

STRONG SELLER'S MARKET

\$123K

+63.3%

22

\$130K

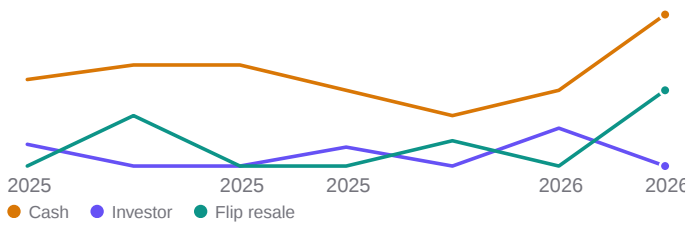
Strong seller's market · 87 / 100



BUYERS & OUTCOMES

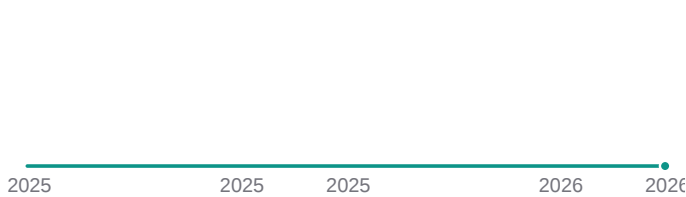
Buyer mix

Cash 100% · Investor 0% · Flip resale 50%



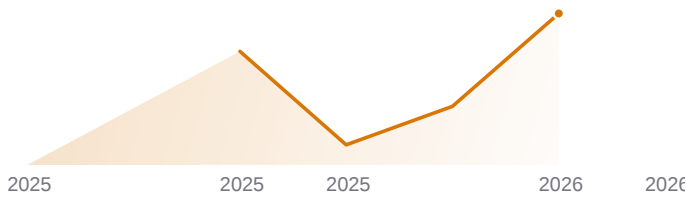
Sellers who sold at a gain

100%

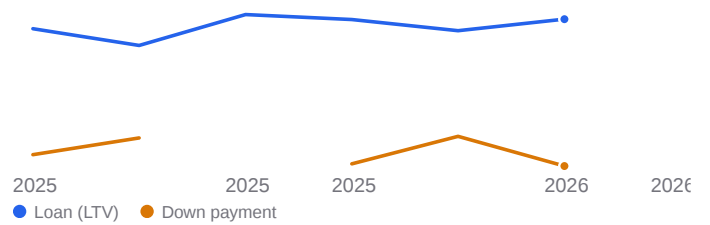


Median annualized return at resale

+9.6%

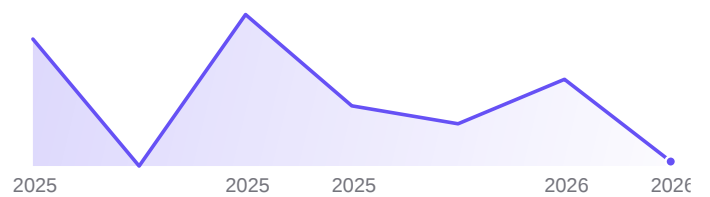


Financing (share of purchase price) Loan (LTV) 97% · Down payment 1.8%



Typical hold before selling

0.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	602
Median value (AVM)	\$130K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.6%
Owner occupied	77%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	1,724
Density	24 / mi²
Median household income	\$61K
Average household income	\$75K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	14
Homes occupied	87%
Bachelor's or higher	7%
Poverty rate	18.8%
Unemployment	1.8%
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.