

For calendar month August – DataQuick’s freshest stats — Orange County homebuying patterns showed:

53 of O.C.’s 83 ZIP codes had gains in their respective median selling price. Overall, buyers’ prices were +2.9% vs. a year ago.

Taking sales volume in consideration, home-sale pricing is up in ZIPs representing 43% of the Orange County market.

6 of 83 O.C. ZIPs had median sales prices above \$1 million in the period vs. 11 million-dollar ZIPs when the county median price peaked in June 2007.

Since that pricing pinnacle, there’s been a -32% drop in the countywide median price!

30 of 83 O.C. ZIPs had year-over-year sales gains in the period — or 36% of the market.

Overall, countywide sales were -9.0% vs. a year ago.

2 of 83 O.C. ZIPs has sales gains of 100% or more in the period at the same time as 2 had sales drops greater than 50%!

NOTE! 19 local ZIPs had both sales gains and price gains in the period. (Highlighted in green below!) These double-gainers had combined sales volume equal to 22% of the Orange County market.

Below is a look at the 83 ZIPs and how they fared in terms of median selling price and total sales for this period.

Also, want to see what kind of housing the median price buys in a specific neighborhood? Click on the ZIP code, and you’ll see current for-sale listings in the median’s “ballpark” — a range from 10% below to 10% above — in that ZIP ...

| Town        | ZIP   | Price     | Yr. chg. | Sales | Yr. chg. |
|-------------|-------|-----------|----------|-------|----------|
| Aliso Viejo | 92656 | \$400,000 | -3.8%    | 84    | +6.3%    |
| Anaheim     | 92801 | \$320,000 | +6.7%    | 18    | -45.5%   |
| Anaheim     | 92802 | \$341,000 | +11.8%   | 15    | -40.0%   |
| Anaheim     | 92804 | \$340,000 | +3.0%    | 43    | -29.5%   |
| Anaheim     | 92805 | \$310,000 | +19.2%   | 47    | -27.7%   |
| Anaheim     | 92806 | \$375,000 | +2.5%    | 14    | -36.4%   |

|                 |       |             |        |    |        |
|-----------------|-------|-------------|--------|----|--------|
| Anaheim         | 92807 | \$435,000   | -1.1%  | 43 | +10.3% |
| Anaheim         | 92808 | \$590,000   | +34.5% | 23 | -30.3% |
| Brea            | 92821 | \$490,000   | +0.7%  | 26 | +36.8% |
| Brea            | 92823 | \$592,000   | +7.6%  | 7  | +0.0%  |
| Buena Park      | 90620 | \$364,500   | +3.6%  | 30 | -3.2%  |
| Buena Park      | 90621 | \$290,500   | +1.9%  | 12 | -45.5% |
| Corona del Mar  | 92625 | \$1,309,750 | -14.4% | 15 | -11.8% |
| Costa Mesa      | 92626 | \$525,000   | +11.1% | 24 | -31.4% |
| Costa Mesa      | 92627 | \$444,500   | -22.7% | 34 | -2.9%  |
| Cypress         | 90630 | \$430,000   | +0.2%  | 33 | -17.5% |
| Dana Point      | 92624 | \$495,000   | +11.2% | 9  | +80.0% |
| Dana Point      | 92629 | \$550,000   | +4.5%  | 30 | +15.4% |
| Foothill Ranch  | 92610 | \$260,000   | -49.6% | 15 | +50.0% |
| Fountain Valley | 92708 | \$597,500   | +11.1% | 24 | -46.7% |
| Fullerton       | 92831 | \$390,000   | -19.6% | 24 | +60.0% |
| Fullerton       | 92832 | \$310,000   | +10.7% | 15 | +36.4% |
| Fullerton       | 92833 | \$390,000   | +6.3%  | 51 | +18.6% |
| Fullerton       | 92835 | \$614,500   | -2.4%  | 17 | -22.7% |
| Garden Grove    | 92840 | \$340,000   | +5.4%  | 30 | -31.8% |
| Garden Grove    | 92841 | \$357,500   | +8.9%  | 31 | +47.6% |
| Garden Grove    | 92843 | \$318,500   | -9.0%  | 27 | -20.6% |

