

Trabuco Canyon 92679

ZIP code · CA · California > Orange County > Trabuco Canyon

SELLER'S MARKET

\$1.6M

MEDIAN SALE PRICE

-3.7%

1-YR CHANGE

483

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

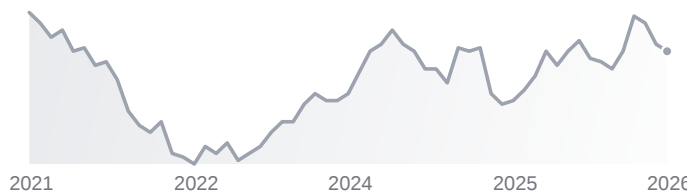
Seller's market · 66 / 100



MARKET TRENDS (5 YEARS)

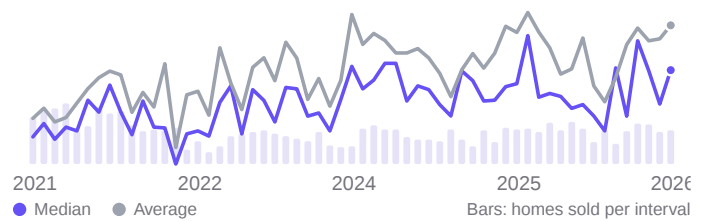
Market temperature (0–100)

66 / 100



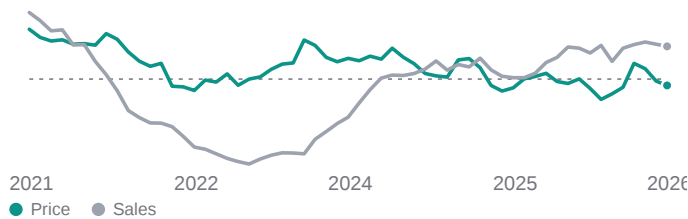
Sale prices

Median \$1.7M · Average \$2M



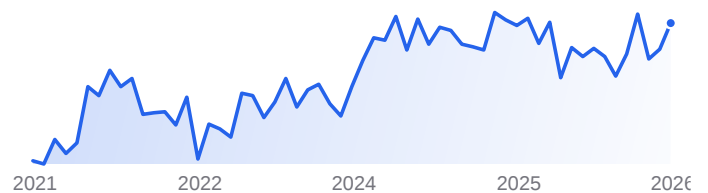
Growth (year over year)

Price -3.7% · Sales +19.0%



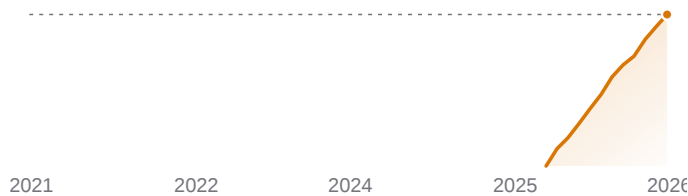
Price per square foot

\$655/ft²



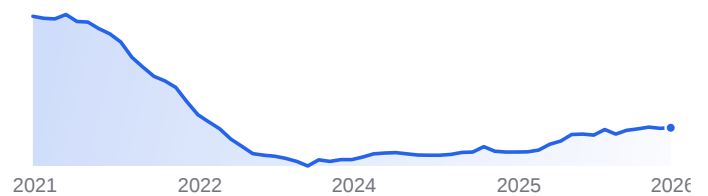
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

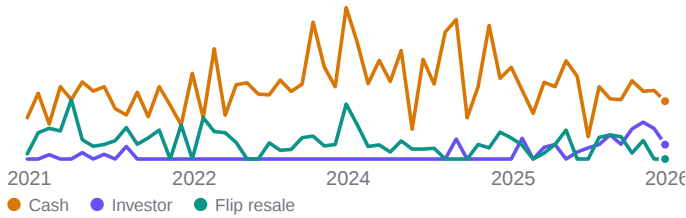
4.4%



BUYERS & OUTCOMES

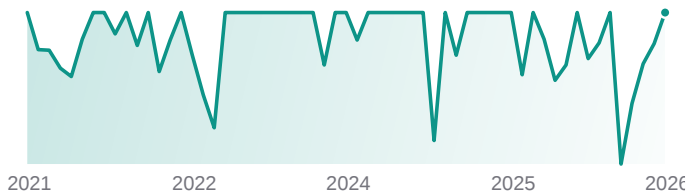
Buyer mix

Cash 20% · Investor 5.0% · Flip resale 0%



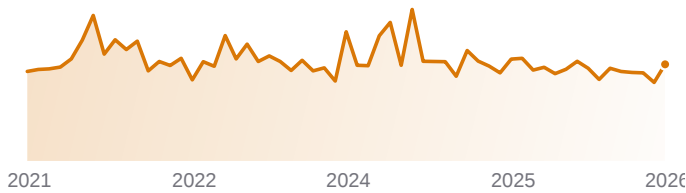
Sellers who sold at a gain

100%

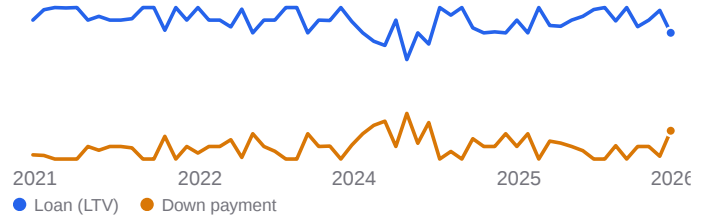


Median annualized return at resale

+6.1%

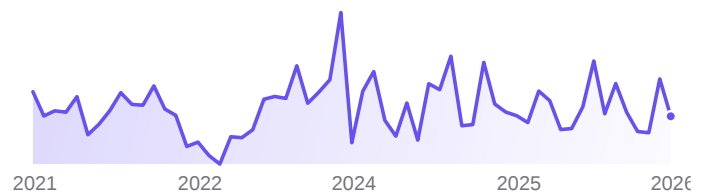


Financing (share of purchase price) Loan (LTV) 70% · Down payment 31%



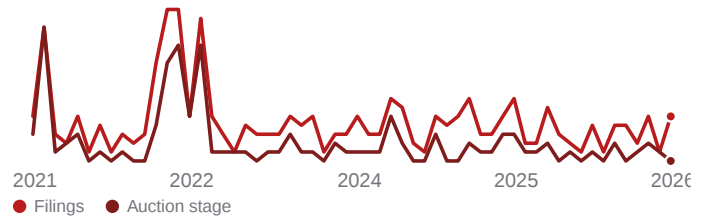
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	10,886
Median value (AVM)	\$1.5M
Median size	2,606 ft²
Median bedrooms	4
Median year built	1993
Single family	84%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.7%
Owner occupied	76%
Company owned	53%
Median loan-to-value	41%

Typical ownership tenure

13.4 yrs

COMMUNITY

Population	39,065
Density	693 / mi²
Median household income	\$191K
Average household income	\$232K
Crime index (US avg 100)	40
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	260
Homes occupied	96%
Bachelor's or higher	38%
Poverty rate	2.8%
Unemployment	1.3%
Average temp	63°F
Annual precip	18 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.