.3%	0	0!	\$0	0.0%	\$273
Westminster	92683	37	41	2	54	\$410,000	\$430,000	-7.9%	2	\$191,000	\$310,000	-38.5%	\$279
Yorba Linda	92886	29	27	2	48	\$553,000	\$619,000	-10.6%	2	\$198,000	\$264,000	-25.0%	\$284
Yorba Linda	92887	13	16	3	17	\$721,000	\$660,000	2.9%	11	\$270,000	\$276,000	-2.3%	\$275

