

Irvine 92604

ZIP code · CA · California > Orange County > Irvine

BUYER'S MARKET

\$1.3M

MEDIAN SALE PRICE

-12.5%

1-YR CHANGE

157

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



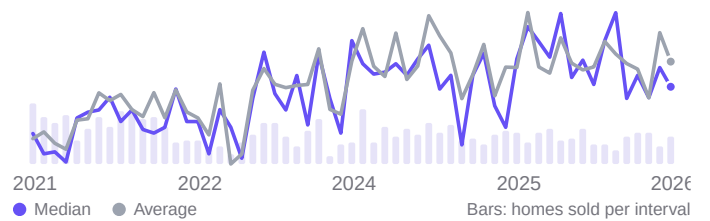
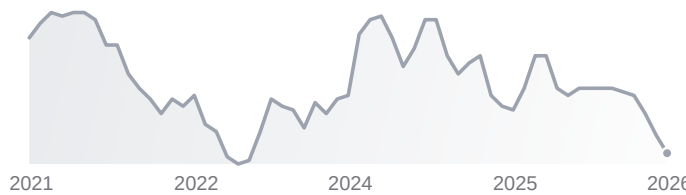
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$1.3M · Average \$1.4M

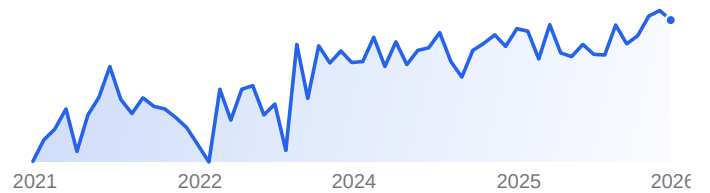
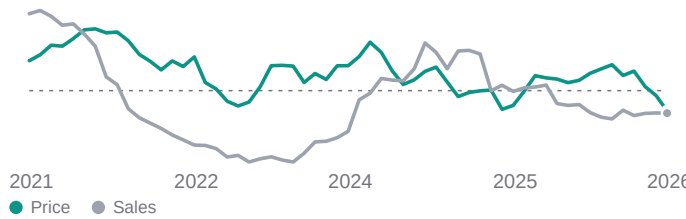


Growth (year over year)

Price -12.5% · Sales -13.7%

Price per square foot

\$850/ft²

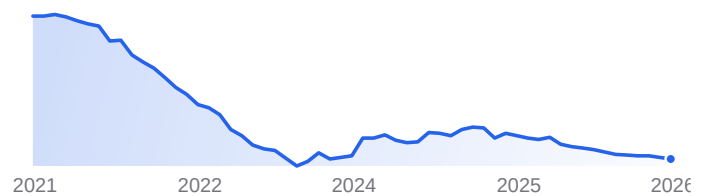
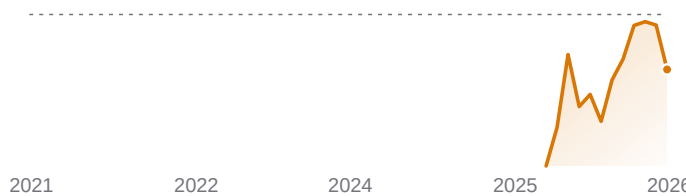


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

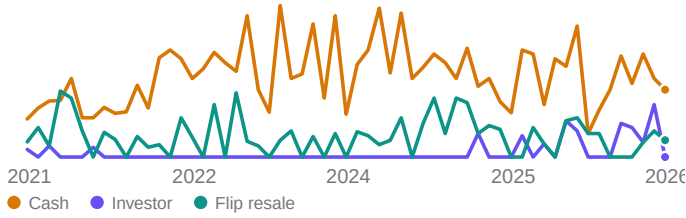
1.9%



BUYERS & OUTCOMES

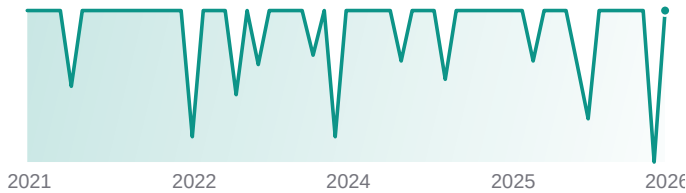
Buyer mix

Cash 29% · Investor 0% · Flip resale 7.1%



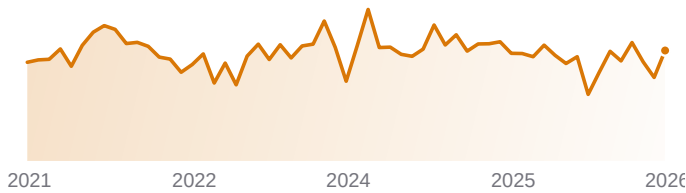
Sellers who sold at a gain

100%

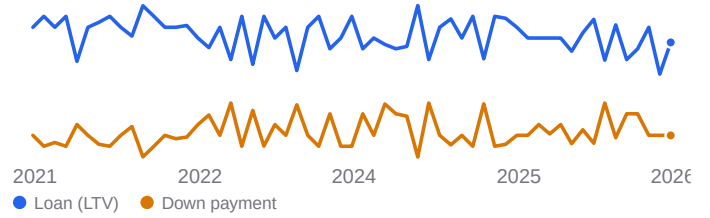


Median annualized return at resale

+6.3%

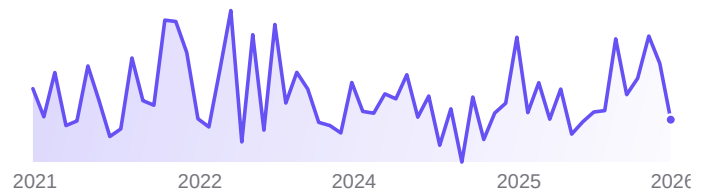


Financing (share of purchase price) Loan (LTV) 68% · Down payment 25%



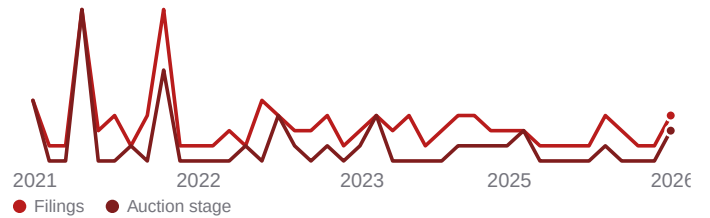
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	8,071
Median value (AVM)	\$1.2M
Median size	1,633 ft²
Median bedrooms	3
Median year built	1976
Single family	63%
Condos	37%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	0.7%
Owner occupied	65%
Company owned	56%
Median loan-to-value	29%

Typical ownership tenure

22.8 yrs

COMMUNITY

Population	28,863
Density	8,196 / mi²
Median household income	\$114K
Average household income	\$156K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	242
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	8.6%
Unemployment	1.1%
Average temp	63°F
Annual precip	13 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.