

# HÔM RESEARCH SEPTEMBER 2011 MARKET UPDATE

/// Data by District ///

		ACTIVE LISTINGS	IN ESCROW		CLOSED LISTINGS			
MARKET AREA		10/10/2011	B - 10/10/2011	P - 10/10/2011	SEP - 2010	SEP -2011	Q3 2010	Q3 2011
Newport Heights [6]	Detached	25	4	2	3	4	9	14
	Attached	31	16	8	10	5	25	24
	All	<b>56</b>	<b>20</b>	<b>10</b>	<b>13</b>	<b>9</b>	<b>34</b>	<b>38</b>
West Bay - Santa Ana Heights [7]	Detached	54	7	6	6	12	20	31
	Attached	6	2	1	0	0	1	2
	All	<b>60</b>	<b>9</b>	<b>7</b>	<b>6</b>	<b>12</b>	<b>21</b>	<b>33</b>
West Newport - Lido [8]	Detached	78	8	6	4	8	18	16
	Attached	21	1	0	1	2	5	7
	All	<b>99</b>	<b>9</b>	<b>6</b>	<b>5</b>	<b>10</b>	<b>23</b>	<b>23</b>
Lower Newport Bay - Balboa Island [9]	Detached	58	3	1	5	6	16	15
	Attached	1	0	0	0	1	0	1
	All	<b>59</b>	<b>3</b>	<b>1</b>	<b>5</b>	<b>7</b>	<b>16</b>	<b>16</b>
Balboa Peninsula [10]	Detached	55	2	1	4	2	10	8
	Attached	14	0	2	1	1	2	2
	All	<b>69</b>	<b>2</b>	<b>3</b>	<b>5</b>	<b>3</b>	<b>12</b>	<b>10</b>
East Bluff - Harbor View [11]	Detached	82	14	4	13	16	31	39
	Attached	76	12	11	11	14	28	39
	All	<b>158</b>	<b>26</b>	<b>15</b>	<b>24</b>	<b>30</b>	<b>59</b>	<b>78</b>
Corona del Mar - Spyglass [12]	Detached	103	7	6	9	11	30	35
	Attached	48	6	2	10	6	26	23
	All	<b>151</b>	<b>13</b>	<b>8</b>	<b>19</b>	<b>17</b>	<b>56</b>	<b>58</b>
Newport Coast [26]	Detached	85	12	9	13	13	44	38
	Attached	20	5	2	5	3	14	9
	All	<b>105</b>	<b>17</b>	<b>11</b>	<b>18</b>	<b>16</b>	<b>58</b>	<b>47</b>
Crystal Cove [27]	Detached	26	2	2	2	0	5	3
	Attached	2	0	0	0	0	1	-
	All	<b>28</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>6</b>	<b>3</b>
North Laguna	Detached	64	8	3	3	3	11	8
	Attached	12	1	1	1	0	2	4
	All	<b>76</b>	<b>9</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>13</b>	<b>12</b>
Laguna Village	Detached	132	19	10	20	15	46	41
	Attached	13	1	2	0	1	1	4
	All	<b>145</b>	<b>20</b>	<b>12</b>	<b>20</b>	<b>16</b>	<b>47</b>	<b>45</b>
South Laguna	Detached	55	8	4	6	7	16	17
	Attached	11	1	2	0	4	1	8
	All	<b>66</b>	<b>9</b>	<b>6</b>	<b>6</b>	<b>11</b>	<b>17</b>	<b>25</b>
Turtle Ridge	Detached	27	11	2	2	5	8	19
	Attached	3	5	2	1	1	6	5
	All	<b>30</b>	<b>16</b>	<b>4</b>	<b>3</b>	<b>6</b>	<b>14</b>	<b>24</b>
Costa Mesa - Eastside	Detached	44	12	15	11	14	35	37
	Attached	19	5	5	3	8	13	20
	All	<b>63</b>	<b>17</b>	<b>20</b>	<b>14</b>	<b>22</b>	<b>48</b>	<b>57</b>
Dana Point - Monarch	Detached	70	10	3	6	10	16	25
	Attached	25	10	10	1	6	4	20
	All	<b>95</b>	<b>20</b>	<b>13</b>	<b>7</b>	<b>16</b>	<b>20</b>	<b>45</b>
Laguna Niguel - NS	Detached	54	19	14	17	6	36	40
	Attached	45	23	6	10	10	34	38
	All	<b>99</b>	<b>42</b>	<b>20</b>	<b>27</b>	<b>16</b>	<b>70</b>	<b>78</b>
Oceanfront - Laguna Beach	Detached	13	0	0	0	0	5	3
	Attached	13	0	0	0	2	0	4
	All	<b>26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>5</b>	<b>7</b>
Oceanfront - Newport Beach	Detached	21	1	0	0	1	1	2
	Attached	1	0	0	0	0	1	2
	All	<b>22</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>4</b>
Bayfront - Newport Beach	Detached	44	1	1	1	5	7	8
	Attached	6	0	1	1	1	1	2
	All	<b>50</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>6</b>	<b>8</b>	<b>10</b>