|                  |       |             |        |    |        |
|------------------|-------|-------------|--------|----|--------|
| Garden Grove     | 92844 | \$270,000   | +8.0%  | 16 | +6.7%  |
| Garden Grove     | 92845 | \$452,000   | -2.8%  | 11 | -26.7% |
| Huntington Beach | 92646 | \$420,000   | -25.0% | 53 | -3.6%  |
| Huntington Beach | 92647 | \$547,000   | +3.5%  | 23 | -11.5% |
| Huntington Beach | 92648 | \$737,250   | +7.9%  | 38 | +5.6%  |
| Huntington Beach | 92649 | \$675,000   | +20.5% | 24 | -17.2% |
| Irvine           | 92602 | \$730,000   | +21.2% | 24 | -14.3% |
| Irvine           | 92603 | \$949,500   | +32.4% | 25 | -19.4% |
| Irvine           | 92604 | \$564,000   | +16.5% | 22 | +46.7% |
| Irvine           | 92606 | \$575,000   | -11.7% | 13 | -7.1%  |
| Irvine           | 92612 | \$489,250   | -0.6%  | 41 | +32.3% |
| Irvine           | 92614 | \$519,000   | -4.7%  | 20 | -16.7% |
| Irvine           | 92618 | \$474,250   | +0.3%  | 23 | +9.5%  |
| Irvine           | 92620 | \$670,000   | +5.5%  | 56 | +24.4% |
| Ladera Ranch     | 92694 | \$656,500   | +39.7% | 41 | +2.5%  |
| La Habra         | 90631 | \$320,000   | -0.8%  | 42 | +13.5% |
| La Palma         | 90623 | \$585,000   | +5.4%  | 7  | -53.3% |
| Laguna Beach     | 92651 | \$1,200,000 | +11.7% | 29 | -9.4%  |
| Laguna Hills     | 92653 | \$332,500   | -20.4% | 29 | -23.7% |
| Laguna Niguel    | 92677 | \$575,000   | +2.7%  | 89 | +6.0%  |
| Laguna Woods     | 92637 | \$195,000   | -15.2% | 32 | -13.5% |

|                  |       |             |        |    |         |
|------------------|-------|-------------|--------|----|---------|
| Lake Forest      | 92630 | \$425,000   | +21.3% | 56 | -8.2%   |
| Los Alamitos     | 90720 | \$733,500   | +8.7%  | 16 | +6.7%   |
| Midway City      | 92655 | \$350,000   | +9.0%  | 3  | +200.0% |
| Mission Viejo    | 92691 | \$450,000   | -6.3%  | 57 | +9.6%   |
| Mission Viejo    | 92692 | \$490,000   | +2.2%  | 49 | -16.9%  |
| Newport Beach    | 92660 | \$1,250,000 | +8.7%  | 27 | +0.0%   |
| Newport Beach    | 92661 | \$677,500   | -84.2% | 5  | +150.0% |
| Newport Beach    | 92662 | \$1,150,000 | n/a    | 1  | n/a     |
| Newport Beach    | 92663 | \$1,002,500 | +20.5% | 19 | -17.4%  |
| Newport Coast    | 92657 | \$1,625,000 | +25.0% | 23 | +21.1%  |
| Orange           | 92865 | \$441,000   | +10.5% | 17 | -45.2%  |
| Orange           | 92866 | \$470,000   | +0.6%  | 5  | -54.5%  |
| Orange           | 92867 | \$500,500   | +1.6%  | 36 | +20.0%  |
| Orange           | 92868 | \$314,000   | +20.8% | 7  | -41.7%  |
| Orange           | 92869 | \$390,000   | -16.8% | 37 | +0.0%   |
| Placentia        | 92870 | \$485,500   | +26.1% | 35 | -39.7%  |
| Ran.S. Margarita | 92688 | \$367,000   | -9.4%  | 84 | +40.0%  |
| San Clemente     | 92672 | \$457,500   | -12.9% | 23 | -46.5%  |
| San Clemente     | 92673 | \$605,000   | -15.3% | 48 | +2.1%   |
| San Juan Capo    | 92675 | \$390,000   | -17.0% | 34 | +0.0%   |
| Santa Ana        | 92701 | \$119,000   | +9.2%  | 28 | -15.2%  |

|              |       |           |        |       |        |
|--------------|-------|-----------|--------|-------|--------|
| Santa Ana    | 92703 | \$275,500 | +12.4% | 29    | -31.0% |
| Santa Ana    | 92704 | \$283,000 | +4.8%  | 52    | -23.5% |
| Santa Ana    | 92705 | \$700,000 | +49.3% | 34    | -19.0% |
| Santa Ana    | 92706 | \$340,000 | -0.3%  | 18    | -5.3%  |
| Santa Ana    | 92707 | \$230,000 | -4.2%  | 42    | -35.4% |
| Seal Beach   | 90740 | \$679,500 | +13.2% | 18    | +38.5% |
| Stanton      | 90680 | \$338,000 | +26.8% | 28    | +7.7%  |
| Trabuco/Coto | 92679 | \$680,000 | +0.7%  | 38    | -22.4% |
| Tustin       | 92780 | \$317,500 | -29.3% | 31    | -22.5% |
| Tustin       | 92782 | \$725,000 | +59.3% | 26    | -29.7% |
| Villa Park   | 92861 | \$966,000 | +0.1%  | 7     | -30.0% |
| Westminster  | 92683 | \$410,000 | -7.1%  | 60    | -3.2%  |
| Yorba Linda  | 92886 | \$560,000 | -6.7%  | 57    | +23.9% |
| Yorba Linda  | 92887 | \$392,000 | -47.4% | 16    | -36.0% |
| Total O.C.   |       | \$440,000 | +2.9%  | 2,538 | -9.0%  |