

San Clemente 92672

ZIP code · CA · California > San Diego County > San Clemente

BALANCED MARKET

\$1.9M

MEDIAN SALE PRICE

+6.6%

1-YR CHANGE

424

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



MARKET TRENDS (5 YEARS)

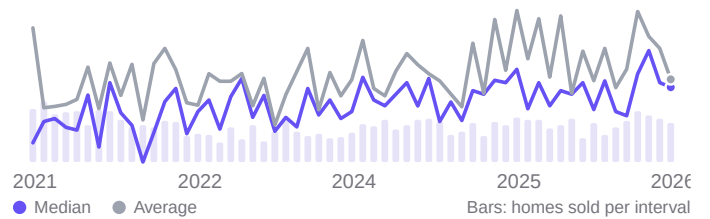
Market temperature (0–100)

54 / 100



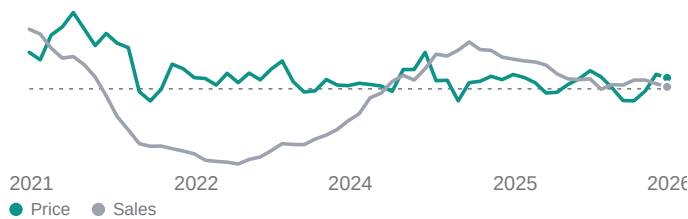
Sale prices

Median \$1.8M · Average \$1.8M



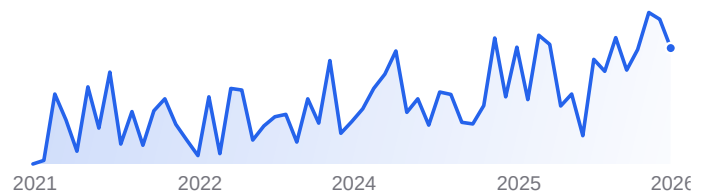
Growth (year over year)

Price +6.6% · Sales +1.2%



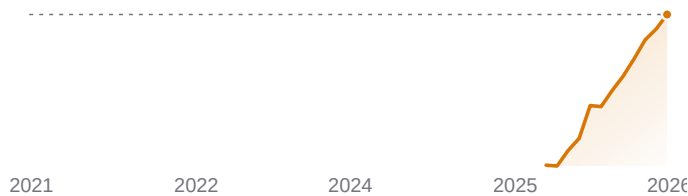
Price per square foot

\$978/ft²



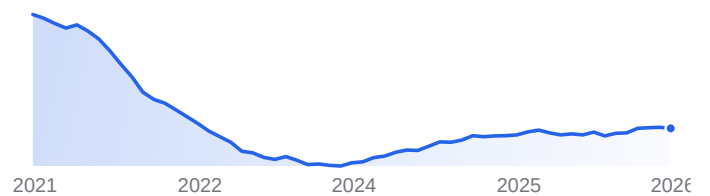
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

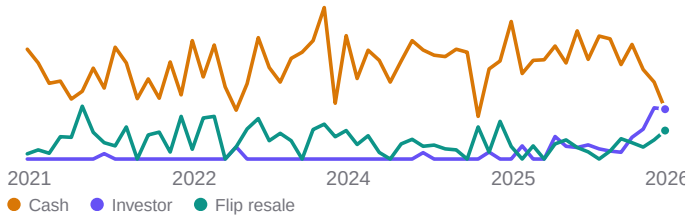
2.4%



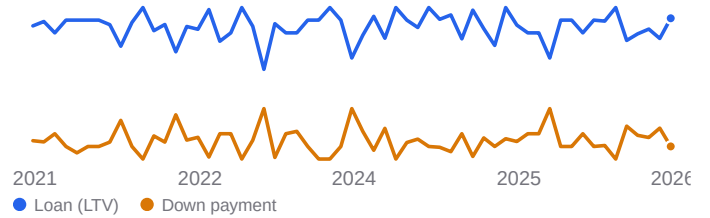
BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 19% · Flip resale 11%

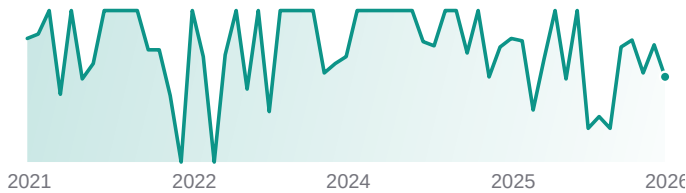


Financing (share of purchase price) Loan (LTV) 76% · Down payment 25%



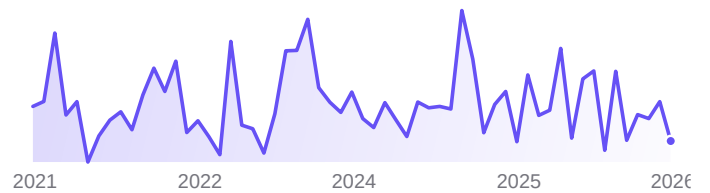
Sellers who sold at a gain

94%



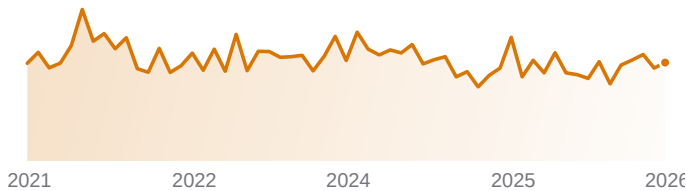
Typical hold before selling

4.8 yrs



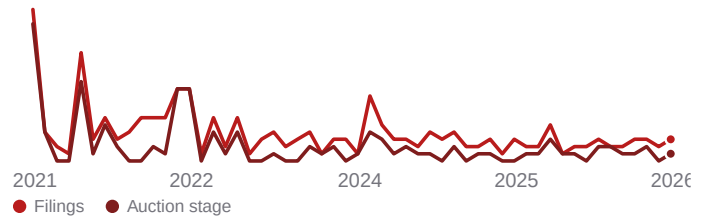
Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	17,312
Median value (AVM)	\$1.5M
Median size	1,800 ft²
Median bedrooms	3
Median year built	1974
Single family	48%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.1%
Owner occupied	37%
Company owned	58%
Median loan-to-value	30%

Typical ownership tenure

28.8 yrs

COMMUNITY

Population	37,630
Density	1,102 / mi²
Median household income	\$116K
Average household income	\$148K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	267
Homes occupied	88%
Bachelor's or higher	30%
Poverty rate	6.4%
Unemployment	1.1%
Average temp	62°F
Annual precip	14 in
Sunshine	70%

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.