

Ladera Ranch 92694

ZIP code · CA · California > Orange County > Ladera Ranch

SELLER'S MARKET

\$1.3M

MEDIAN SALE PRICE

+6.0%

1-YR CHANGE

542

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

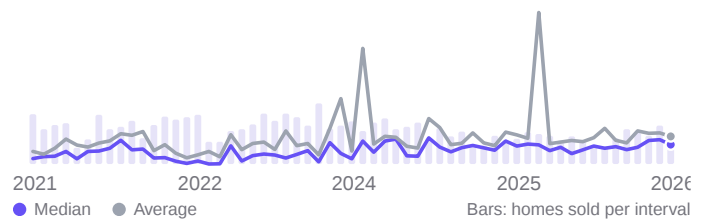
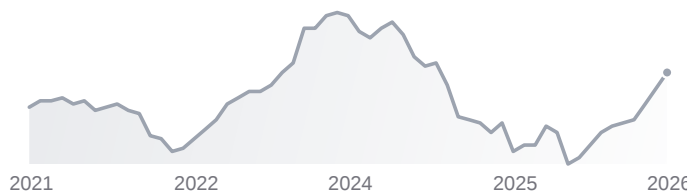
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$1.3M · Average \$1.5M

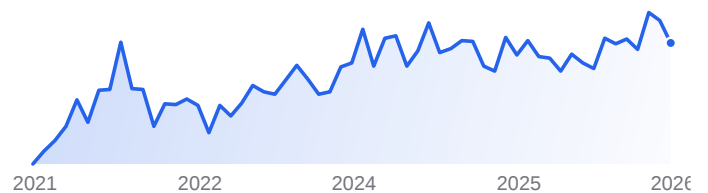
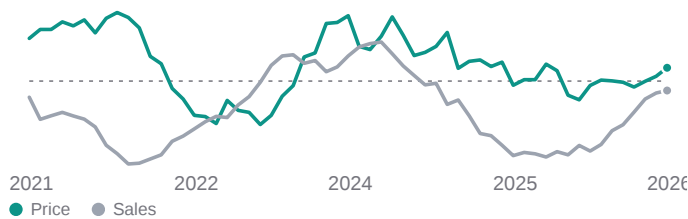


Growth (year over year)

Price +6.0% · Sales -4.2%

Price per square foot

\$630/ft²

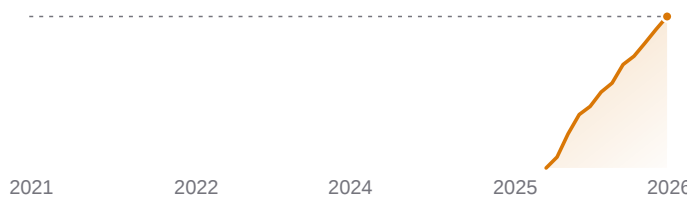


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

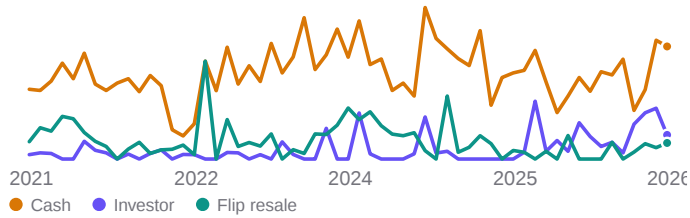
4.5%



BUYERS & OUTCOMES

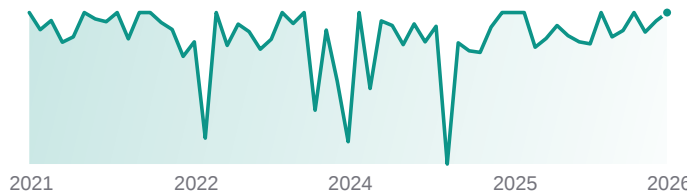
Buyer mix

Cash 31% · Investor 6.7% · Flip resale 4.4%



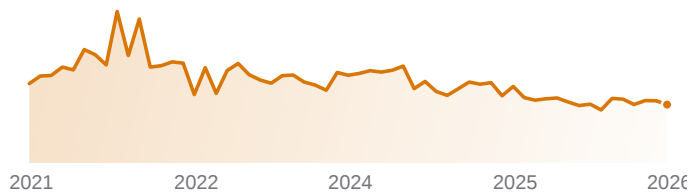
Sellers who sold at a gain

100%

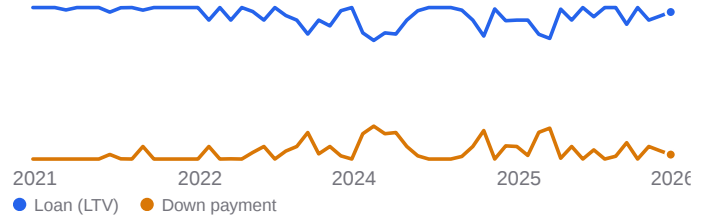


Median annualized return at resale

+5.8%

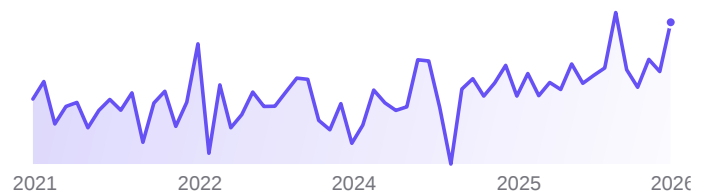


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



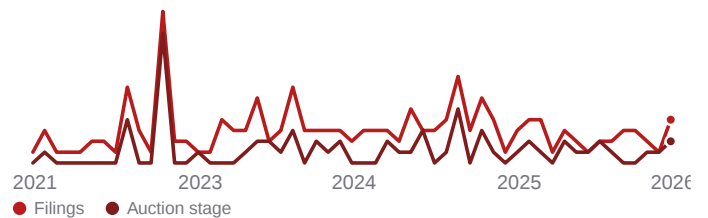
Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	12,012
Median value (AVM)	\$1.2M
Median size	2,005 ft²
Median bedrooms	3
Median year built	2005
Single family	60%
Condos	35%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.5%
Owner occupied	71%
Company owned	47%
Median loan-to-value	45%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	26,984
Density	3,307 / mi²
Median household income	\$173K
Average household income	\$199K
Crime index (US avg 100)	31
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	243
Homes occupied	96%
Bachelor's or higher	43%
Poverty rate	2.4%
Unemployment	1.4%
Average temp	64°F
Annual precip	15 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.