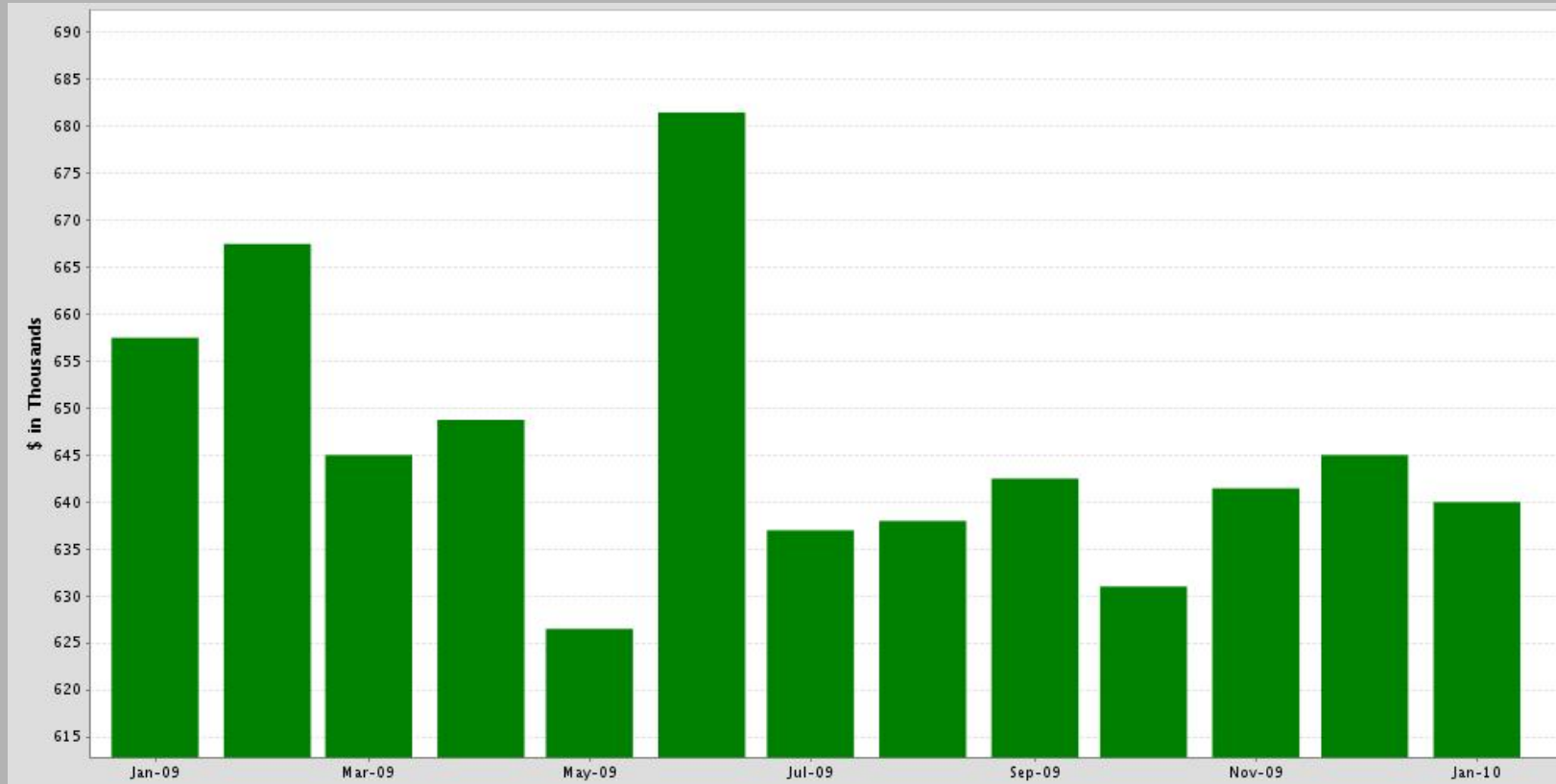


# Median Sold Price by Month

Jan-09 vs. Jan-10: The median sold price is down 3%



Jan-09 vs. Jan-10			
Jan-09	Jan-10	Change	%
657,500	640,000	-17,500	-3%



**MLS:** SOCAL      **Time Period:** 1 year (monthly)      **Price:** \$523,000-\$914,000      **Construction Type:** All      **Bedrooms:** 2, 3, 4, 5+      **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res Detached)  
**Cities:** Huntington Beach  
*Statistics are based on closed MLS transactions. Each closing generates one transaction side only.*