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/// Data by District ///

MARKET AREA		AVERAGE DOM			
		SEPTEMBER-2010	SEPTEMBER-2010	Q3 2010	Q3 2011
Newport Heights (6)	Detached	48	133	113	107
	Attached	94	135	97	119
	All	<b>83</b>	<b>134</b>	<b>101</b>	<b>114</b>
West Bay - Santa Ana Heights (7)	Detached	127	171	128	120
	Attached	-	-	37	98
	All	<b>127</b>	<b>171</b>	<b>124</b>	<b>118</b>
West Newport - Lido (8)	Detached	129	188	134	127
	Attached	40	190	241	260
	All	<b>111</b>	<b>188</b>	<b>157</b>	<b>167</b>
Lower Newport Bay - Balboa Island (9)	Detached	173	195	176	133
	Attached	-	121	-	90
	All	<b>173</b>	<b>184</b>	<b>176</b>	<b>130</b>
Balboa Peninsula (10)	Detached	211	136	172	187
	Attached	53	225	82	167
	All	<b>180</b>	<b>165</b>	<b>157</b>	<b>183</b>
East Bluff - Harbor View (11)	Detached	108	173	104	104
	Attached	135	165	167	124
	All	<b>120</b>	<b>169</b>	<b>134</b>	<b>114</b>
Corona del Mar - Spyglass (12)	Detached	104	89	133	104
	Attached	110	149	123	139
	All	<b>107</b>	<b>110</b>	<b>129</b>	<b>118</b>
Newport Coast (26)	Detached	98	103	132	132
	Attached	102	112	105	71
	All	<b>99</b>	<b>104</b>	<b>126</b>	<b>120</b>
Crystal Cove (27)	Detached	157	-	147	92
	Attached	-	-	85	-
	All	<b>157</b>	<b>-</b>	<b>137</b>	<b>92</b>
North Laguna	Detached	135	221	176	130
	Attached	69	-	167	104
	All	<b>119</b>	<b>221</b>	<b>175</b>	<b>121</b>
Laguna Village	Detached	164	133	154	136
	Attached	-	357	88	199
	All	<b>164</b>	<b>147</b>	<b>153</b>	<b>141</b>
South Laguna	Detached	126	68	121	98
	Attached	-	100	140	186
	All	<b>126</b>	<b>80</b>	<b>122</b>	<b>126</b>
Turtle Ridge	Detached	46	76	73	98
	Attached	165	167	112	67
	All	<b>85</b>	<b>91</b>	<b>90</b>	<b>91</b>
Costa Mesa - Eastside	Detached	106	88	95	84
	Attached	106	133	69	97
	All	<b>106</b>	<b>104</b>	<b>88</b>	<b>89</b>
Dana Point - Monarch Beach	Detached	113	151	112	157
	Attached	34	97	25	92
	All	<b>102</b>	<b>131</b>	<b>95</b>	<b>128</b>
Laguna Niguel - NS	Detached	135	66	117	94
	Attached	83	82	95	95
	All	<b>116</b>	<b>76</b>	<b>106</b>	<b>95</b>
Oceanfront - Laguna Beach	Detached	-	-	160	283
	Attached	-	206	-	259
	All	<b>-</b>	<b>206</b>	<b>160</b>	<b>270</b>
Oceanfront - Newport Beach	Detached	-	417	180	355
	Attached	-	-	111	494
	All	<b>-</b>	<b>417</b>	<b>145</b>	<b>425</b>
Bayfront - Newport Beach	Detached	108	130	200	132
	Attached	13	178	13	420
	All	<b>60</b>	<b>138</b>	<b>176</b>	<b>190</b>

