

San Clemente 92673

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

BALANCED MARKET

\$1.8M

MEDIAN SALE PRICE

+8.6%

1-YR CHANGE

296

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



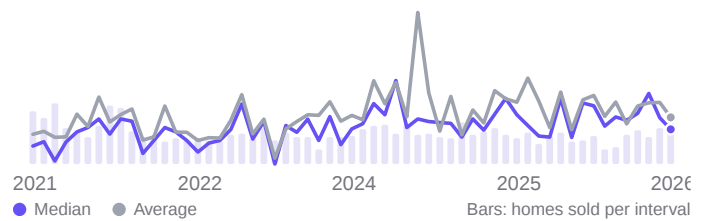
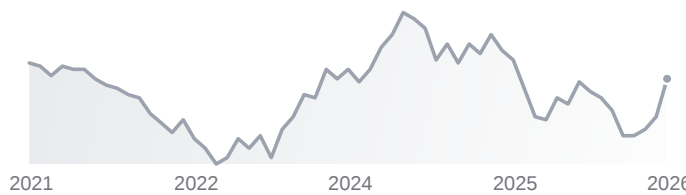
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$1.6M · Average \$1.7M

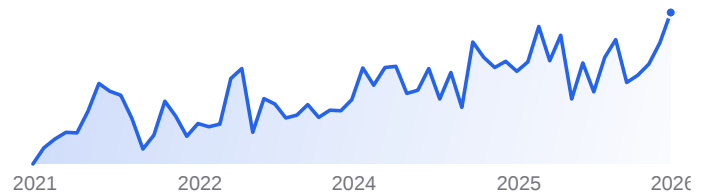
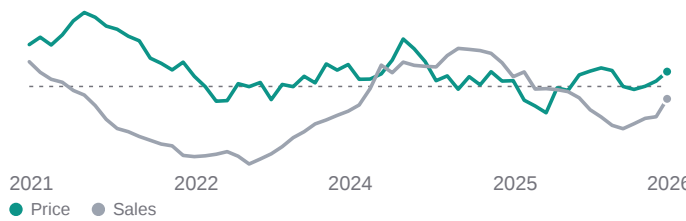


Growth (year over year)

Price +8.6% · Sales -7.2%

Price per square foot

\$786/ft²

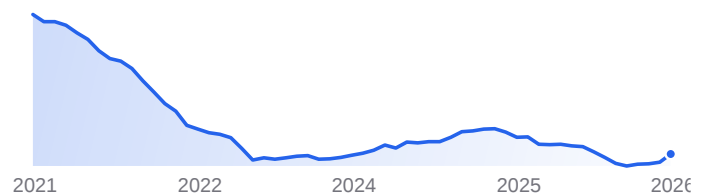
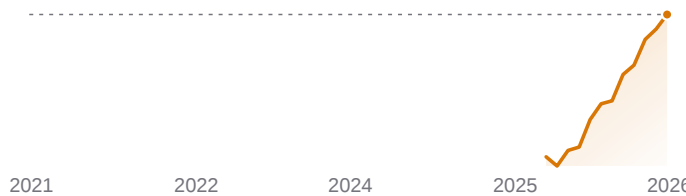


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

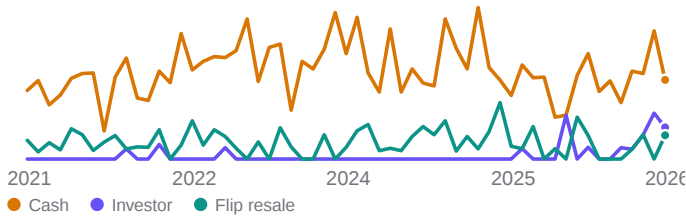
3.1%



BUYERS & OUTCOMES

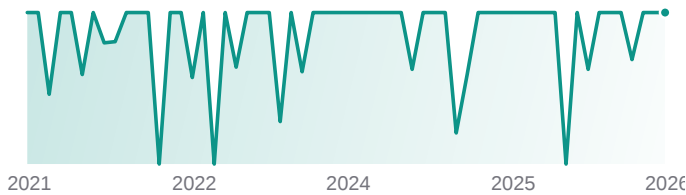
Buyer mix

Cash 27% · Investor 11% · Flip resale 8.1%



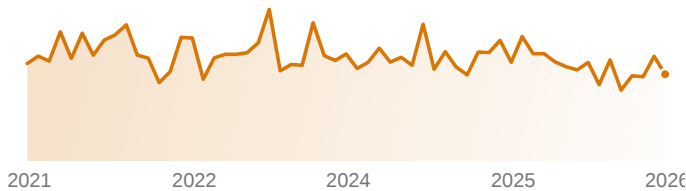
Sellers who sold at a gain

100%

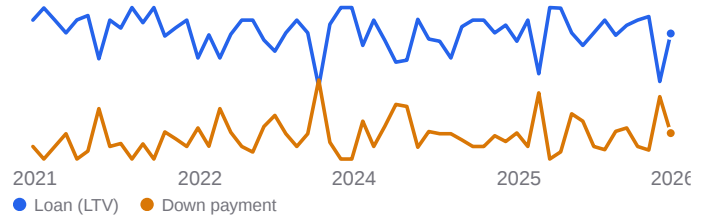


Median annualized return at resale

+5.8%

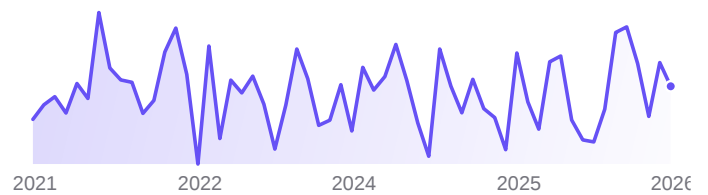


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



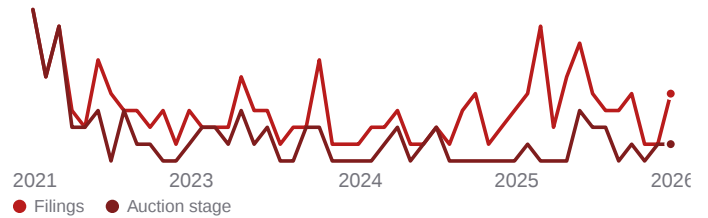
Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	9,449
Median value (AVM)	\$1.5M
Median size	2,506 ft²
Median bedrooms	4
Median year built	1999
Single family	79%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.5%
Owner occupied	74%
Company owned	60%
Median loan-to-value	35%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	30,430
Density	1,742 / mi²
Median household income	\$162K
Average household income	\$197K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	272
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	3.6%
Unemployment	1.2%
Average temp	63°F
Annual precip	15 in
Sunshine	73%

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.