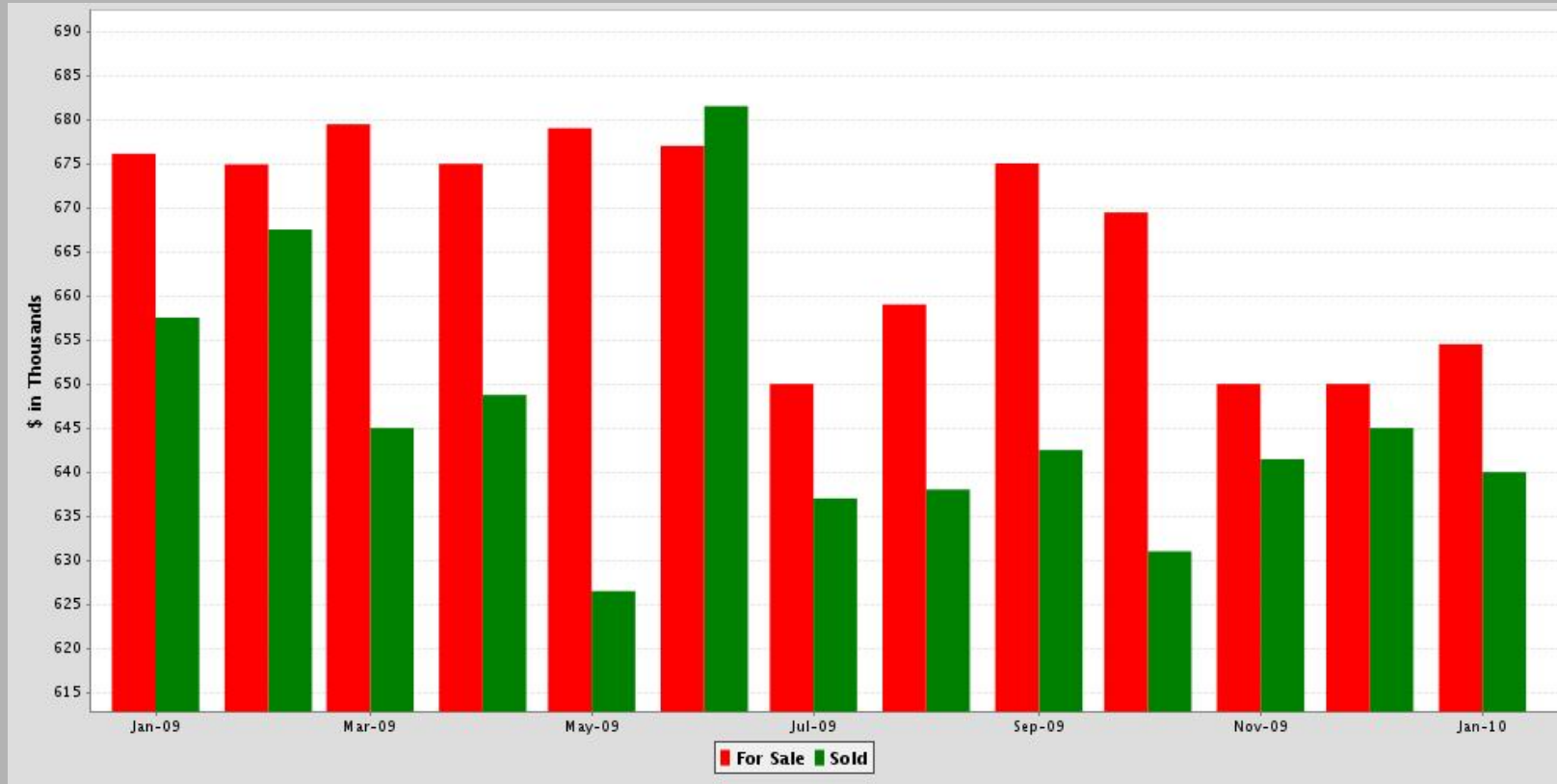
## Median Sold Price by Month

Jan-09 vs. Jan-10: The median sold price is down 3%

Month	Median Price	# Units	Average DOM
Jan-10	640,000	30	70
Dec-09	645,000	48	61
Nov-09	641,450	52	46
Oct-09	631,000	55	58
Sep-09	642,500	56	57
Aug-09	638,000	50	61
Jul-09	637,000	64	53
Jun-09	681,500	50	73
May-09	626,500	40	69
Apr-09	648,750	34	76
Mar-09	645,000	30	57
Feb-09	667,500	26	74
Jan-09	657,500	22	94

# Median For Sale vs. Median Sold

Jan-09 vs. Jan-10: The median price of for sale properties is down 3% and the median price of sold properties is down 3%



Jan-09 vs. Jan-10			
Jan-09	Jan-10	Change	%
676,105	654,500	-21,605	-3%



Jan-09 vs. Jan-10			
Jan-09	Jan-10	Change	%
657,500	640,000	-17,500	-3%

**MLS:** SOCAL      **Time Period:** 1 year (monthly)      **Price:** \$523,000-\$914,000      **Construction Type:** All      **Bedrooms:** 2, 3, 4, 5+      **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res Detached)  
**Cities:** Huntington Beach

