



Market Report
Newport Beach • California

Newport Beach – The Place to be!

Nine distinct neighbourhoods make up Newport Beach, each lending to the city a unique culture, charm, natural beauty and history – that makes it a truly unforgettable destination: Fashion Island, Balboa and surrounding seven islands, Balboa Peninsula, Cannery Village, Mariner's Mile, Back Bay, Corona Del Mar, Airport District and Newport Coast/Crystal Cove.

Fashion Island is a Mediterranean-style open air shopping plaza and the ultimate outdoor coastal shopping destination with stunning views of the Pacific Ocean. Here you can enjoy outside patio dining and live music concerts during the summertime.

Balboa & Surrounding Islands, are set in Newport Harbour and embraced by the Peninsula are the seven jewels – Balboa Island, Collins, Little Balboa Island, Lido Isle, Linda Isle, Harbour Island and Bay Island.

Balboa Peninsula is a three-mile stretch of land, known simply as the "Peninsula," and encompasses one of the best urban beaches in the United States. The Peninsula is the place to get a taste of the Newport Beach way-of-life.

Cannery Village blends the charm of Newport Beach's past – brick sidewalks and a long-gone commercial fishing industry, although very much loved today for sport fishing. Mariner's Mile/North PCH is where you can rent an electric Duffy boat to explore the harbour, or take a cruise by gondola through the magnificent Newport Beach canals. Mariner's Mile is also known for its numerous dining options, which offer breathtaking views of the harbour.

Back Bay is one of the largest coastal wetlands in Southern California and a little known gem in Newport Beach is the Upper Newport Back Bay. This is the place where fresh and salt water meet and mix and one of the few remaining estuaries in southern California.

Corona Del Mar is an enchanting seaside village, set between the bluffs of the San Joaquin Hills and the Pacific Ocean, truly living up to its name "Crown of the Sea".

Corona del Mar State Beach is where you can enjoy a beach bonfire or picnic with facilities available on site. Airport/Business District is a popular locale for business travellers looking for convenience and exceptional quality when visiting during their executive retreats. A multitude of happening bars, nightclubs and entertainment are located within walking distance to area hotels.

Crystal Cove is located at the southern most tip of Newport Beach, you'll find the newest urban developments in the



city – including the ultra-luxurious new Resort at Pelican Hill perched above 500 acres on the Newport Coast, a shopping plaza with an ocean view, an array of fine restaurants and a championship golf course with views of the Pacific from nearly every hole.

Market Trends

According to Newport Beach Real Estate Experts real estate prices will continue to show a downtrend until December-2009, and if this worldwide recession shows signs to stabilize by the end of the year, then most probably the Newport Beach Real Estate prices will not fall much more than 5%-10%. In case it worsens, then Newport Beach Real Estate Prices, will show further downtrend and perhaps even as much as 20% by year's end. As per the latest reports dated July, 2009, Newport Beach Real Estate Market shows an uptrend in Sales, Newport Beach Homes prices are significantly lower when compared to the period July, 2006. More and more people are buying Newport Beach Real Estate properties including – Newport Beach Homes, Newport Coast Homes, Corona Del Mar Homes.

This is particularly because it is a great time to buy such properties, when the present economic conditions are favoring buyers. If we compare the Present Real Estate prices of Newport Beach Homes, Newport Coast Homes and Corona Del Mar Homes to their prices way back in 2006, then we can say that prices in 2006 were at their highest levels and very few people could afford to buy a property in these areas. In contrast, we can now say that the buyers have the power in today's real estate market and moreover, this recession hit economy is providing a life time opportunity to own a Newport Beach Home in OC, CA.



Property & Price Range

The median sales price for homes in Newport Beach CA for Jun 09 to Aug 09 was \$1,000,000. This represents an increase of 15.5%, or \$134,000, compared to the prior quarter and a decrease of 22.2% compared to the prior year. Sales prices have depreciated 22.1% over the last 5 years in Newport Beach.

The average listing price for Newport Beach homes for sale was \$2,359,648 for the week ending Sep 16, which represents a decline of 1.4%, or \$34,439, compared to the prior week and a decline of 1.5%, or \$34,731, compared to the week ending Aug 26. Average price per square foot for Newport Beach CA was \$702, a decrease of 26.3% compared to the same period last year.



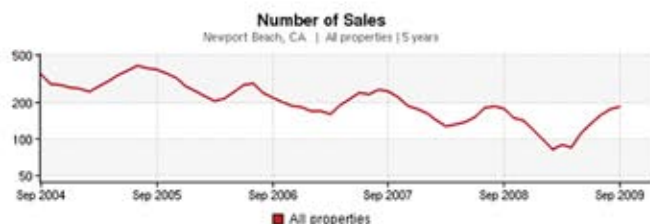
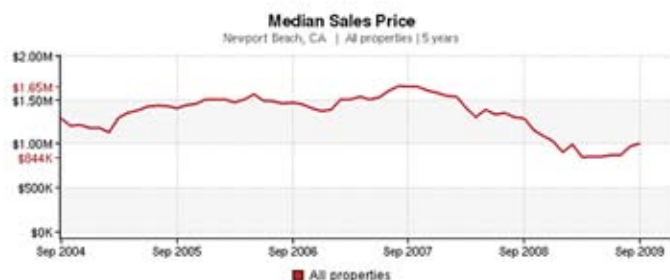
Average Listing Price

No. Bedrooms	Week ending Sep 16	w-o-w	Week ending Sep 9	Week ending Sep 2	Week ending Aug 26
1 bedroom	\$630,113	-0.9%	\$636,046	\$658,782	\$641,188
2 bedrooms	\$866,784	+0.8%	\$860,169	\$900,973	\$930,757
3 bedrooms	\$1,884,185	+1.1%	\$1,863,521	\$1,876,355	\$1,841,660
4 bedrooms	\$2,615,471	-1.5%	\$2,655,871	\$2,609,456	\$2,632,394
All properties	\$2,359,648	-1.4%	\$2,394,087	\$2,390,865	\$2,394,379

Recent market figures

The average price per square foot for Newport Beach CA was \$702, a decrease in the region of 26.3% compared to the same period last year. The median sales price for homes in Newport Beach CA for Jun 09 to Aug 09 was \$1,000,000 based on 185 home sales. Compared to the same period one year ago, the median home sales price decreased 22.2%, or \$285,000, and the number of home sales increased 3.9%.

The confident buyer will see the advantage of a combination of the lowest mortgage rates seen in many years and an excellent range of property now priced at affordable values. In short, the figures should not be seen to reflect a negative market, but embraced for the opportunity it now presents.



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Median Sales Price

No. Bedrooms	Jun – Aug '09	y-o-y	3 months prior	1 year prior	5 years prior
1 bedroom	\$444,500	-24.2%	\$677,000	\$586,500	\$546,000
2 bedrooms	\$738,600	+5.7%	\$600,000	\$699,000	\$987,000
3 bedrooms	\$828,000	-37.5%	\$845,000	\$1,325,000	\$1,200,000
4 bedrooms	\$1,083,800	-36.5%	\$1,100,000	\$1,706,250	\$1,395,000
All properties	\$1,000,000	-22.2%	\$866,000	\$1,285,000	\$1,284,500