

SELLER'S MARKET

\$481K

MEDIAN SALE PRICE

+58.1%

1-YR CHANGE

121

SALES (12 MO)

\$540K

MEDIAN VALUE (AVM)

Seller's market · 70 / 100



Balanced

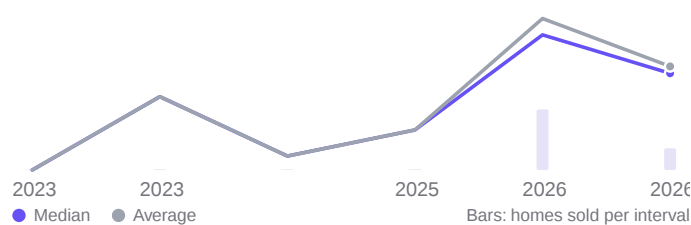
Seller's market

Sale prices

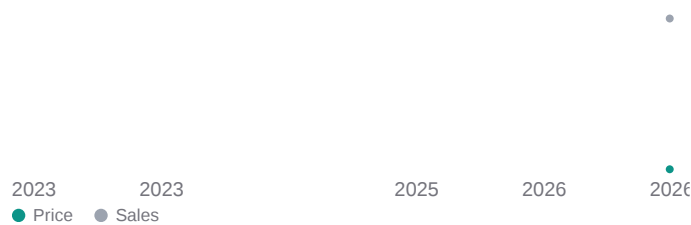
Median \$433K · Average \$449K

Growth (year over year)

Price +58.1% · Sales +12000.0%



Bars: homes sold per interval

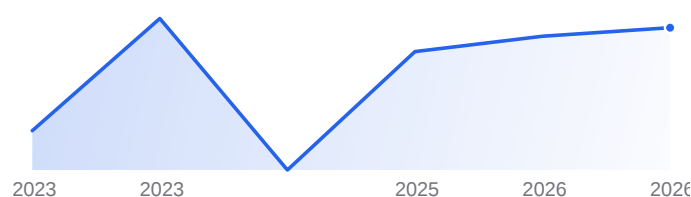


Sale premium vs estimated value

-18.1%

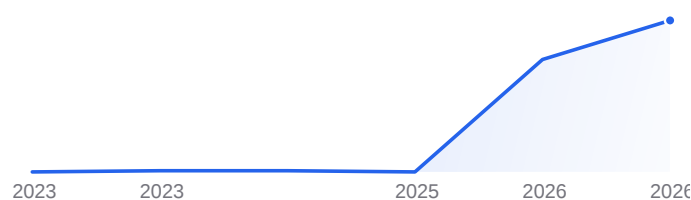
Price per square foot

\$341/ft²



Annual turnover (share of homes sold)

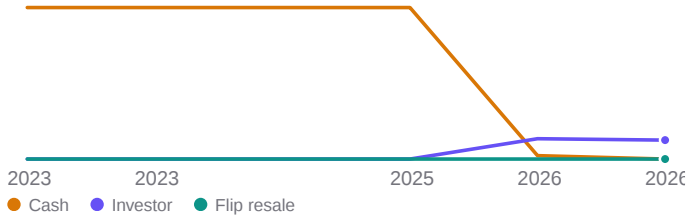
1.0%



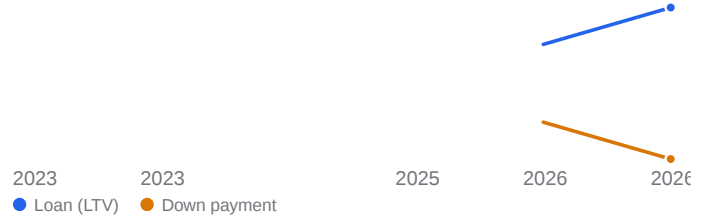
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 13% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,580
Median value (AVM)	\$540K
Median size	1,464 ft²
Median bedrooms	3
Median year built	1997
Single family	8.2%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.1%
Owner occupied	81%
Company owned	9.3%
Median loan-to-value	40%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	29,806
Density	47 / mi²
Median household income	\$90K
Average household income	\$109K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	164
Homes occupied	93%
Bachelor's or higher	29%
Poverty rate	7.7%
Unemployment	0.9%
Average temp	42°F
Annual precip	14 in
Sunshine	54%

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.