

STRONG BUYER'S MARKET

\$241K
MEDIAN SALE PRICE

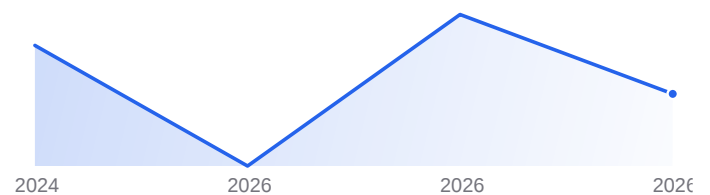
45
SALES (12 MO)

\$181K
MEDIAN VALUE (AVM)

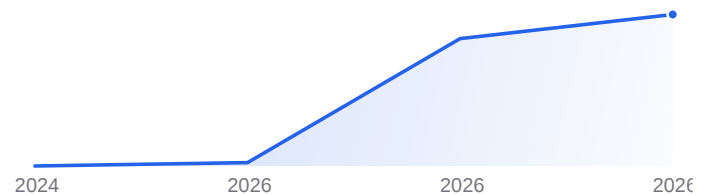
Strong buyer's market · 18 / 100



\$107/ft²



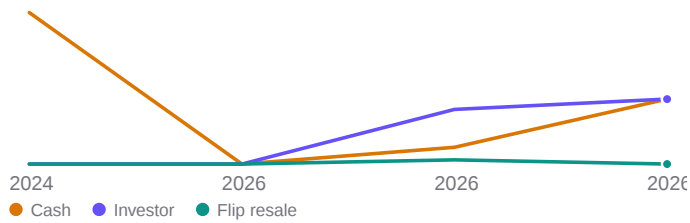
0.5%



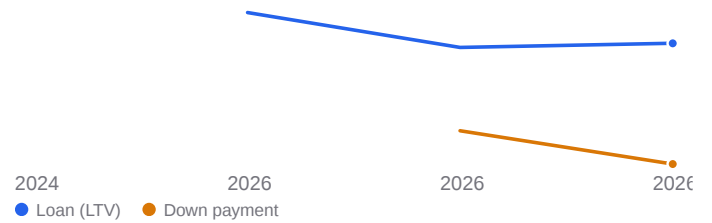
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 43% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,436
Median value (AVM)	\$181K
Median size	1,120 ft²
Median bedrooms	3
Median year built	1953
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0.6%
Owner occupied	70%
Company owned	6.9%
Median loan-to-value	12%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	37,712
Density	2,565 / mi²
Median household income	\$49K

Average household income	\$59K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	24
Homes occupied	95%
Bachelor's or higher	6%
Poverty rate	20.4%
Unemployment	1.4%
Average temp	65°F
Annual precip	35 in
Sunshine	64%

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.