

SELLER'S MARKET

\$784K

175

\$559K

Market temperature

Seller's market · 71 / 100



Median \$696K · Average \$1.2M



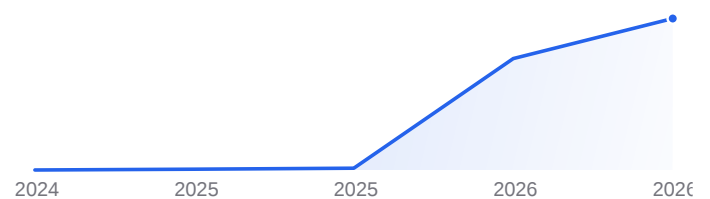
\$286/ft²



-6.9%



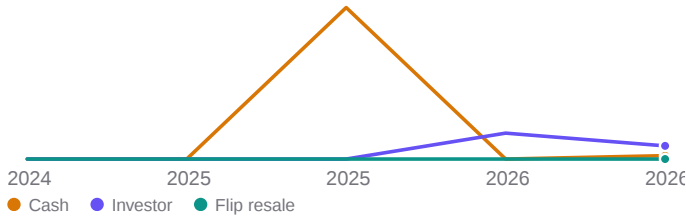
1.5%



BUYERS & OUTCOMES

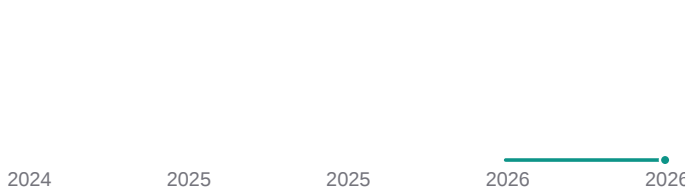
Buyer mix

Cash 2.2% · Investor 8.7% · Flip resale 0%



Sellers who sold at a gain

100%



Median annualized return at resale

+3.2%

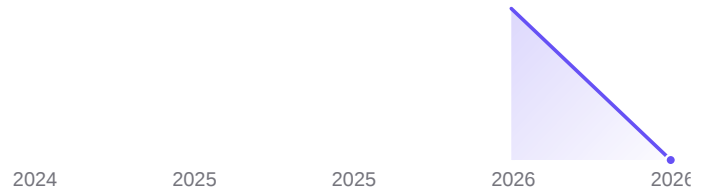


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

11.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,828
Median value (AVM)	\$559K
Median size	1,966 ft²
Median bedrooms	3
Median year built	1966
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.7%
Owner occupied	80%
Company owned	16%
Median loan-to-value	52%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	29,195
Density	4,310 / mi²
Median household income	\$119K
Average household income	\$153K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	24
Homes occupied	93%
Bachelor's or higher	32%
Poverty rate	9.5%
Unemployment	1.6%
Average temp	69°F
Annual precip	51 in
Sunshine	58%

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.