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/// Data by City ///

CITY	NEW				UNDER CONTRACT				SOLD			
	SEP-08	SEP-09	SEP-10	SEP-11	SEP-08	SEP-09	SEP-10	SEP-11	SEP-08	SEP-09	SEP-10	SEP-11
Aliso Viejo	90	87	110	84	n/a	23	16	21	68	74	72	64
Corona del Mar	46	35	43	25	n/a	8	8	2	14	24	19	17
Dana Point	76	50	61	49	n/a	12	16	9	38	36	31	36
Irvine	264	226	265	254	n/a	77	49	54	147	175	162	158
Laguna Beach	72	57	43	49	n/a	9	12	11	16	34	31	29
Ladera Ranch	69	57	65	45	n/a	17	11	10	36	37	47	30
Laguna Niguel	121	114	133	104	n/a	40	21	25	51	84	66	65
Newport Beach	98	160	112	98	n/a	14	25	18	40	72	59	71
Newport Coast	39	30	40	32	n/a	9	3	8	9	23	20	16
San Juan Capistrano	70	61	69	48	n/a	19	16	10	44	24	32	40
<b>Totals</b>	<b>945</b>	<b>877</b>	<b>941</b>	<b>788</b>	<b>n/a</b>	<b>228</b>	<b>177</b>	<b>168</b>	<b>463</b>	<b>583</b>	<b>539</b>	<b>526</b>

CITY	AVERAGE LISTING PRICE				AVERAGE SALES PRICE			
	SEP-08	SEP-09	SEP-10	SEP-11	SEP-08	SEP-09	SEP-10	SEP-11
Aliso Viejo	\$422,755	\$407,406	\$439,768	\$431,975	\$449,419	\$411,328	\$441,962	\$425,785
Corona del Mar	\$2,936,623	\$4,211,739	\$2,020,879	\$2,077,556	\$1,502,071	\$1,895,937	\$1,347,736	\$1,973,367
Dana Point	\$1,309,208	\$1,535,796	\$1,412,276	\$929,748	\$966,340	\$723,566	\$903,980	\$804,361
Irvine	\$946,264	\$717,853	\$891,461	\$770,210	\$658,038	\$609,709	\$666,032	\$625,271
Laguna Beach	\$3,004,799	\$2,620,107	\$2,663,320	\$2,386,710	\$1,512,228	\$1,753,966	\$2,255,774	\$1,365,024
Ladera Ranch	\$737,622	\$696,649	\$640,044	\$570,780	\$606,602	\$577,835	\$567,510	\$570,861
Laguna Niguel	\$812,460	\$709,620	\$835,381	\$585,271	\$739,426	\$602,599	\$626,767	\$512,518
Newport Beach	\$2,290,046	\$1,658,370	\$1,883,363	\$1,771,710	\$1,756,837	\$1,478,503	\$1,246,784	\$1,369,191
Newport Coast	\$2,847,241	\$3,503,999	\$3,912,094	\$2,482,957	\$2,373,244	\$1,970,748	\$1,799,995	\$2,069,218
San Juan Capistrano	\$793,767	\$1,032,143	\$870,673	\$857,994	\$568,627	\$721,895	\$502,363	\$568,157

