

Orange County, CA

County · CA · California

BALANCED MARKET

\$1.2M

MEDIAN SALE PRICE

+1.2%

1-YR CHANGE

22,921

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



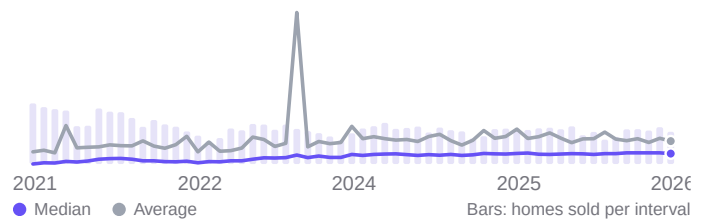
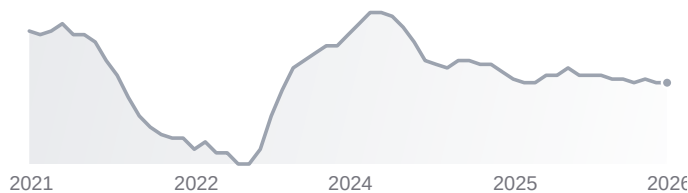
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$1.2M · Average \$1.6M

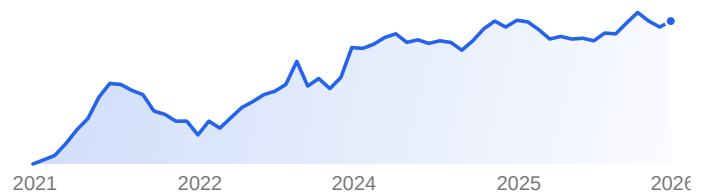
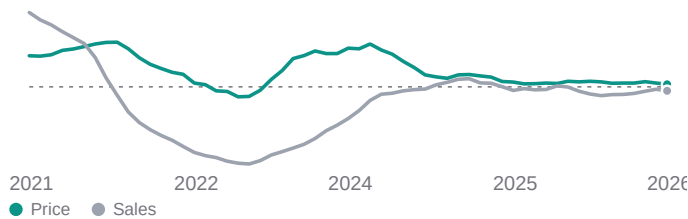


Growth (year over year)

Price +1.2% · Sales -1.8%

Price per square foot

\$697/ft²

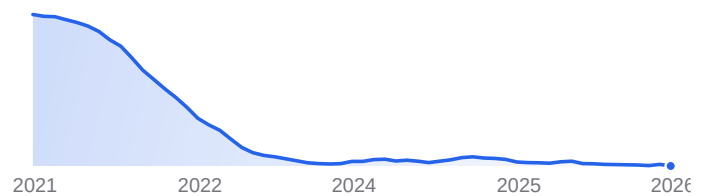
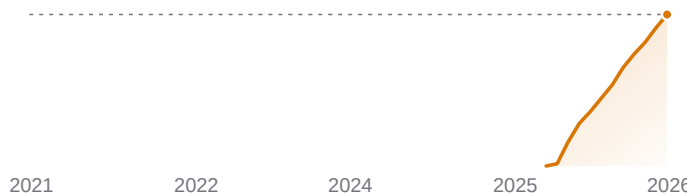


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

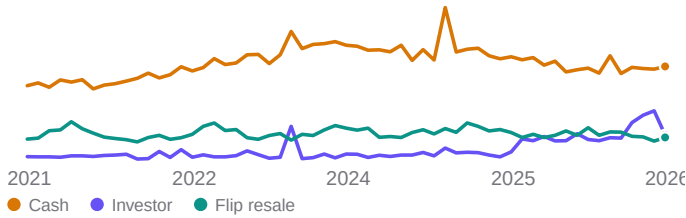
2.6%



BUYERS & OUTCOMES

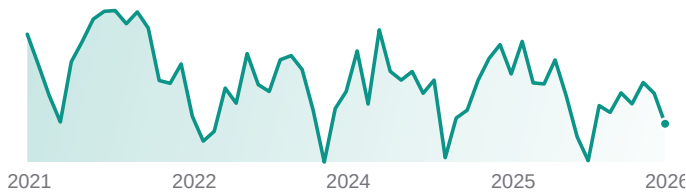
Buyer mix

Cash 28% · Investor 7.4% · Flip resale 6.7%



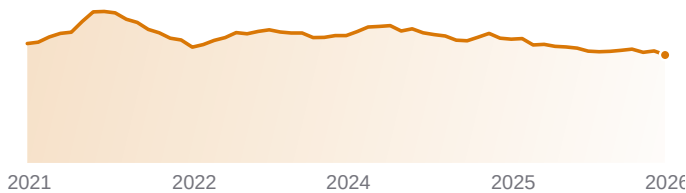
Sellers who sold at a gain

94%

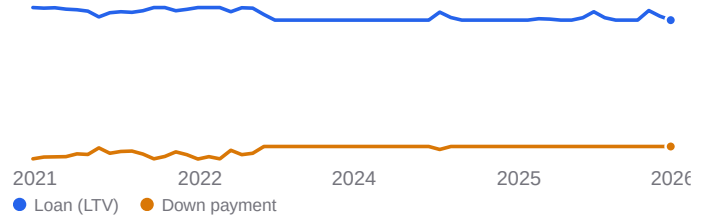


Median annualized return at resale

+5.5%

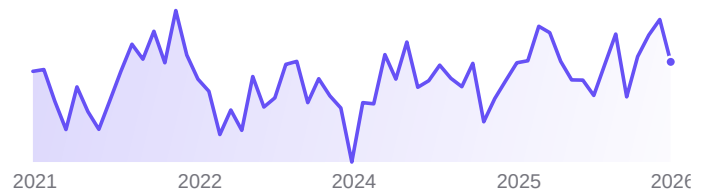


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



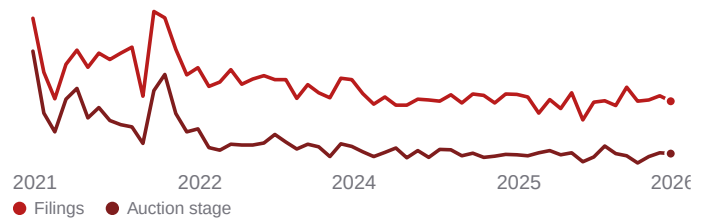
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 191 · Auction stage 68



HOUSING STOCK

Homes	867,979
Median value (AVM)	\$1.1M
Median size	1,726 ft²
Median bedrooms	3
Median year built	1975
Single family	66%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.8%
Owner occupied	63%
Company owned	51%
Median loan-to-value	36%

Typical ownership tenure

21.7 yrs

COMMUNITY

Population	3,171,461
Density	4,000 / mi²
Median household income	\$102K
Average household income	\$143K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	311
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	8.6%
Unemployment	1.3%
Average temp	63°F
Annual precip	14 in
Sunshine	75%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.