

Orange

City · CA · California > Orange County

SELLER'S MARKET

\$1.2M

MEDIAN SALE PRICE

+7.1%

1-YR CHANGE

1,016

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

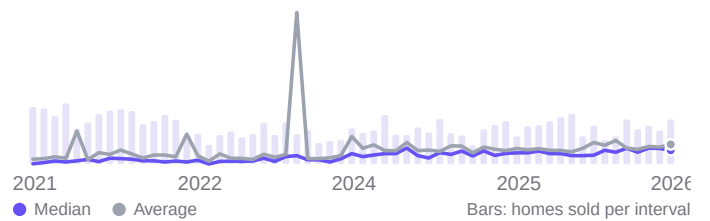
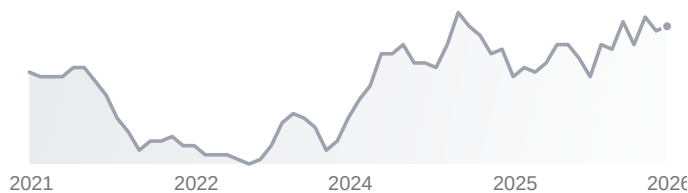
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$1.2M · Average \$1.3M

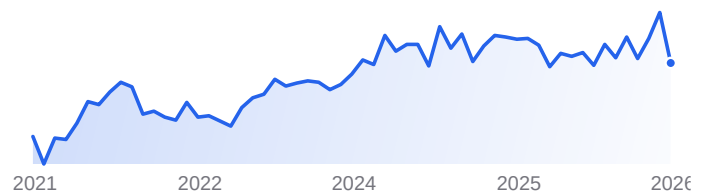
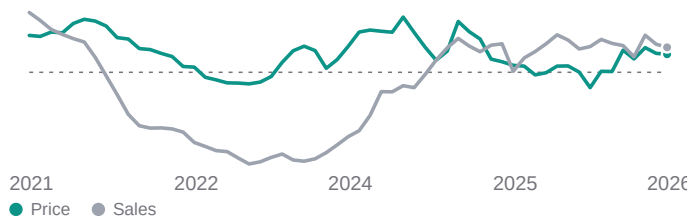


Growth (year over year)

Price +7.1% · Sales +9.8%

Price per square foot

\$613/ft²

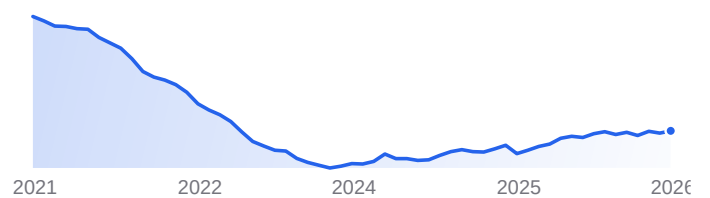
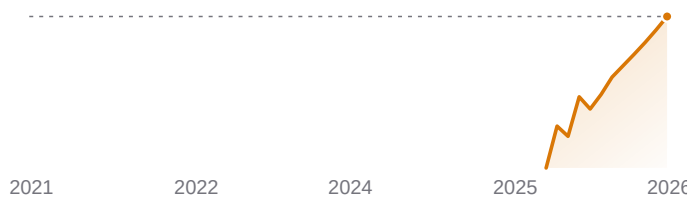


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

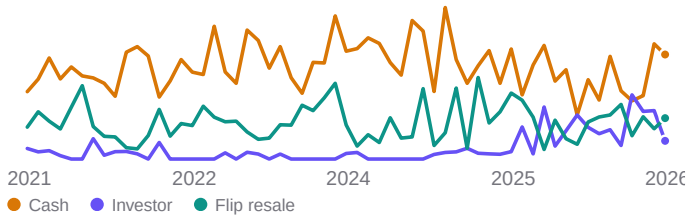
2.9%



BUYERS & OUTCOMES

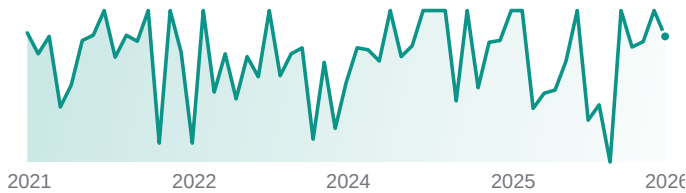
Buyer mix

Cash 23% · Investor 4.0% · Flip resale 9.0%



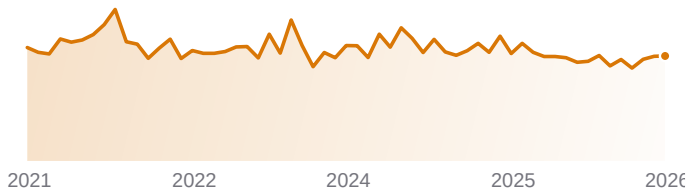
Sellers who sold at a gain

99%

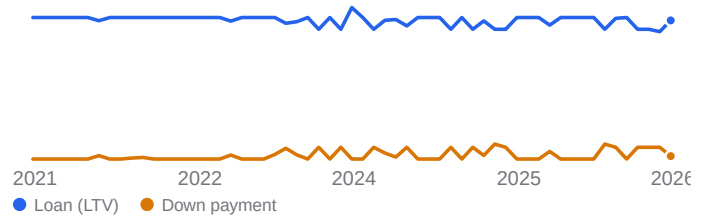


Median annualized return at resale

+5.9%

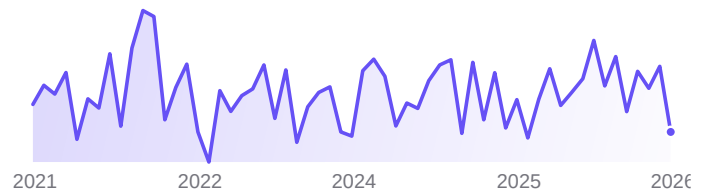


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



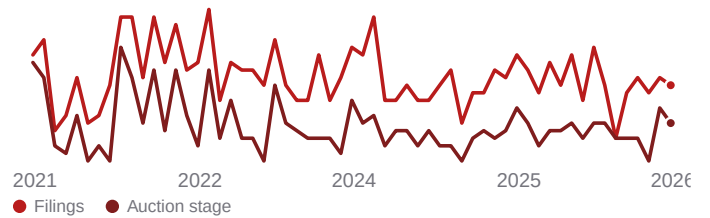
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 10 · Auction stage 5



HOUSING STOCK

Homes	34,906
Median value (AVM)	\$1M
Median size	1,743 ft²
Median bedrooms	3
Median year built	1968
Single family	76%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.0%
Owner occupied	69%
Company owned	51%
Median loan-to-value	39%

Typical ownership tenure

21.2 yrs

COMMUNITY

Population	138,913
Density	5,412 / mi ²
Median household income	\$103K
Average household income	\$141K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	293
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	8.0%
Unemployment	1.3%
Average temp	64°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.