

Irvine 92602

ZIP code · CA · California > Orange County > Irvine

BUYER'S MARKET

\$2.1M

MEDIAN SALE PRICE

-16.1%

1-YR CHANGE

190

SALES (12 MO)

\$1.9M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



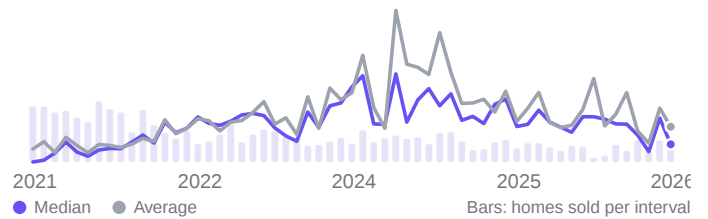
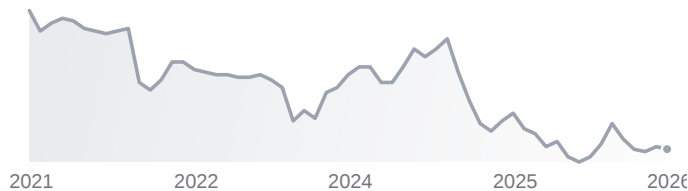
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$1.9M · Average \$2.3M

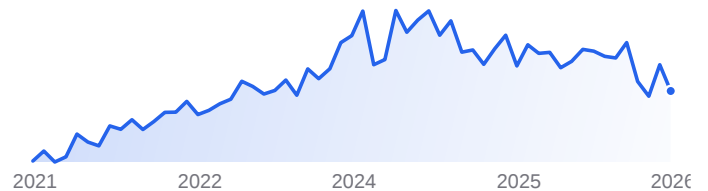
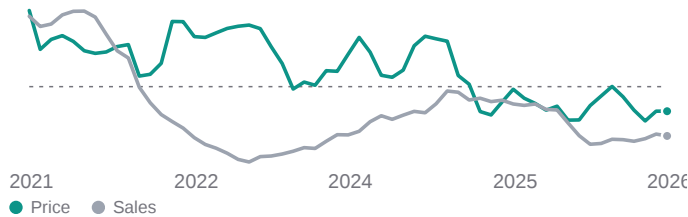


Growth (year over year)

Price -16.1% · Sales -32.4%

Price per square foot

\$816/ft²

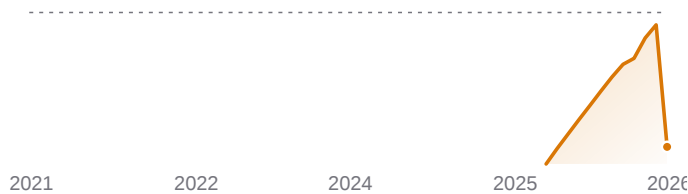


Sale premium vs estimated value

-3.5%

Annual turnover (share of homes sold)

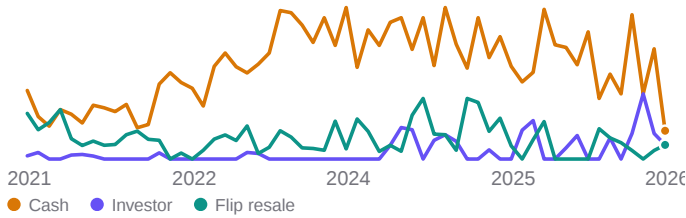
2.3%



BUYERS & OUTCOMES

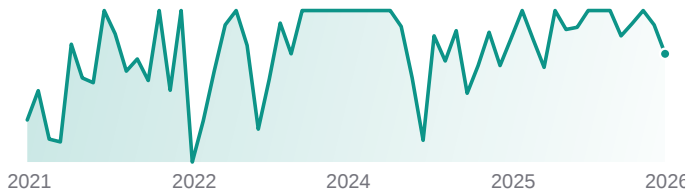
Buyer mix

Cash 13% · Investor 6.7% · Flip resale 6.7%



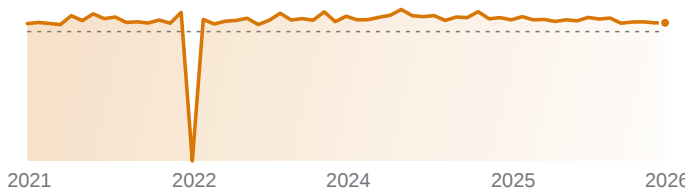
Sellers who sold at a gain

86%

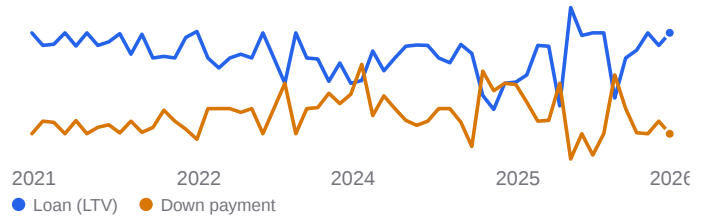


Median annualized return at resale

+5.9%

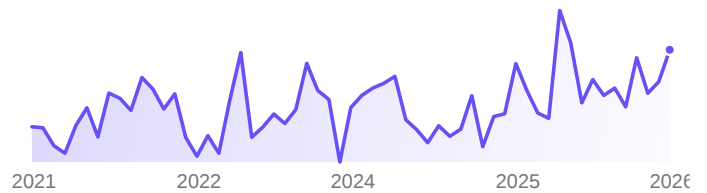


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



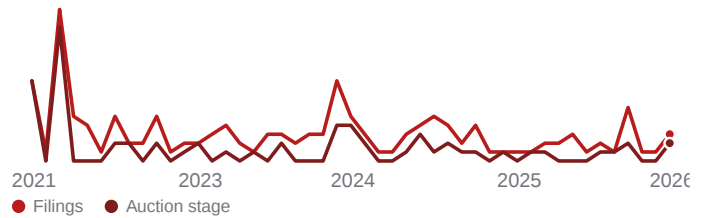
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	8,271
Median value (AVM)	\$1.9M
Median size	2,405 ft²
Median bedrooms	4
Median year built	2002
Single family	63%
Condos	35%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0.2%
Owner occupied	67%
Company owned	43%
Median loan-to-value	30%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	34,153
Density	2,290 / mi²
Median household income	\$137K
Average household income	\$159K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	253
Homes occupied	93%
Bachelor's or higher	39%
Poverty rate	6.5%
Unemployment	1.3%
Average temp	63°F
Annual precip	16 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.