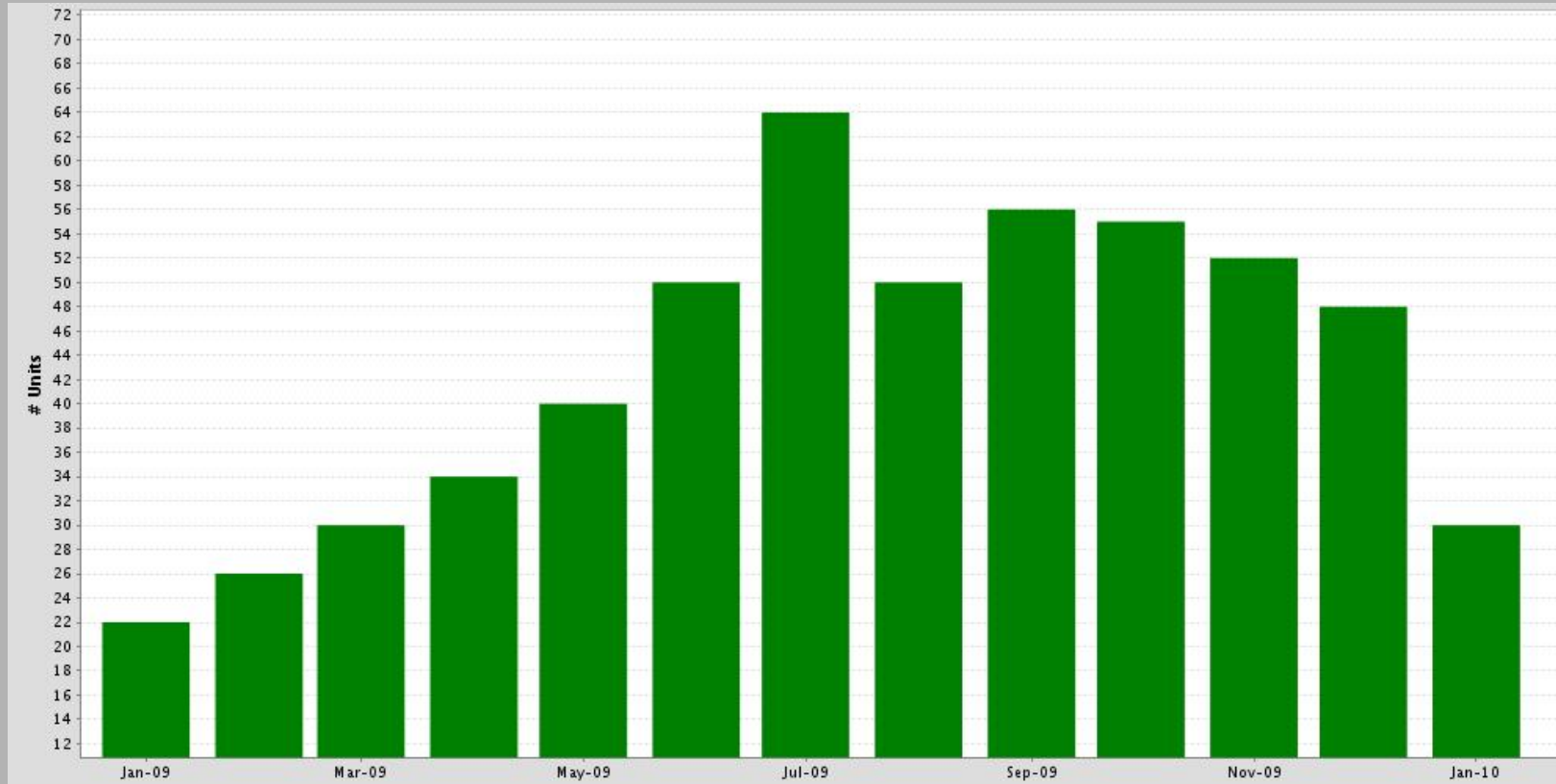
## Median For Sale vs. Median Sold

Jan-09 vs. Jan-10: The median price of for sale properties is down 3% and the median price of sold properties is down 3%

Month	# Units For Sale	For Sale Average DOM	# Sold Units	Sold Average DOM
Jan-10	192	86	30	70
Dec-09	168	114	48	61
Nov-09	200	110	52	46
Oct-09	200	112	55	58
Sep-09	219	116	56	57
Aug-09	238	122	50	61
Jul-09	248	118	64	53
Jun-09	254	121	50	73
May-09	247	130	40	69
Apr-09	252	131	34	76
Mar-09	220	142	30	57
Feb-09	227	142	26	74
Jan-09	218	153	22	94

# The Number of Sold Properties by Month

Jan-09 vs. Jan-10: The number of sold properties is up 36%



Jan-09 vs. Jan-10			
Jan-09	Jan-10	Change	%
22	30	8	+36%



**MLS:** SOCAL      **Time Period:** 1 year (monthly)      **Price:** \$523,000-\$914,000      **Construction Type:** All      **Bedrooms:** 2, 3, 4, 5+      **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res Detached)  
**Cities:** Huntington Beach

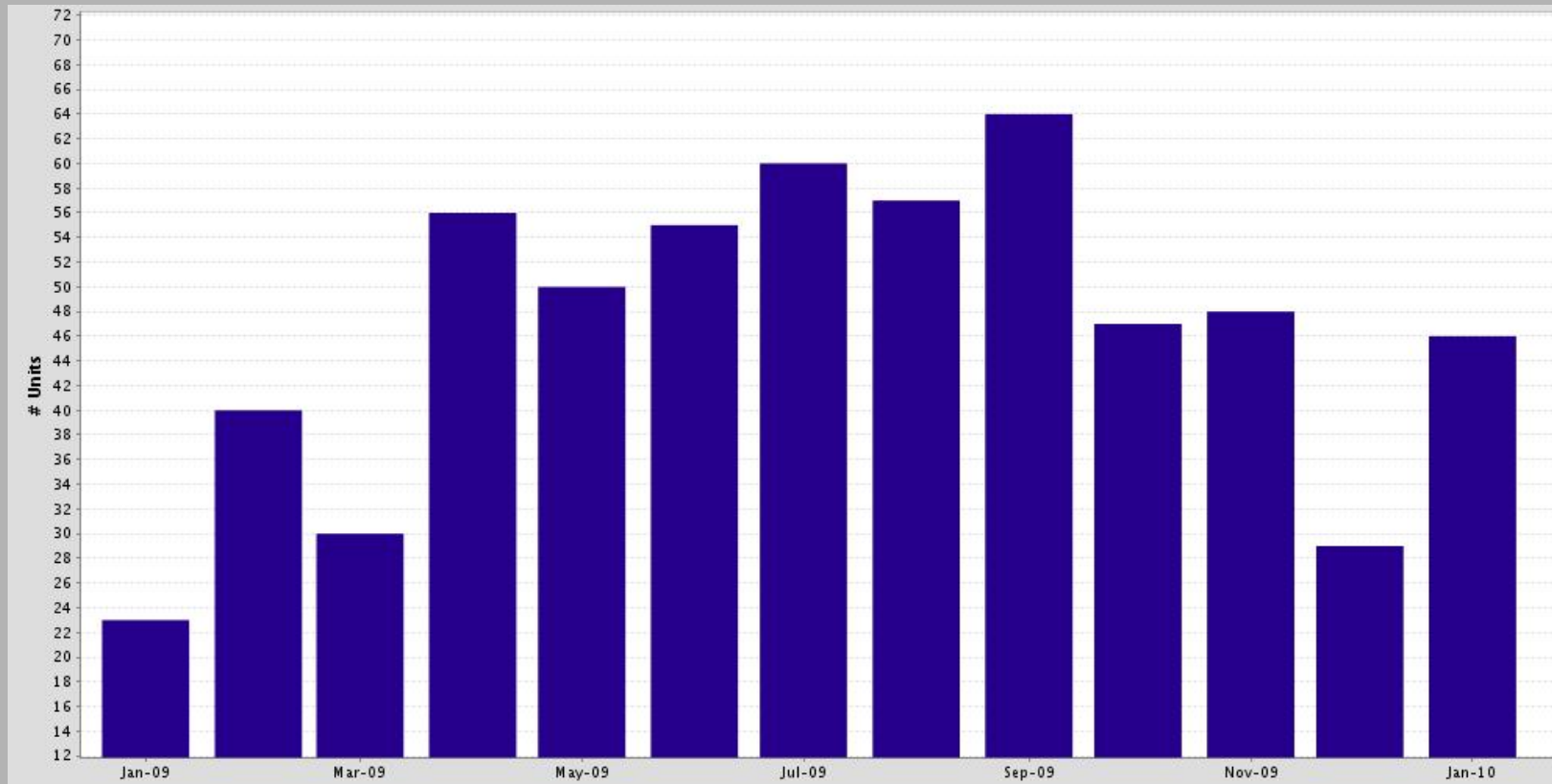
# The Number of Sold Properties by Month

Jan-09 vs. Jan-10: The number of sold properties is up 36%

Month	# Units	Median Price	Average DOM
Jan-10	30	640,000	70
Dec-09	48	645,000	61
Nov-09	52	641,450	46
Oct-09	55	631,000	58
Sep-09	56	642,500	57
Aug-09	50	638,000	61
Jul-09	64	637,000	53
Jun-09	50	681,500	73
May-09	40	626,500	69
Apr-09	34	648,750	76
Mar-09	30	645,000	57
Feb-09	26	667,500	74
Jan-09	22	657,500	94