CITY	SP/LP				SP/OLP				AVERAGE DAYS ON MARKET			
	SEP-08	SEP-09	SEP-10	SEP-11	SEP-08	SEP-09	SEP-10	SEP-11	SEP-08	SEP-09	SEP-10	SEP-11
Aliso Viejo	98.62%	99.32%	98.39%	97.48%	93.78%	96.60%	94.14%	92.98%	69	56	111	119
Corona del Mar	51.41%	91.33%	92.33%	95.65%	50.70%	84.01%	86.87%	92.50%	58	104	117	96
Dana Point	92.86%	95.36%	92.84%	92.97%	83.63%	90.19%	84.50%	85.04%	109	79	143	124
Irvine	96.45%	97.64%	96.86%	95.98%	92.30%	93.98%	95.41%	92.72%	72	65	85	107
Laguna Beach	90.19%	90.25%	90.74%	92.33%	84.62%	81.19%	81.19%	87.04%	87	126	150	134
Ladera Ranch	95.87%	99.30%	98.64%	96.09%	90.23%	93.40%	94.41%	91.79%	82	80	119	128
Laguna Niguel	92.12%	96.40%	96.74%	96.27%	84.33%	92.38%	88.31%	92.53%	97	62	100	96
Newport Beach	86.87%	93.41%	91.42%	93.01%	83.67%	79.61%	88.16%	86.03%	103	145	118	144
Newport Coast	86.93%	94.57%	92.25%	89.60%	77.30%	86.69%	90.37%	85.94%	82	92	114	89
San Juan Capistrano	94.58%	92.50%	96.93%	93.83%	89.26%	86.97%	94.71%	88.46%	83	101	95	107

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/// Data by District ///

average sales price, average sp/lp, average sp/olp, average sp/sq.ft.

