

Orange 92866

ZIP code · CA · California > Orange County > Orange

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

-3.8%

1-YR CHANGE

94

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



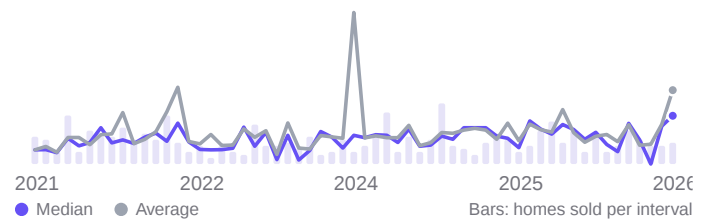
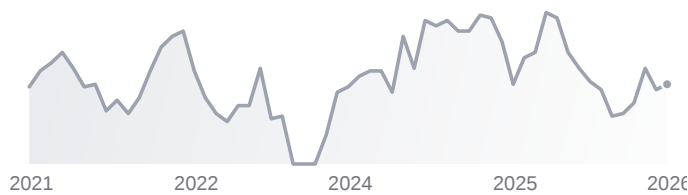
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

47 / 100

Sale prices

Median \$1.4M · Average \$1.8M

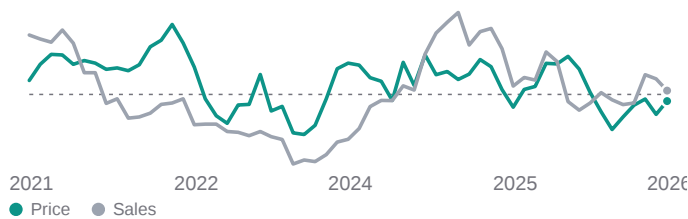


Growth (year over year)

Price -3.8% · Sales +2.2%

Price per square foot

\$1286/ft²

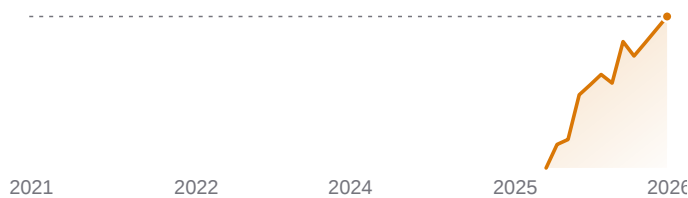


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

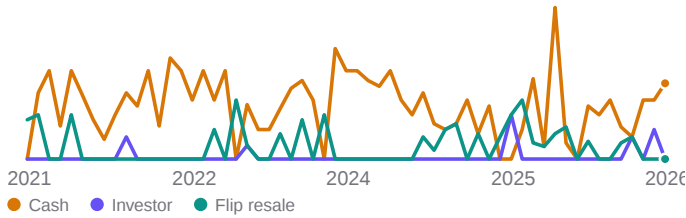
2.8%



BUYERS & OUTCOMES

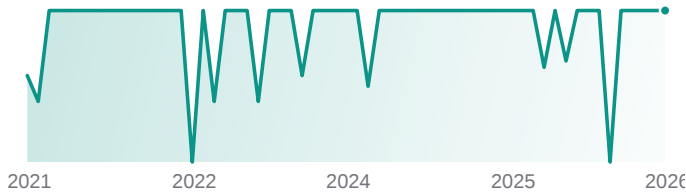
Buyer mix

Cash 43% · Investor 0% · Flip resale 0%



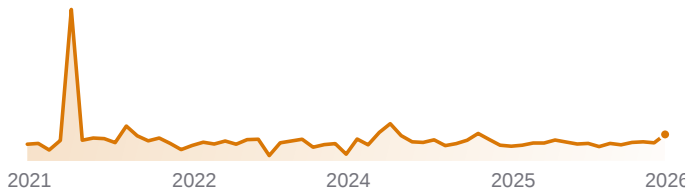
Sellers who sold at a gain

100%

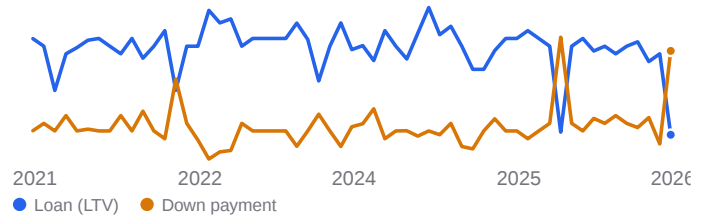


Median annualized return at resale

+8.4%

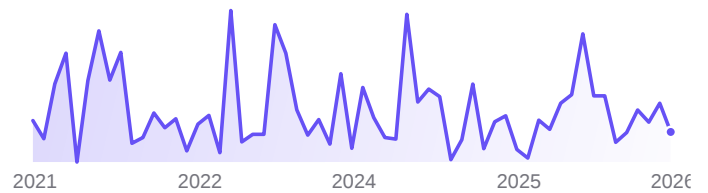


Financing (share of purchase price) Loan (LTV) 18% · Down payment 72%



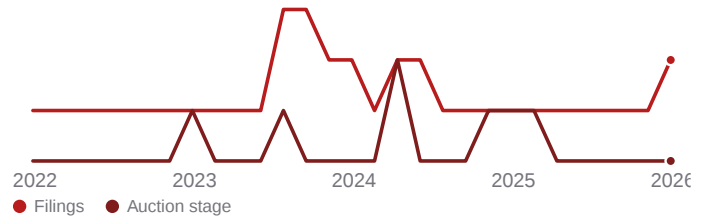
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,389
Median value (AVM)	\$1M
Median size	1,529 ft²
Median bedrooms	3
Median year built	1956
Single family	64%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.6%
Owner occupied	53%
Company owned	60%
Median loan-to-value	35%

Typical ownership tenure

24.0 yrs

COMMUNITY

Population	16,324
Density	8,503 / mi²
Median household income	\$91K
Average household income	\$119K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	276
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	9.7%
Unemployment	1.3%
Average temp	64°F
Annual precip	14 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.