# The Number of Under Contract Properties by Month

Jan-09 vs. Jan-10: The number of under contract properties is up 100%



### Jan-09 vs. Jan-10

Jan-09

Jan-10

Change

%

23

46

23

+100%



MLS: SOCAL

Time Period: 1 year (monthly)

Price: \$523,000-\$914,000

Construction Type: All

Bedrooms: 2, 3, 4, 5+

Bathrooms: 2, 3+

Property Types: Residential: (Single Family Res Detached)

Cities: Huntington Beach

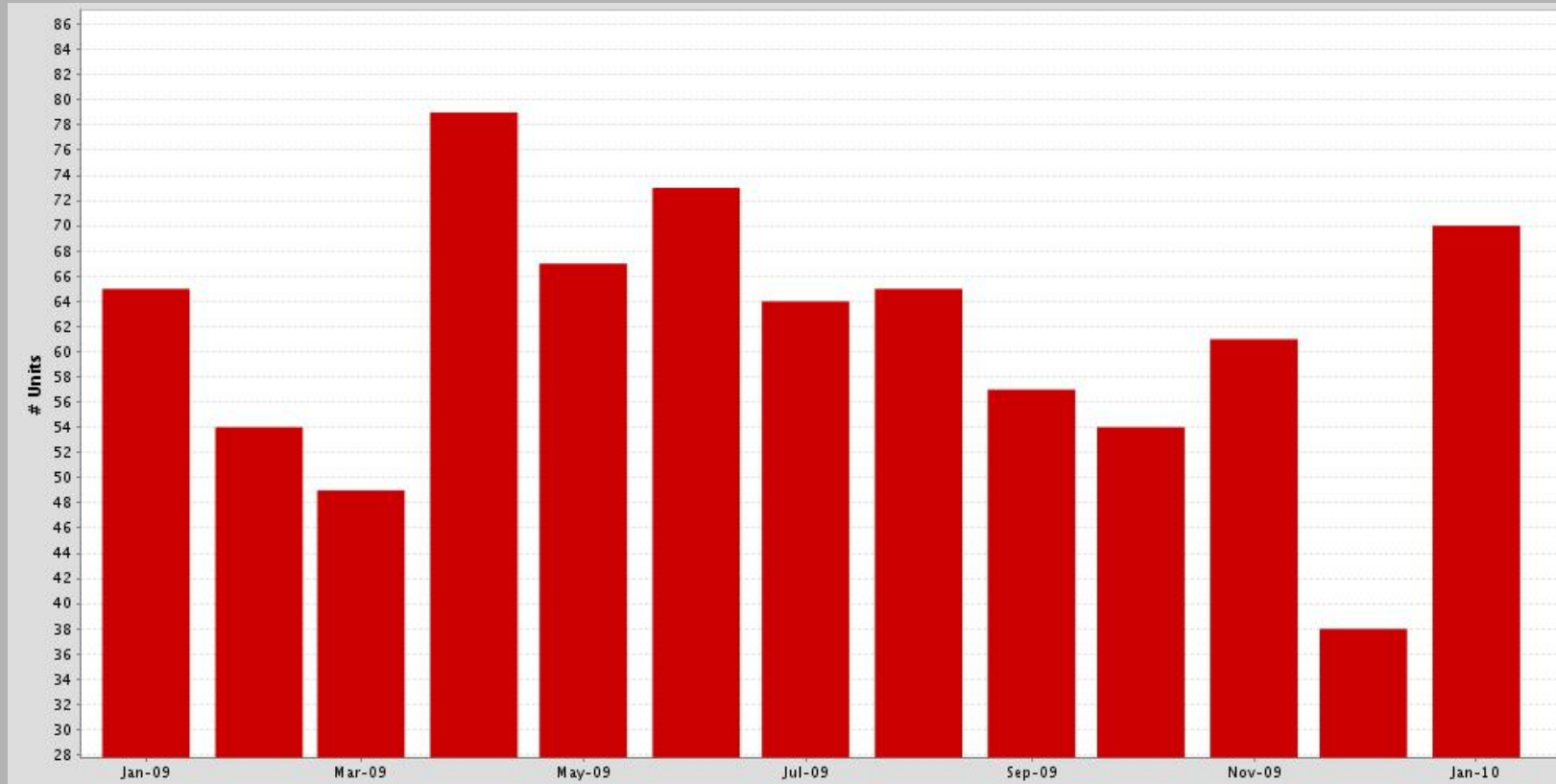
# The Number of Under Contract Properties by Month

Jan-09 vs. Jan-10: The number of under contract properties is up 100%

Month	# Units	Median Price	Average DOM
Jan-10	46	619,750	64
Dec-09	29	659,000	69
Nov-09	48	632,450	53
Oct-09	47	670,000	45
Sep-09	64	662,000	63
Aug-09	57	634,900	60
Jul-09	60	647,000	47
Jun-09	55	680,000	55
May-09	50	654,000	90
Apr-09	56	636,500	65
Mar-09	30	662,500	67
Feb-09	40	672,400	74
Jan-09	23	665,000	81

# The Number of New Properties Listed by Month

Jan-09 vs. Jan-10: The number of new properties is up 8%



### Jan-09 vs. Jan-10

Jan-09

Jan-10

Change

%

65

70

5

+8%

MLS: SOCAL

Time Period: 1 year (monthly)

Price: \$523,000-\$914,000

Construction Type: All

Bedrooms: 2, 3, 4, 5+

Bathrooms: 2, 3+

Property Types: Residential: (Single Family Res Detached)

