

Imperial County, CA

County · CA · California

BALANCED MARKET

\$348K

MEDIAN SALE PRICE

-7.9%

1-YR CHANGE

1,025

SALES (12 MO)

\$373K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



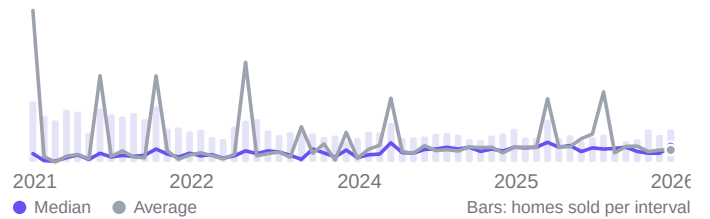
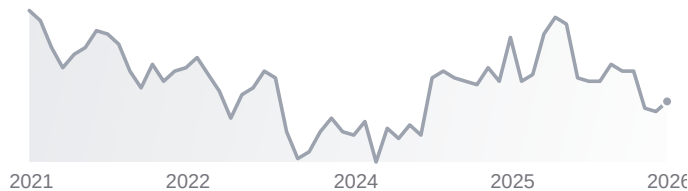
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$385K · Average \$357K

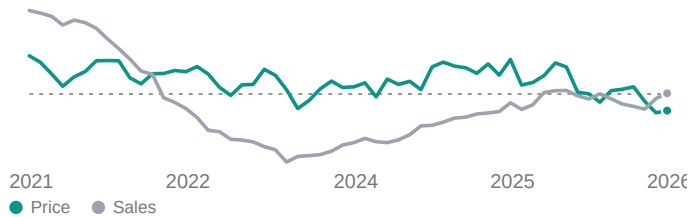


Growth (year over year)

Price -7.9% · Sales +0.4%

Price per square foot

\$237/ft²

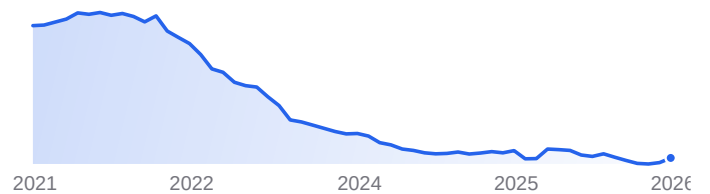
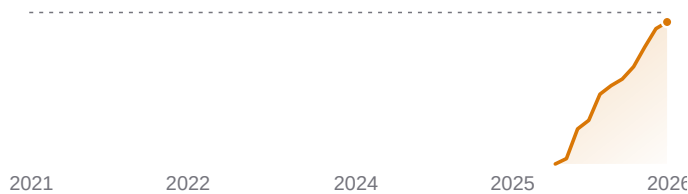


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

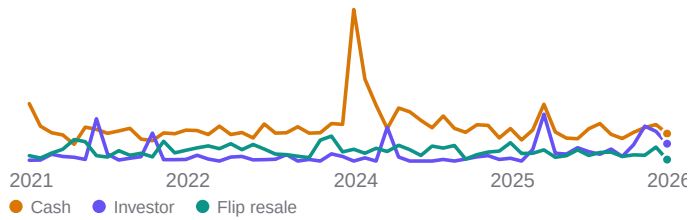
2.5%



BUYERS & OUTCOMES

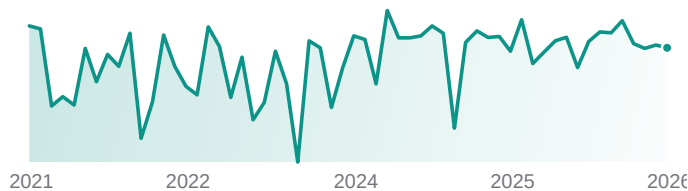
Buyer mix

Cash 18% · Investor 11% · Flip resale 1.0%



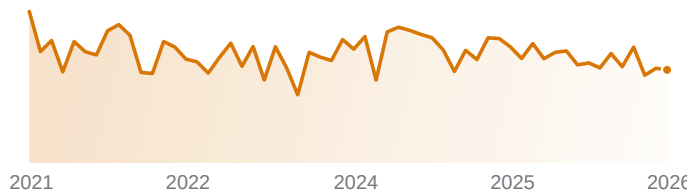
Sellers who sold at a gain

92%

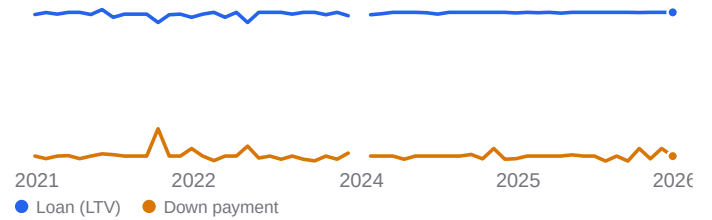


Median annualized return at resale

+5.9%

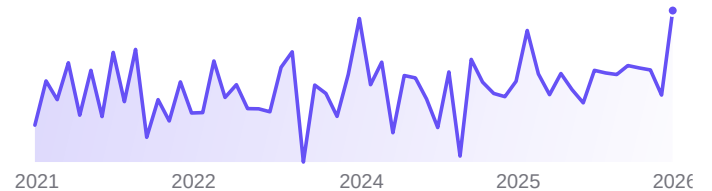


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



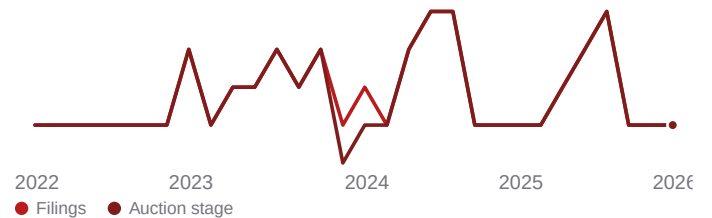
Typical hold before selling

12.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	40,482
Median value (AVM)	\$373K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1992
Single family	86%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.9%
Owner occupied	77%
Company owned	12%
Median loan-to-value	41%

Typical ownership tenure

13.2 yrs

COMMUNITY

Population	181,633
Density	44 / mi²
Median household income	\$50K
Average household income	\$68K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	517
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	19.4%
Unemployment	4.8%
Average temp	73°F
Annual precip	3 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.