		AVERAGE SALES PRICE				AVERAGE SP/LP				AVERAGE SP/OLP				AVERAGE SP/SQ.FT.			
MARKET AREA		SEP - 2010	SEP - 2011	Q3 2010	Q3 2011	SEP - 2010	SEP - 2011	Q3 2010	Q3 2011	SEP - 2010	SEP - 2011	Q3 2010	Q3 2011	SEP - 2010	SEP - 2011	Q3 2010	Q3 2011
Newport Heights (6)	Detached	\$1,065,333	\$915,000	\$1,315,444	\$1,232,085	90%	95%	91%	101%	92%	90%	87%	101%	\$368.47	\$374.07	\$407.05	\$461.02
	Attached	\$421,590	\$345,980	\$426,063	\$394,422	96%	95%	97%	96%	94%	92%	93%	92%	\$313.97	\$268.90	\$337.58	\$307.19
	All	<b>\$570,146</b>	<b>\$598,877</b>	<b>\$661,488</b>	<b>\$703,035</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>98%</b>	<b>94%</b>	<b>91%</b>	<b>92%</b>	<b>96%</b>	<b>\$326.55</b>	<b>\$315.64</b>	<b>\$355.97</b>	<b>\$363.87</b>
West Bay - Santa Ana Heights (7)	Detached	\$916,840	\$1,100,140	\$1,110,574	\$1,294,957	94%	94%	96%	96%	93%	89%	92%	91%	\$438.88	\$465.27	\$449.53	\$459.40
	Attached	-	-	\$503,075	\$280,000	-	-	96%	96%	-	-	96%	80%	-	-	\$385.50	\$276.33
	All	<b>\$916,840</b>	<b>\$1,100,140</b>	<b>\$1,072,122</b>	<b>\$1,233,445</b>	<b>94%</b>	<b>94%</b>	<b>96%</b>	<b>96%</b>	<b>93%</b>	<b>89%</b>	<b>92%</b>	<b>90%</b>	<b>\$438.88</b>	<b>\$465.27</b>	<b>\$446.48</b>	<b>\$448.31</b>
West Newport - Lido	Detached	\$1,836,250	\$1,894,625	\$1,688,916	\$1,931,031	91%	92%	91%	94%	84%	85%	86%	87%	\$700.07	\$817.24	\$630.59	\$722.39
	Attached	\$831,000	\$620,000	\$825,000	\$797,395	95%	94%	89%	94%	95%	78%	82%	73%	\$612.83	\$388.04	\$540.29	\$471.14
	All	<b>\$1,635,200</b>	<b>\$1,639,700</b>	<b>\$1,501,108</b>	<b>\$1,586,011</b>	<b>92%</b>	<b>92%</b>	<b>90%</b>	<b>94%</b>	<b>86%</b>	<b>84%</b>	<b>85%</b>	<b>83%</b>	<b>\$682.62</b>	<b>\$731.40</b>	<b>\$610.96</b>	<b>\$645.92</b>
Lower Newport Bay - Balboa Island (9)	Detached	\$2,040,200	\$2,311,666	\$3,026,375	\$2,212,866	89%	91%	88%	92%	87%	83%	83%	88%	\$561.65	\$922.76	\$861.55	\$672.23
	Attached	-	\$1,050,000	-	\$1,050,000	-	72%	-	72%	-	72%	-	72%	-	\$654.61	-	\$654.61
	All	<b>\$2,040,200</b>	<b>\$2,131,428</b>	<b>\$3,026,375</b>	<b>\$2,140,187</b>	<b>89%</b>	<b>88%</b>	<b>88%</b>	<b>90%</b>	<b>87%</b>	<b>82%</b>	<b>83%</b>	<b>87%</b>	<b>\$561.65</b>	<b>\$884.45</b>	<b>\$861.55</b>	<b>\$671.13</b>
Balboa Peninsula (10)	Detached	\$1,855,500	\$3,460,000	\$2,123,950	\$3,490,968	93%	90%	93%	90%	88%	87%	87%	83%	\$346.18	\$1,356.93	\$759.85	\$986.41
	Attached	\$579,000	\$1,350,000	\$677,000	\$1,162,500	100%	90%	94%	95%	100%	80%	94%	82%	\$474.98	\$692.66	\$572.70	\$651.02