Cities: Huntington Beach

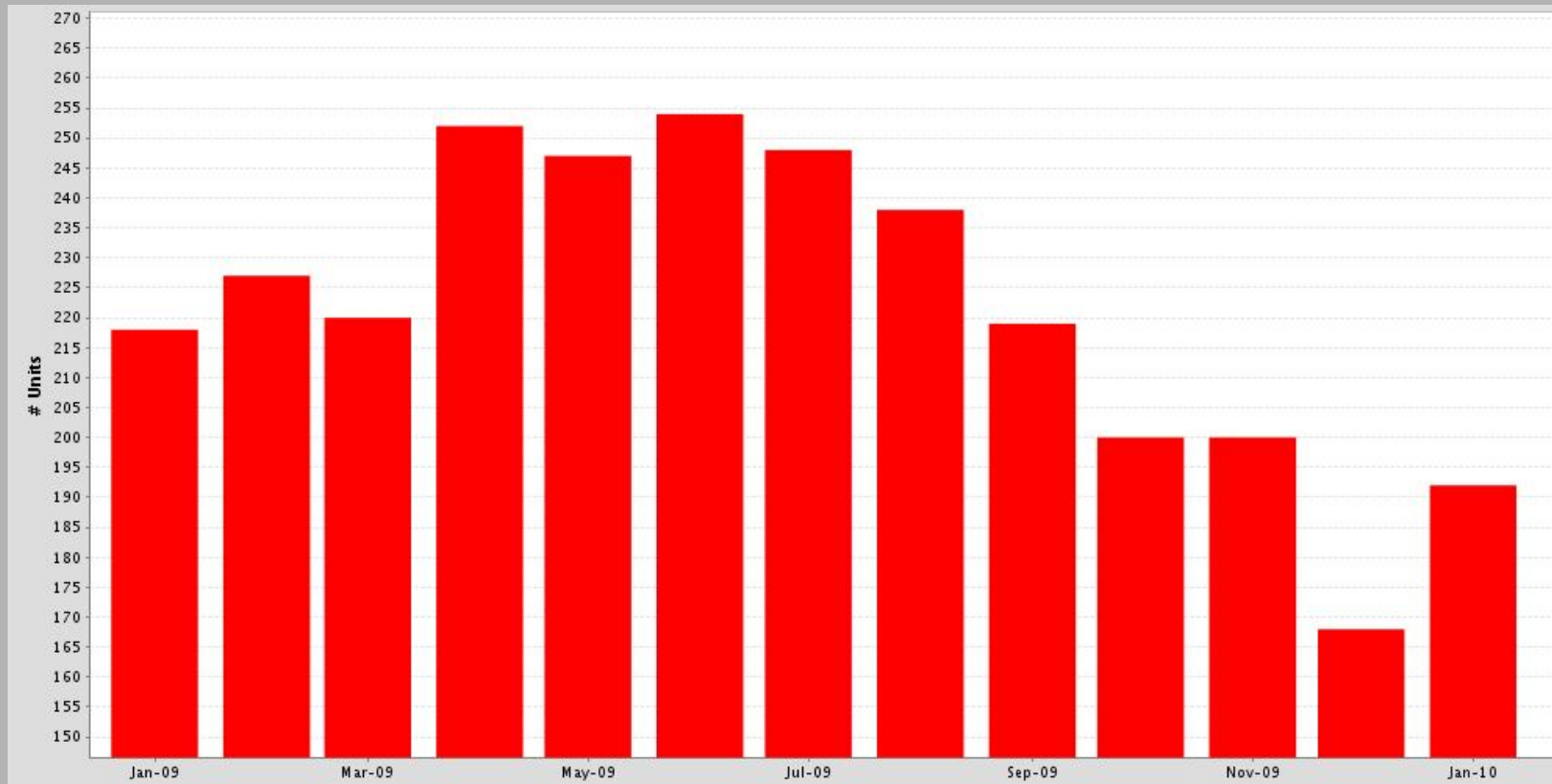
# The Number of New Properties Listed by Month

Jan-09 vs. Jan-10: The number of new properties is up 8%

Month	# Units	Median Price
Jan-10	70	682,450
Dec-09	38	635,055
Nov-09	61	629,900
Oct-09	54	654,500
Sep-09	57	699,900
Aug-09	65	665,000
Jul-09	64	611,450
Jun-09	73	650,000
May-09	67	649,000
Apr-09	79	659,000
Mar-09	49	689,000
Feb-09	54	632,000
Jan-09	65	675,000

# The Number of For Sale Properties By Month

Jan-09 vs. Jan-10: The number of for sale properties is down 12%



Jan-09 vs. Jan-10			
Jan-09	Jan-10	Change	%
218	192	-26	-12%



**MLS:** SOCAL      **Time Period:** 1 year (monthly)      **Price:** \$523,000-\$914,000      **Construction Type:** All      **Bedrooms:** 2, 3, 4, 5+      **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res Detached)  
**Cities:** Huntington Beach  
*Statistics are based on closed MLS transactions. Each closing generates one transaction side only.*

