

Foothill Ranch 92610

ZIP code · CA · California > Orange County

SELLER'S MARKET

\$1.2M

MEDIAN SALE PRICE

+13.4%

1-YR CHANGE

122

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

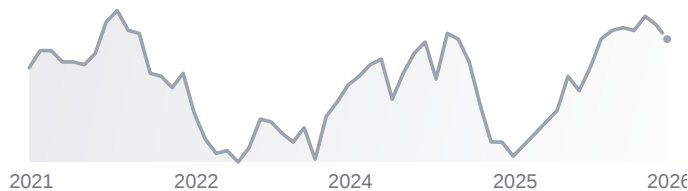
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

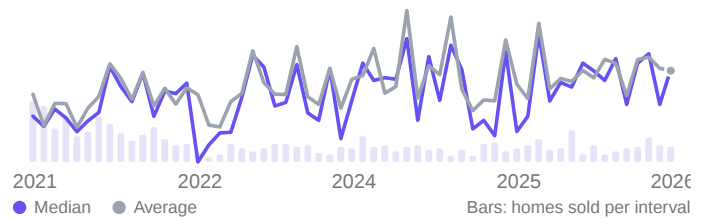
Market temperature (0–100)

66 / 100



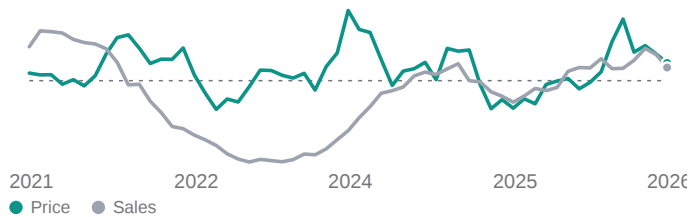
Sale prices

Median \$1.2M · Average \$1.2M



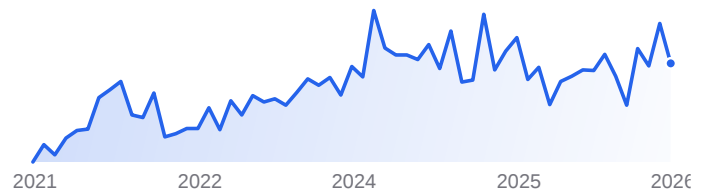
Growth (year over year)

Price +13.4% · Sales +9.9%



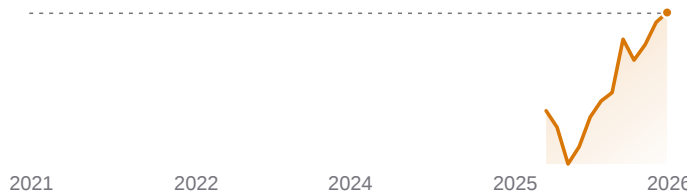
Price per square foot

\$644/ft²



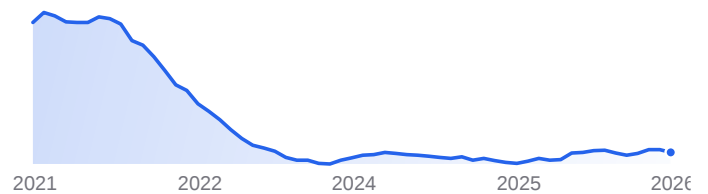
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

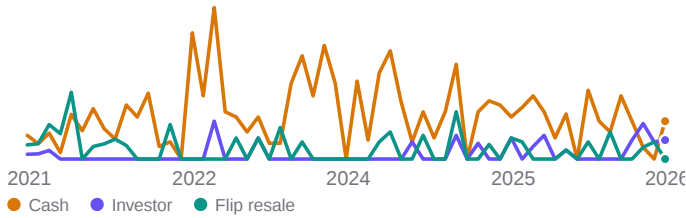
2.9%



BUYERS & OUTCOMES

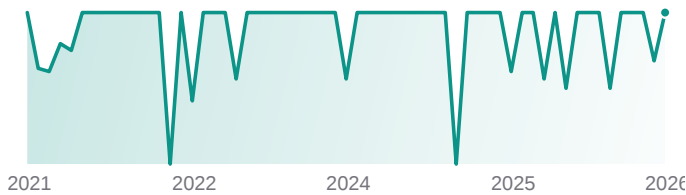
Buyer mix

Cash 20% · Investor 10% · Flip resale 0%



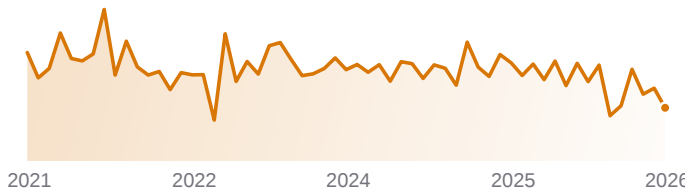
Sellers who sold at a gain

100%

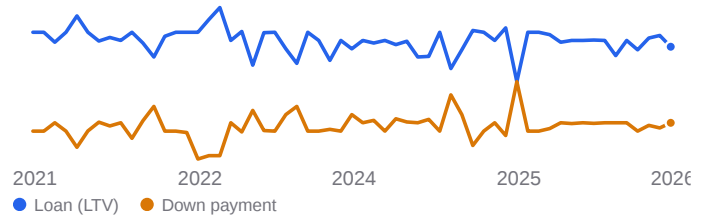


Median annualized return at resale

+3.8%

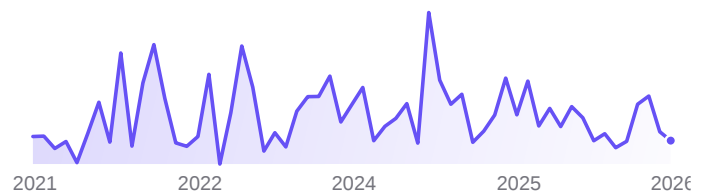


Financing (share of purchase price) Loan (LTV) 71% · Down payment 25%



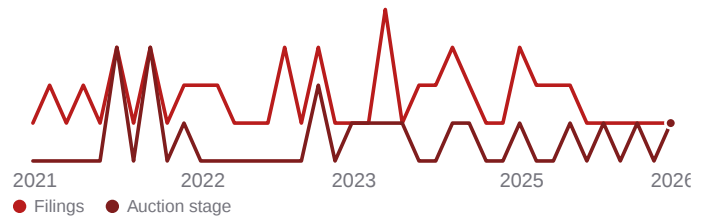
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,169
Median value (AVM)	\$1.2M
Median size	1,846 ft²
Median bedrooms	3
Median year built	1994
Single family	66%
Condos	34%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.5%
Owner occupied	76%
Company owned	41%
Median loan-to-value	43%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	10,641
Density	2,118 / mi²
Median household income	\$169K
Average household income	\$187K
Crime index (US avg 100)	34
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	252
Homes occupied	97%
Bachelor's or higher	42%
Poverty rate	2.6%
Unemployment	1.4%
Average temp	63°F
Annual precip	17 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.