	All	<b>\$1,600,200</b>	<b>\$2,756,666</b>	<b>\$1,882,791</b>	<b>\$3,025,275</b>	<b>94%</b>	<b>90%</b>	<b>93%</b>	<b>90%</b>	<b>90%</b>	<b>84%</b>	<b>88%</b>	<b>83%</b>	<b>\$371.94</b>	<b>\$1,135.51</b>	<b>\$728.65</b>	<b>\$919.33</b>
East Bluff - Harbor View (11)	Detached	\$1,845,153	\$1,930,781	\$1,824,225	\$1,837,299	93%	95%	92%	95%	91%	90%	89%	92%	\$485.64	\$526.51	\$497.47	\$543.04
	Attached	\$890,000	\$712,607	\$1,011,660	\$731,538	96%	98%	94%	96%	90%	90%	90%	90%	\$376.50	\$385.31	\$411.52	\$372.62
	All	<b>\$1,407,375</b>	<b>\$1,362,300</b>	<b>\$1,438,601</b>	<b>\$1,284,419</b>	<b>94%</b>	<b>96%</b>	<b>93%</b>	<b>95%</b>	<b>90%</b>	<b>90%</b>	<b>89%</b>	<b>91%</b>	<b>\$435.61</b>	<b>\$460.62</b>	<b>\$456.68</b>	<b>\$457.83</b>
Corona del Mar - Spyglass (12)	Detached	\$1,749,555	\$2,438,659	\$2,783,616	\$2,307,835	89%	96%	92%	95%	84%	93%	92%	89%	\$592.78	\$769.65	\$716.88	\$707.70
	Attached	\$986,100	\$1,120,333	\$965,884	\$1,047,278	95%	99%	94%	96%	91%	95%	90%	91%	\$529.11	\$500.40	\$463.69	\$522.33
	All	<b>\$1,347,736</b>	<b>\$1,973,367</b>	<b>\$1,939,669</b>	<b>\$1,807,959</b>	<b>92%</b>	<b>97%</b>	<b>93%</b>	<b>95%</b>	<b>88%</b>	<b>93%</b>	<b>91%</b>	<b>90%</b>	<b>\$559.27</b>	<b>\$674.62</b>	<b>\$599.33</b>	<b>\$634.19</b>
Newport Coast (26)	Detached	\$1,846,538	\$2,363,076	\$2,128,028	\$2,112,342	93%	94%	94%	94%	93%	91%	90%	91%	\$504.97	\$522.69	\$546.74	\$523.62
	Attached	\$606,980	\$795,833	\$724,907	\$757,888	97%	95%	97%	93%	95%	93%	94%	91%	\$408.46	\$326.05	\$414.74	\$409.93
	All	<b>\$1,502,216</b>	<b>\$2,069,218</b>	<b>\$1,789,343</b>	<b>\$1,852,978</b>	<b>94%</b>	<b>94%</b>	<b>95%</b>	<b>94%</b>	<b>94%</b>	<b>92%</b>	<b>91%</b>	<b>91%</b>	<b>\$478.16</b>	<b>\$485.82</b>	<b>\$514.88</b>	<b>\$501.85</b>
Crystal Cove (27)	Detached	\$4,480,000	-	\$5,191,000	\$5,866,666	91%	-	92%	91%	87%	-	89%	89%	-	-	\$408.78	\$846.18
	Attached	-	-	\$2,060,000	-	-	-	94%	-	-	-	83%	-	-	-	\$531.89	-
	All	-	-	<b>\$4,669,166</b>	<b>\$5,866,666</b>	-	-	<b>93%</b>	<b>91%</b>	-	-	<b>88%</b>	<b>89%</b>	-	-	<b>\$429.30</b>	<b>\$846.18</b>
North Laguna	Detached	\$5,810,000	\$1,995,833	\$3,216,272	\$2,021,125	90%	83%	93%	88%	83%	80%	82%	81%	\$2,145.62	\$647.13	\$1,088.33	\$754.66
	Attached	\$899,000	-	\$874,500	\$923,250	97%	-	97%	100%	97%	-	87%	91%	\$1,198.67	-	\$953.50	\$617.50
	All	<b>\$4,582,250</b>	<b>\$1,995,833</b>	<b>\$2,856,000</b>	<b>\$1,655,166</b>	<b>92%</b>	<b>83%</b>	<b>94%</b>	<b>92%</b>	<b>86%</b>	<b>80%</b>	<b>83%</b>	<b>85%</b>	<b>\$1,908.88</b>	<b>\$647.13</b>	<b>\$1,067.59</b>	<b>\$708.94</b>