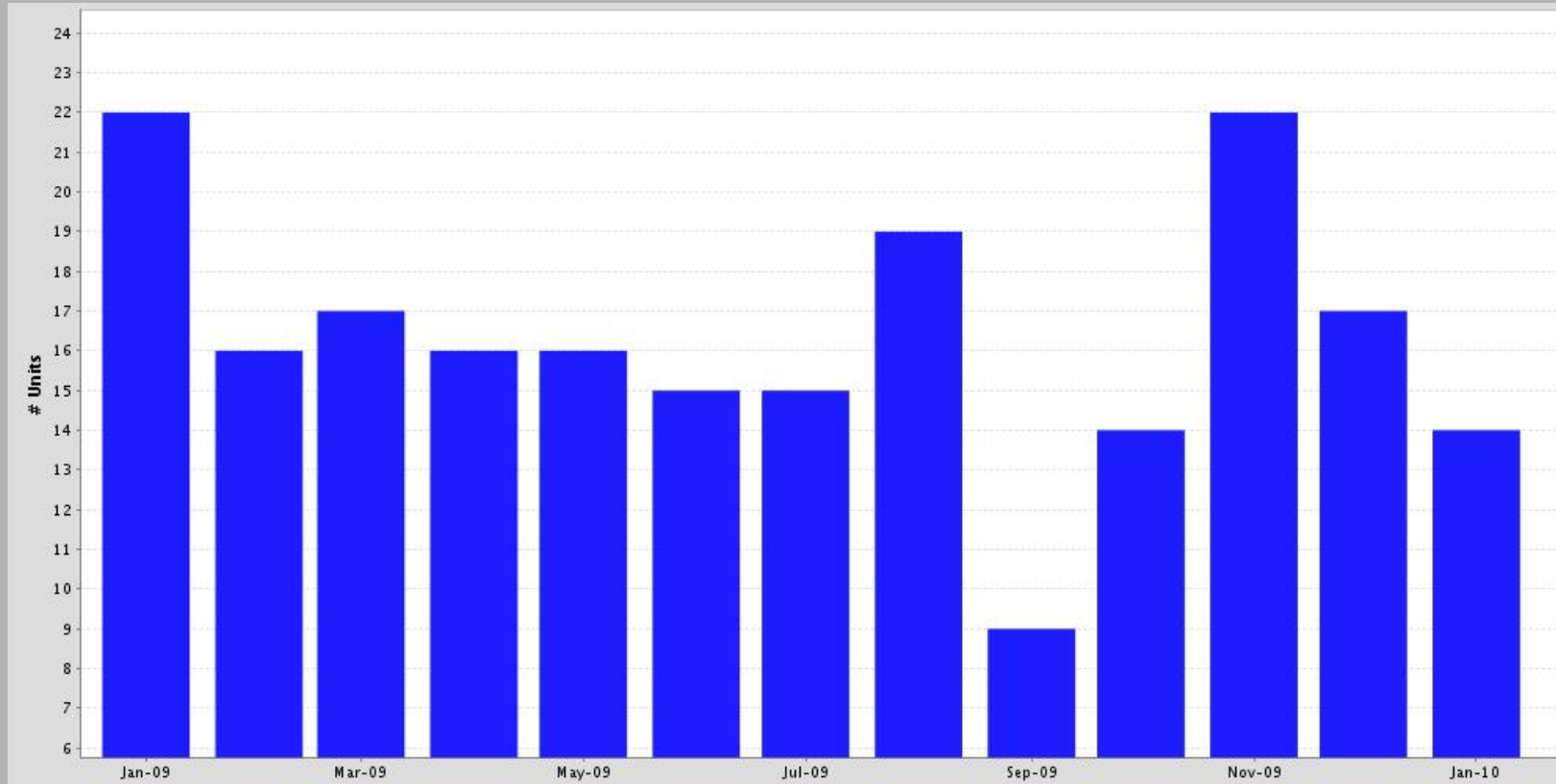
# The Number of For Sale Properties By Month

Jan-09 vs. Jan-10: The number of for sale properties is down 12%

Month	# Units	Median Price	Average DOM
Jan-10	192	654,500	86
Dec-09	168	649,997	114
Nov-09	200	649,997	110
Oct-09	200	669,450	112
Sep-09	219	675,000	116
Aug-09	238	659,000	122
Jul-09	248	650,000	118
Jun-09	254	677,000	121
May-09	247	679,000	130
Apr-09	252	674,950	131
Mar-09	220	679,450	142
Feb-09	227	674,900	142
Jan-09	218	676,105	153

# The Number of Expired Properties by Month

Jan-09 vs. Jan-10: The number of expired properties is down 36%



Jan-09 vs. Jan-10			
Jan-09	Jan-10	Change	%
22	14	-8	-36%



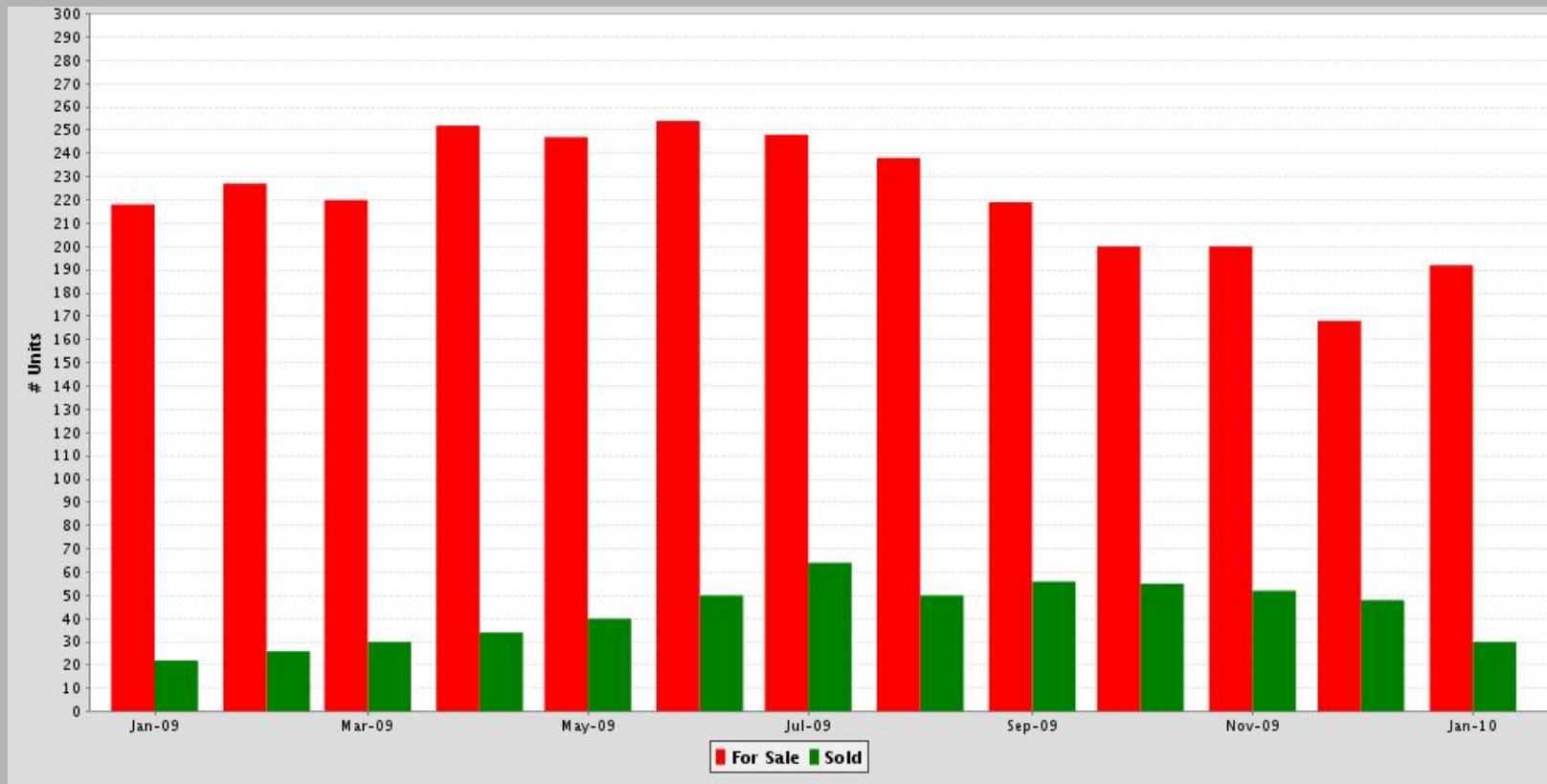
**MLS:** SOCAL      **Time Period:** 1 year (monthly)      **Price:** \$523,000-\$914,000      **Construction Type:** All      **Bedrooms:** 2, 3, 4, 5+      **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res Detached)  
**Cities:** Huntington Beach

