

ORANGE COUNTY HOME SALES • FEBRUARY 2005

City	Zip Code	Median Sale Price		Sales Volume		City	Zip Code	Median Sale Price		Sales Volume	
		prev. 4	% change	prev. 4	% change			prev. 4	% change	prev. 4	% change
		weeks	from 04	weeks	from 04			weeks	from 04	weeks	from 04
Aliso Viejo	92656	\$490,000	11.4%	101	-1.0%	La Palma	90623	\$563,500	13.6%	14	55.6%
Anaheim	92801	\$432,000	16.3%	26	-38.1%	Laguna Beach	92651	\$1,328,750	22.5%	28	-12.5%
Anaheim	92802	\$464,000	31.9%	26	8.3%	Laguna Hills	92653	\$460,000	9.5%	51	15.9%
Anaheim	92804	\$480,000	23.4%	53	17.8%	Laguna Niguel	92677	\$679,500	27.5%	104	-1.9%
Anaheim	92805	\$477,000	28.2%	37	8.8%	Laguna Woods	92637	\$341,000	41.8%	24	-41.5%
Anaheim	92806	\$532,500	19.7%	25	31.6%	Lake Forest	92630	\$376,250	-4.0%	75	-15.7%
Anaheim	92807	\$585,000	12.7%	51	27.5%	Los Alamitos	90720	\$760,000	27.7%	13	-23.5%
Anaheim	92808	\$485,000	14.1%	41	24.2%	Midway City	92655	\$470,000	18.1%	2	-33.3%
Brea	92821	\$564,500	29.8%	33	6.5%	Mission Viejo	92691	\$565,000	14.1%	50	-27.5%
Brea	92823	\$683,750	27.8%	8	300.0%	Mission Viejo	92692	\$595,000	29.8%	69	-9.2%
Buena Park	90620	\$470,000	28.8%	27	-25.0%	Newport Beach	92660	\$1,400,000	59.7%	35	-2.8%
Buena Park	90621	\$514,000	38.9%	23	-34.3%	Newport Beach	92661	\$256,000	-77.7%	1	-88.9%
Corona del Mar	92625	\$1,605,000	26.6%	22	83.3%	Newport Beach	92662	\$2,025,000	39.2%	4	100.0%
Costa Mesa	92626	\$612,250	18.9%	34	21.4%	Newport Beach	92663	\$950,000	49.1%	27	-18.2%
Costa Mesa	92627	\$612,500	29.3%	30	-28.6%	Newport Coast	92657	\$2,338,000	67.3%	18	-18.2%
Cypress	90630	\$504,000	29.2%	29	-35.6%	Orange	92865	\$499,000	18.8%	15	15.4%
Dana Point	92624	\$785,000	11.0%	11	-31.3%	Orange	92866	\$554,000	0.7%	12	-7.7%
Dana Point	92629	\$697,500	25.7%	38	2.7%	Orange	92867	\$617,500	26.0%	34	-29.2%
Foothill Ranch	92610	\$607,250	1.4%	20	81.8%	Orange	92868	\$475,000	32.7%	9	-25.0%
Fountain Valley	92708	\$607,000	10.4%	40	-9.1%	Orange	92869	\$595,000	20.2%	49	6.5%
Fullerton	92831	\$490,000	37.3%	29	16.0%	Placentia	92870	\$510,000	11.0%	54	50.0%
Fullerton	92832	\$435,000	15.2%	12	-25.0%	Rancho Santa Margarita	92688	\$467,500	-2.6%	106	24.7%
Fullerton	92833	\$480,750	3.3%	54	3.8%	San Clemente	92672	\$570,000	-0.4%	33	-23.3%
Fullerton	92835	\$621,750	-2.2%	34	0.0%	San Clemente	92673	\$736,000	3.7%	33	-25.0%
Garden Grove	92840	\$480,000	23.1%	31	-39.2%	San Juan Capistrano	92675	\$534,000	16.1%	33	-36.5%
Garden Grove	92841	\$507,500	21.3%	28	40.0%	Santa Ana	92701	\$320,000	58.0%	29	-14.7%
Garden Grove	92843	\$408,500	15.1%	32	-13.5%	Santa Ana	92703	\$424,500	27.3%	40	42.9%
Garden Grove	92844	\$422,500	28.0%	17	0.0%	Santa Ana	92704	\$465,000	31.0%	58	18.4%
Garden Grove	92845	\$532,500	21.0%	8	-33.3%	Santa Ana	92705	\$684,500	17.5%	22	22.2%
Huntington Beach	92646	\$532,500	38.3%	52	-22.4%	Santa Ana	92706	\$467,500	-0.3%	24	71.4%
Huntington Beach	92647	\$604,500	14.1%	29	-6.5%	Santa Ana	92707	\$447,500	23.9%	33	-46.8%
Huntington Beach	92648	\$824,500	49.9%	69	25.5%	Seal Beach	90740	\$672,500	7.2%	16	0.0%
Huntington Beach	92649	\$649,500	32.3%	33	-15.4%	Stanton	90680	\$350,000	18.6%	15	-37.5%
Irvine	92602	\$678,500	20.3%	28	-12.5%	Trabuco/Coto	92679	\$720,000	19.0%	55	-8.3%
Irvine	92603	\$1,294,500	181.9%	26	-70.5%	Tustin	92780	\$522,500	56.0%	36	9.1%
Irvine	92604	\$550,000	7.8%	25	-16.7%	Tustin	92782	\$535,500	5.0%	43	-4.4%
Irvine	92606	\$632,500	8.1%	12	-61.3%	Villa Park	92861	\$1,105,000	38.1%	2	-33.3%
Irvine	92612	\$525,500	-10.4%	39	21.9%	Westminster	92683	\$496,000	15.6%	52	-17.5%
Irvine	92614	\$510,000	6.7%	29	-17.1%	Yorba Linda	92886	\$670,000	27.4%	49	4.3%
Irvine	92618	\$535,000	22.4%	18	-10.0%	Yorba Linda	92887	\$705,000	-1.6%	32	128.6%
Irvine	92620	\$600,000	29.6%	35	9.4%	All homes		\$555,000	16.8%	2890	-11.0%
Ladera Ranch	92694	\$600,000	20.5%	67	48.9%	Total resale houses		\$601,000	15.6%	1805	-4.4%
La Habra	90631	\$417,500	16.0%	40	-24.5%	Total condominiums		\$404,500	13.9%	883	-8.1%
						Total new homes		\$802,000	44.8%	202	-49.2%

Sources: DataQuick Information Systems and the Orange County Register, Business Section, Page 10, Wednesday, Mar. 16, 2005

* All Statistics Compare Feb. 2005 with Feb. 2004