The above is based on information from the Association of Realtors/Multiple Listing Service as of 10.24.2011 and/or other sources. Display of the MLS data is deemed reliable but not guaranteed by the MLS or HÔM Real Estate Group and may not represent all activity in the market. The information represents activity of all Brokers, the HÔM Real Estate Group Broker or Agent providing the information contained herein may or may not have been the Listing Agent and/or Selling Agent.

# HÔM RESEARCH SEPTEMBER 2011 MARKET UPDATE

/// Data by District ///

average sales price, average sp/lp, average sp/olp, average sp/sq.ft. : continued

MARKET AREA		AVERAGE SALES PRICE				AVERAGE SP/LP				AVERAGE SP/OLP				AVERAGE SP/SQ.FT.			
		SEP - 2010	SEP - 2011	Q3 2010	Q3 2011	SEP - 2010	SEP - 2011	Q3 2010	Q3 2011	SEP - 2010	SEP - 2011	Q3 2010	Q3 2011	SEP - 2010	SEP - 2011	Q3 2010	Q3 2011
Laguna Village	Detached	\$2,012,750	\$1,354,353	\$1,872,543	\$1,377,087	94%	91%	94%	93%	88%	86%	86%	87%	\$719.97	\$481.13	\$665.31	\$490.49
	Attached	-	\$870,000	\$607,500	\$717,500	-	99%	94%	96%	-	64%	94%	85%	-	\$600.00	\$519.67	\$489.66
	All	<b>\$2,012,750</b>	<b>\$1,324,081</b>	<b>\$1,845,627</b>	<b>\$1,282,013</b>	<b>94%</b>	<b>92%</b>	<b>94%</b>	<b>93%</b>	<b>88%</b>	<b>85%</b>	<b>86%</b>	<b>86%</b>	<b>\$719.97</b>	<b>\$488.56</b>	<b>\$662.21</b>	<b>\$490.41</b>
South Laguna	Detached	\$2,644,166	\$1,468,571	\$2,435,718	\$1,976,647	96%	94%	93%	93%	90%	91%	87%	90%	\$964.18	\$506.57	\$886.22	\$765.62
	Attached	-	\$652,350	\$1,026,000	\$1,016,175	-	103%	82%	98%	-	101%	71%	94%	-	\$487.27	\$941.28	\$467.12
	All	<b>\$2,644,166</b>	<b>\$1,171,763</b>	<b>\$2,352,794</b>	<b>\$1,669,296</b>	<b>96%</b>	<b>97%</b>	<b>93%</b>	<b>95%</b>	<b>90%</b>	<b>95%</b>	<b>86%</b>	<b>91%</b>	<b>\$964.18</b>	<b>\$499.55</b>	<b>\$889.46</b>	<b>\$670.10</b>
Turtle Ridge	Detached	\$822,500	\$1,507,600	\$1,012,600	\$1,352,152	93%	91%	97%	94%	93%	90%	96%	91%	\$453.22	\$511.51	\$462.25	\$472.54
	Attached	\$595,000	\$512,000	\$497,166	\$529,100	99%	95%	97%	97%	99%	95%	93%	97%	\$332.40	\$318.01	\$353.05	\$359.57
	All	<b>\$746,666</b>	<b>\$1,341,666</b>	<b>\$791,700</b>	<b>\$1,180,682</b>	<b>95%</b>	<b>92%</b>	<b>97%</b>	<b>94%</b>	<b>95%</b>	<b>91%</b>	<b>95%</b>	<b>92%</b>	<b>\$412.95</b>	<b>\$479.26</b>	<b>\$415.45</b>	<b>\$449.00</b>
Costa Mesa - Eastside	Detached	\$697,590	\$717,443	\$658,511	\$679,735	95%	96%	97%	97%	91%	94%	94%	94%	\$389.99	\$336.97	\$403.88	\$354.50
	Attached	\$463,333	\$409,500	\$427,153	\$425,400	97%	97%	95%	98%	93%	92%	91%	94%	\$296.83	\$280.94	\$312.39	\$286.59