# The Number of Expired Properties by Month

Jan-09 vs. Jan-10: The number of expired properties is down 36%

Month	# Units	Median Price	Average DOM
Jan-10	14	734,500	102
Dec-09	17	699,000	137
Nov-09	22	684,450	78
Oct-09	14	637,000	111
Sep-09	9	700,000	230
Aug-09	19	699,000	127
Jul-09	15	738,000	115
Jun-09	15	685,000	153
May-09	16	699,400	88
Apr-09	16	659,500	131
Mar-09	17	750,000	123
Feb-09	16	649,450	110
Jan-09	22	722,450	151

Jan-09 vs. Jan-10: The number of for sale properties is down 12% and the number of sold properties is up 36%



Jan-09 vs. Jan-10			
Jan-09	Jan-10	Change	%
218	192	-26	-12%



Jan-09 vs. Jan-10			
Jan-09	Jan-10	Change	%
22	30	8	+36%

**MLS:** SOCAL      **Time Period:** 1 year (monthly)      **Price:** \$523,000-\$914,000      **Construction Type:** All      **Bedrooms:** 2, 3, 4, 5+      **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res Detached)  
**Cities:** Huntington Beach

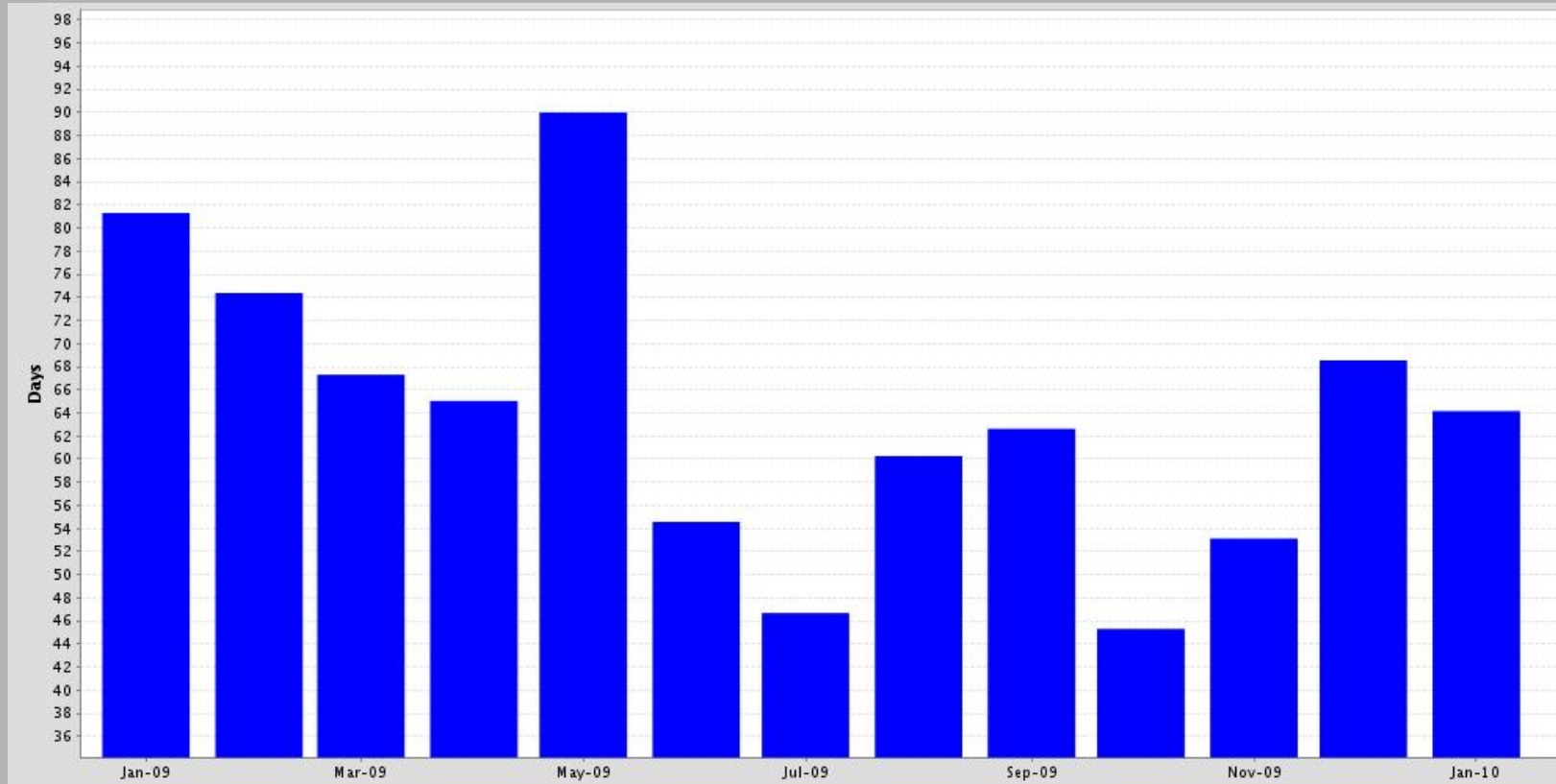
# Supply & Demand by Month

Jan-09 vs. Jan-10: The number of for sale properties is down 12% and the number of sold properties is up 36%

Month	# Units For Sale	For Sale Average DOM	# Sold Units	Sold Average DOM
Jan-10	192	86	30	70
Dec-09	168	114	48	61
Nov-09	200	110	52	46
Oct-09	200	112	55	58
Sep-09	219	116	56	57
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Jul-09	248	118	64	53
Jun-09	254	121	50	73
May-09	247	130	40	69
Apr-09	252	131	34	76
Mar-09	220	142	30	57
Feb-09	227	142	26	74
Jan-09	218	153	22	94

