

# Housing Market: July

The median home price in Orange County was \$420,000 in July.

	July	% chg. from June '09	% chg. from July '08	Year-to-date average	Change from 2008
<b>Sales Volume</b>					
All	3,128	5.7%	11.8%	2,466	21.7%
Single Family resale	2,119	8.5%	9.3%	1,636	20.9%
Condo resale	887	2.7%	24.6%	727	44.4%
New	122	-13.5%	-17.6%	102	-39.8%
<b>Median price</b>					
All	\$420,000	0.5%	-8.9%	\$394,400	-20.3%
Single-family resale	\$490,000	1.0%	-4.9%	\$452,000	-18.1%
Condo resale	\$288,000	-8.3%	-14.4%	\$271,000	-25.3%
New	\$479,500	13.1%	-9.5%	\$478,000	-7.3%
<b>Sales by price</b>					
\$400,000	1,381	4.8%	42.1%	1,174	105.2%
\$400,001-\$500,000	481	6.7%	-5.7%	372	-2.9%
\$500,001-\$600,000	355	6.9%	-4.3%	254	-8.7%
\$600,001-\$700,000	251	10.1%	0.8%	181	1.8%
>\$700,000	536	7.2%	-2.7%	358	-21.3%
<b>Median price by home size</b>					
<1,000 sq. ft.	\$190,500	-7.1%	-23.8%	\$187,642	-30.2%
1,001-1,500	\$340,000	1.5%	-10.5%	\$372,811	-19.2%
1,501-2,000	\$485,750	-1.9%	-5.7%	\$465,571	-13.0%
2,001-2,500	\$615,000	-1.6%	-3.9%	\$606,428	-10.0%
>2,500	\$762,500	1.7%	-3.6%	\$726,785	-15.4%
<b>Trouble spots</b>					
Defaults	2,968	9.0%	27.0%	2,808	15.7%
Foreclosures	806	-3.2%	-40.8%	694	-28.9%
<b>Financing</b>					
Avg. down payment	18.8%	0.3%	-6.0%	18.1%	-14.2%
Adjustable loan share	5.8	2.3%	-69.1%	3.3%	-86.5%
<b>Benchmarks</b>					
Monthly payment index	\$2,219.78	1.4%	-13.0%	\$1,175.00	-19.4%
Avg. price per sq. ft.	\$281.88	1.0%	-8.0%	\$274.00	-15.4%

**Last Month's Change from a year before.**



Source: OC Register & MDA DataQuick