	All	<b>\$647,392</b>	<b>\$605,464</b>	<b>\$595,852</b>	<b>\$590,494</b>	<b>96%</b>	<b>96%</b>	<b>97%</b>	<b>97%</b>	<b>91%</b>	<b>93%</b>	<b>93%</b>	<b>94%</b>	<b>\$370.03</b>	<b>\$316.60</b>	<b>\$379.10</b>	<b>\$330.67</b>
Dana Point- Monarch Beach	Detached	\$1,107,333	\$1,376,400	\$1,669,312	\$1,525,320	92%	92%	94%	94%	82%	86%	88%	88%	\$447.34	\$476.96	\$553.95	\$487.61
	Attached	\$213,000	\$545,333	\$352,500	\$499,745	101%	94%	98%	96%	101%	87%	98%	91%	\$266.25	\$351.47	\$329.49	\$369.00
	All	<b>\$979,571</b>	<b>\$1,064,750</b>	<b>\$1,405,950</b>	<b>\$1,069,508</b>	<b>93%</b>	<b>93%</b>	<b>95%</b>	<b>95%</b>	<b>85%</b>	<b>87%</b>	<b>90%</b>	<b>89%</b>	<b>\$421.47</b>	<b>\$429.90</b>	<b>\$509.06</b>	<b>\$434.90</b>
Laguna Niguel- NS	Detached	\$1,026,764	\$911,833	\$940,083	\$1,051,022	97%	95%	96%	95%	91%	93%	90%	91%	\$324.57	\$320.25	\$321.71	\$334.68
	Attached	\$378,000	\$397,000	\$367,169	\$337,757	98%	96%	98%	96%	93%	93%	93%	92%	\$261.47	\$274.48	\$271.27	\$257.51
	All	<b>\$786,481</b>	<b>\$590,062</b>	<b>\$658,052</b>	<b>\$703,534</b>	<b>97%</b>	<b>95%</b>	<b>97%</b>	<b>95%</b>	<b>92%</b>	<b>93%</b>	<b>91%</b>	<b>91%</b>	<b>\$301.20</b>	<b>\$291.64</b>	<b>\$297.11</b>	<b>\$297.09</b>
Oceanfront - Laguna Beach	Detached	-	-	\$6,603,500	\$5,758,333	-	-	87%	88%	-	-	82%	75%	-	-	\$1,788.04	\$1,437.26
	Attached	-	\$1,010,000	-	\$1,561,250	-	106%	-	99%	-	89%	-	91%	-	\$300.00	-	\$350.22
	All	-	<b>\$1,010,000</b>	<b>\$6,603,500</b>	<b>\$3,360,000</b>	-	<b>106%</b>	<b>87%</b>	<b>94%</b>	-	<b>89%</b>	<b>82%</b>	<b>84%</b>	-	<b>\$300.00</b>	<b>\$1,788.04</b>	<b>\$816.09</b>
Oceanfront - Newport Beach	Detached	-	\$2,850,000	\$3,700,000	\$5,175,000	-	88%	93%	94%	-	75%	87%	56%	-	\$1,379.48	\$1,681.82	\$1,033.12
	Attached	-	-	\$775,000	\$1,217,500	-	-	89%	97%	-	-	89%	71%	-	-	\$670.42	\$818.16
	All	-	<b>\$2,850,000</b>	<b>\$2,237,500</b>	<b>\$3,196,250</b>	-	<b>88%</b>	<b>91%</b>	<b>95%</b>	-	<b>75%</b>	<b>88%</b>	<b>63%</b>	-	<b>\$1,379.48</b>	<b>\$1,176.12</b>	<b>\$925.64</b>
Bayfront - Newport Beach	Detached	\$4,000,000	\$4,025,000	\$4,797,714	\$4,709,375	82%	93%	91%	92%	82%	88%	78%	88%	\$1,654.94	\$1,120.32	\$1,176.70	\$1,207.23
	Attached	\$1,300,000	\$990,000	\$1,300,000	\$1,045,000	87%	92%	87%	96%	87%	83%	87%	67%	\$1,083.33	\$450.00	\$1,083.33	\$486.91
	All	<b>\$2,650,000</b>	<b>\$3,519,166</b>	<b>\$4,360,500</b>	<b>\$3,976,500</b>	<b>84%</b>	<b>93%</b>	<b>90%</b>	<b>93%</b>	<b>84%</b>	<b>87%</b>	<b>79%</b>	<b>84%</b>	<b>\$1,369.14</b>	<b>\$1,008.60</b>	<b>\$1,165.03</b>	<b>\$1,063.16</b>