# The Average Days on Market by Month

Jan-09 vs. Jan-10: The average days on market is down 21%



Jan-09 vs. Jan-10			
Jan-09	Jan-10	Change	%
81	64	-17	-21%



**MLS:** SOCAL      **Time Period:** 1 year (monthly)      **Price:** \$523,000-\$914,000      **Construction Type:** All      **Bedrooms:** 2, 3, 4, 5+      **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res Detached)  
**Cities:** Huntington Beach  
*Statistics are based on closed MLS transactions. Each closing generates one transaction side only.*

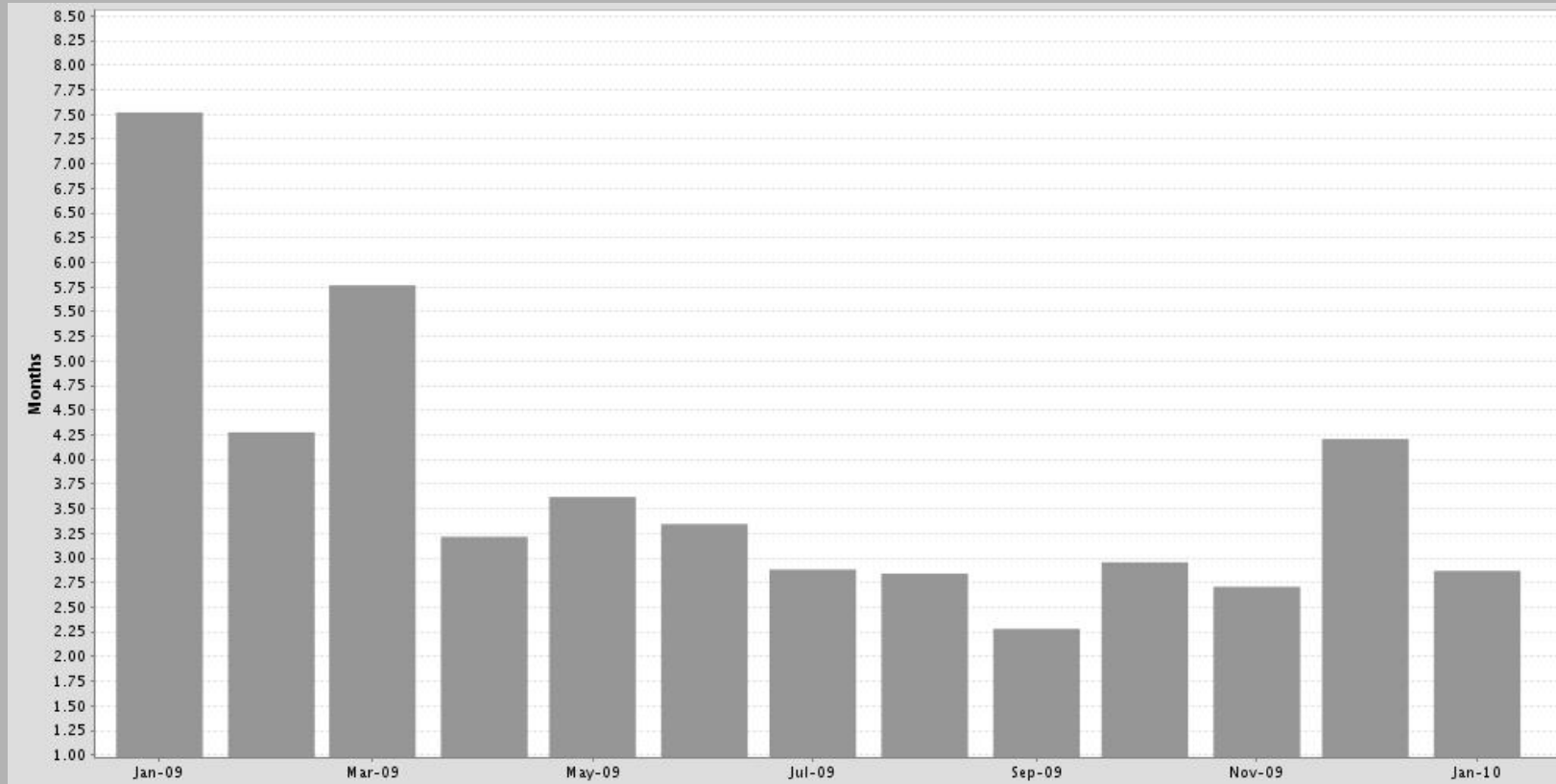
# The Average Days on Market by Month

Jan-09 vs. Jan-10: The average days on market is down 21%

Month	Average DOM	# UC Units
Jan-10	64	46
Dec-09	69	29
Nov-09	53	48
Oct-09	45	47
Sep-09	63	64
Aug-09	60	57
Jul-09	47	60
Jun-09	55	55
May-09	90	50
Apr-09	65	56
Mar-09	67	30
Feb-09	74	40
Jan-09	81	23

# Months Supply of Inventory

Jan-09 vs. Jan-10: The average months supply of inventory is down 62%



Jan-09 vs. Jan-10			
Jan-09	Jan-10	Change	%
7.5	2.9	-4.7	-62%

**MLS:** SOCAL      **Time Period:** 1 year (monthly)      **Price:** \$523,000-\$914,000      **Construction Type:** All      **Bedrooms:** 2, 3, 4, 5+      **Bathrooms:** 2, 3+  
**Property Types:** Residential: (Single Family Res Detached)  
**Cities:** Huntington Beach  
 Statistics are based on closed MLS transactions. Each closing generates one transaction side only.

# Months Supply of Inventory

**Jan-09 vs. Jan-10: The average months supply of inventory is down 62%**

Month	# Units For Sale Last Day of Month	# UC Units During Month	MSI	UC Average DOM
Jan-10	132	46	3	64
Dec-09	122	29	4	69
Nov-09	130	48	3	53
Oct-09	139	47	3	45
Sep-09	146	64	2	63
Aug-09	162	57	3	60
Jul-09	173	60	3	47
Jun-09	184	55	3	55
May-09	181	50	4	90
Apr-09	180	56	3	65
Mar-09	173	30	6	67
Feb-09	171	40	4	74
Jan-09	173	23	8	81

# Market Dynamics

Prepared For  
**huntington beach**

**Scot Campbell**  
**Orange County AoR**