

SELLER'S MARKET

\$521K

94

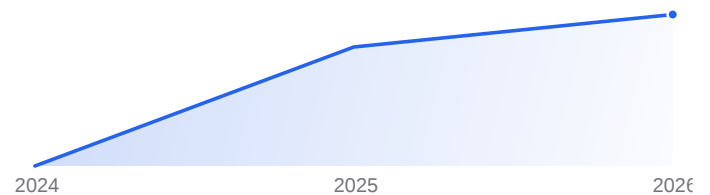
\$502K

Market temperature

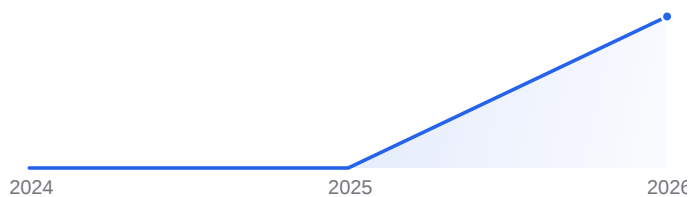
Seller's market · 72 / 100



\$274/ft²



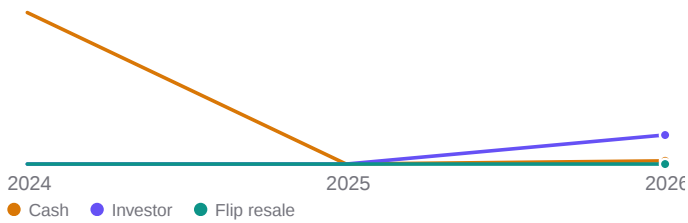
0.8%



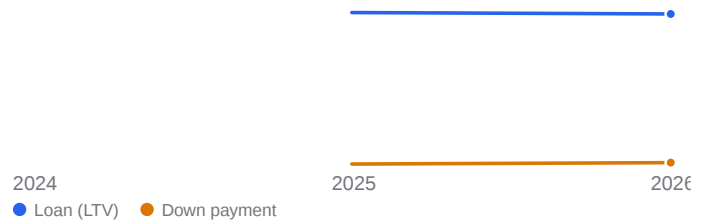
BUYERS & OUTCOMES

Buyer mix

Cash 2.1% · Investor 19% · Flip resale 0%

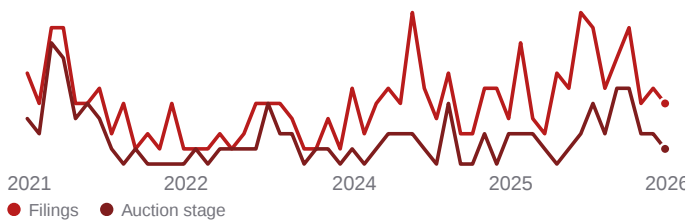


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	11,156
Median value (AVM)	\$502K
Median size	1,828 ft²
Median bedrooms	4
Median year built	1978
Single family	85%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.7%
Owner occupied	76%
Company owned	22%
Median loan-to-value	44%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	39,187
Density	5,635 / mi²
Median household income	\$90K
Average household income	\$109K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	246
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	7.3%
Unemployment	1.2%
Average temp	52°F
Annual precip	16 in
Sunshine	66%

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