

STRONG SELLER'S MARKET

\$177K

+70.9%

40

\$153K

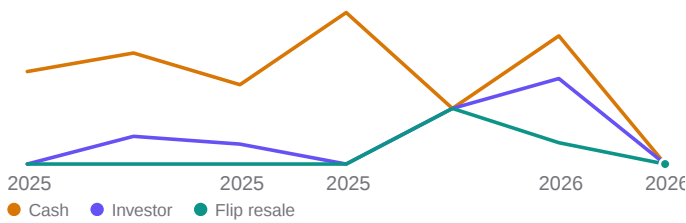
Strong seller's market · 83 / 100



BUYERS & OUTCOMES

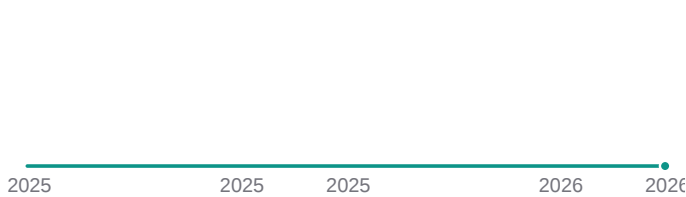
Buyer mix

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



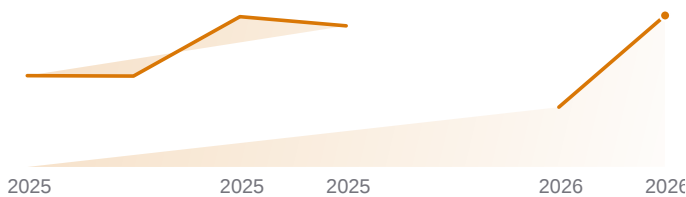
Sellers who sold at a gain

100%



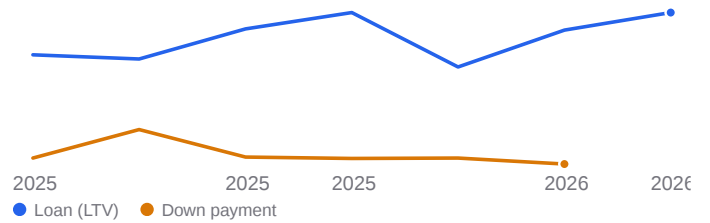
Median annualized return at resale

+10.0%



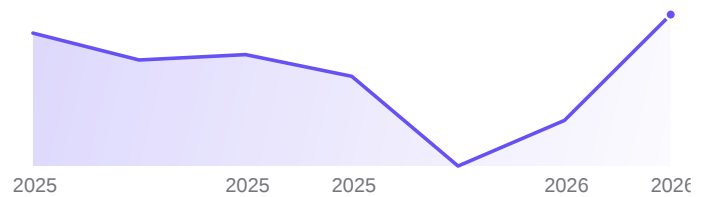
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 7.3%



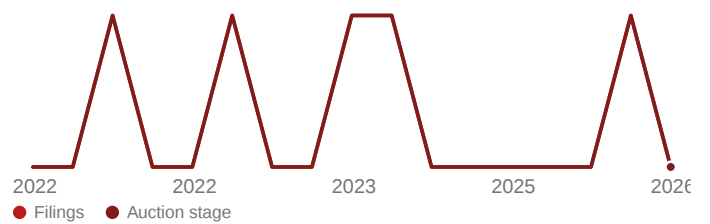
Typical hold before selling

16.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,243
Median value (AVM)	\$153K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	2.4%
Owner occupied	70%
Company owned	9.6%
Median loan-to-value	0%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	3,133
Density	38 / mi²
Median household income	\$58K
Average household income	\$78K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	14
Homes occupied	71%
Bachelor's or higher	11%
Poverty rate	14.8%
Unemployment	1.6%
Average temp	47°F
Annual precip	31 in
Sunshine	53%

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