

# ORANGE COUNTY HOME PRICES & SALES

## F E B R U A R Y 2 0 0 9

Community	Zip	Median	Change	Sales	Change	Community	Zip	Median	Change	Sales	Change
Aliso Viejo	92656	\$365,000	-26.00%	43	-4.40%	La Palma	90623	\$517,500	5.60%	2	-60.00%
Anaheim	92801	\$275,000	-26.70%	29	52.60%	Laguna Beach	92651	\$1,300,000	-35.40%	6	-72.70%
Anaheim	92802	\$320,000	-27.70%	23	475.00%	Laguna Hills	92653	\$470,750	18.60%	18	-5.30%
Anaheim	92804	\$313,500	-23.90%	55	150.00%	Laguna Niguel	92677	\$514,000	-20.90%	60	50.00%
Anaheim	92805	\$305,000	-23.80%	42	121.10%	Laguna Woods	92637	\$225,000	-16.70%	19	0.00%
Anaheim	92806	\$363,000	-17.50%	21	320.00%	Lake Forest	92630	\$305,000	-35.40%	53	65.60%
Anaheim	92807	\$420,000	-33.60%	32	52.40%	Los Alamitos	90720	\$575,000	-16.80%	13	-23.50%
Anaheim	92808	\$483,250	8.60%	18	50.00%	Midway City	92655	\$206,000	n/a	3	n/a
Brea	92821	\$535,000	9.20%	17	-5.60%	Mission Viejo	92691	\$435,000	-10.30%	35	34.60%
Brea	92823	\$613,500	9.10%	2	0.00%	Mission Viejo	92692	\$562,500	-8.90%	21	-16.00%
Buena Park	90620	\$354,500	-16.30%	29	45.00%	Newport Beach	92660	\$850,000	-46.70%	14	16.70%
Buena Park	90621	\$260,000	-44.40%	26	73.30%	Newport Beach	92661	\$1,137,500	-54.70%	4	300.00%
Corona del Mar	92625	\$1,825,000	-18.90%	9	-25.00%	Newport Beach	92662	n/a	n/a	n/a	n/a
Costa Mesa	92626	\$480,000	-12.90%	15	25.00%	Newport Beach	92663	\$727,500	-43.80%	11	-8.30%
Costa Mesa	92627	\$510,000	2.00%	26	0.00%	Newport Coast	92657	\$1,347,500	-25.60%	12	71.40%
Cypress	90630	\$500,000	-1.70%	23	15.00%	Orange	92865	\$423,000	-6.80%	19	111.10%
Dana Point	92624	\$405,000	-68.20%	3	-66.70%	Orange	92866	\$422,500	-18.10%	4	0.00%
Dana Point	92629	\$685,000	6.20%	17	13.30%	Orange	92867	\$450,000	-15.90%	26	-16.10%
Foothill Ranch	92610	\$250,000	-54.50%	11	57.10%	Orange	92868	\$306,250	-35.50%	14	40.00%
Fountain Valley	92708	\$542,500	-0.50%	35	52.20%	Orange	92869	\$475,000	4.90%	29	70.60%
Fullerton	92831	\$436,500	-7.10%	14	-6.70%	Placentia	92870	\$420,000	-23.60%	35	40.00%
Fullerton	92832	\$277,500	-31.40%	10	150.00%	Rancho Santa Margarita	92688	\$388,000	-17.40%	40	29.00%
Fullerton	92833	\$350,000	-37.70%	42	44.80%	San Clemente	92672	\$575,000	0.90%	22	144.40%
Fullerton	92835	\$320,000	-43.50%	5	-54.50%	San Clemente	92673	\$687,500	-13.50%	25	-16.70%
Garden Grove	92840	\$320,500	-22.00%	30	7.10%	San Juan Capistrano	92675	\$340,000	-64.20%	32	68.40%
Garden Grove	92841	\$355,000	-17.40%	18	63.60%	Santa Ana	92701	\$130,000	-36.60%	40	471.40%
Garden Grove	92843	\$345,000	-24.60%	29	93.30%	Santa Ana	92703	\$240,000	-32.40%	40	185.70%
Garden Grove	92844	\$290,500	-28.30%	17	54.50%	Santa Ana	92704	\$233,750	-30.40%	58	152.20%
Garden Grove	92845	\$473,500	-6.20%	12	0.00%	Santa Ana	92705	\$500,000	-9.40%	22	46.70%
Huntington Beach	92646	\$530,000	0.80%	33	-19.50%	Santa Ana	92706	\$350,000	-24.00%	23	228.60%
Huntington Beach	92647	\$537,500	0.00%	18	-40.00%	Santa Ana	92707	\$224,500	-40.10%	43	290.90%
Huntington Beach	92648	\$700,000	-13.30%	33	-26.70%	Seal Beach	90740	\$725,000	0.00%	9	-10.00%
Huntington Beach	92649	\$455,000	-25.40%	16	-15.80%	Stanton	90680	\$265,000	-20.10%	19	72.70%
Irvine	92602	\$500,000	-28.90%	10	-47.40%	Trabuco/Coto	92679	\$599,000	-27.00%	22	-8.30%
Irvine	92603	\$759,000	-2.70%	18	28.60%	Tustin	92780	\$215,000	-54.70%	37	270.00%
Irvine	92604	\$495,000	-15.50%	11	-26.70%	Tustin	92782	\$600,000	5.40%	20	-13.00%
Irvine	92606	\$546,000	-28.40%	7	-53.30%	Villa Park	92861	\$850,000	-28.10%	3	-25.00%
Irvine	92612	\$317,500	-22.10%	14	-39.10%	Westminster	92683	\$430,000	-9.00%	42	31.30%
Irvine	92614	\$397,500	-13.30%	7	-36.40%	Yorba Linda	92886	\$565,000	-15.90%	35	25.00%
Irvine	92618	\$337,500	-41.10%	2	-91.70%	Yorba Linda	92887	\$511,250	-21.90%	10	-9.10%
Irvine	92620	\$645,000	3.00%	31	-13.90%	<b>All homes</b>		<b>\$375,000</b>	<b>-27.90%</b>	<b>1,879</b>	<b>27.70%</b>
Ladera Ranch	92694	\$610,000	18.40%	31	24.00%	<b>Total resale houses</b>		<b>\$434,500</b>	<b>-24.40%</b>	<b>1,303</b>	<b>33.60%</b>
La Habra	90631	\$271,500	-33.40%	40	21.20%	<b>Total condominiums</b>		<b>\$255,000</b>	<b>-31.10%</b>	<b>527</b>	<b>52.80%</b>
						<b>Total new homes</b>		<b>\$499,000</b>	<b>-11.20%</b>	<b>49</b>	<b>-67.50%</b>

\* All Statistics Compare February 2008 with February 2009

Sources: DataQuick Information Systems and the Orange County Register, March 2009