

STRONG BUYER'S MARKET

\$196K

9

\$297K

Market temperature

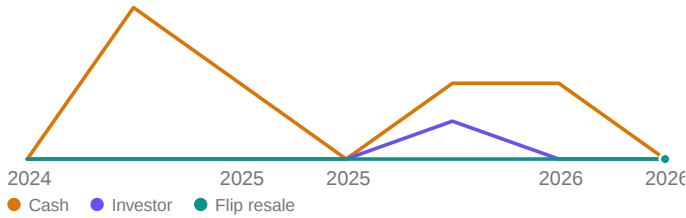
Strong buyer's market · 7 / 100



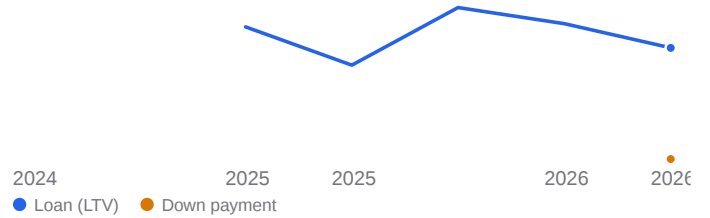
BUYERS & OUTCOMES

Buyer mix

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

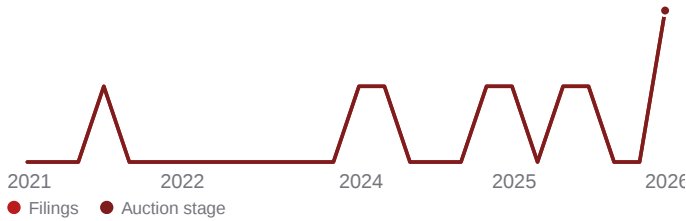


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,539
Median value (AVM)	\$297K
Median size	1,996 ft²
Median bedrooms	3
Median year built	1977
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.2%
Owner occupied	76%
Company owned	15%
Median loan-to-value	34%
Typical ownership tenure	13.3 yrs

COMMUNITY

Population	18,194
Density	42 / mi²
Median household income	\$70K

Average household income	\$86K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	135
Earthquake index (US avg 100)	23
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	7.1%
Unemployment	1.0%
Average temp	53°F
Annual precip	37 in
Sunshine	61%

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