

Heber 92249

ZIP code · CA · California > Imperial County > Heber

BALANCED MARKET

\$426K

MEDIAN SALE PRICE

+5.3%

1-YR CHANGE

24

SALES (12 MO)

\$425K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



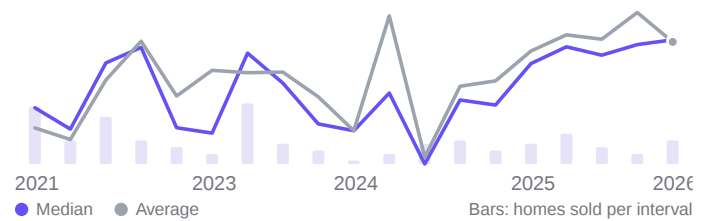
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$423K · Average \$420K

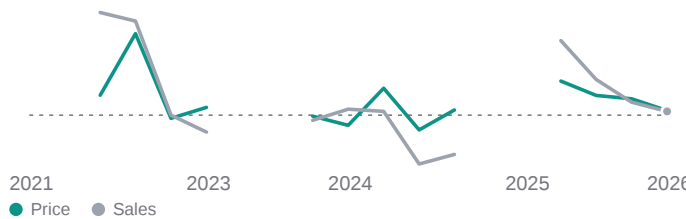


Growth (year over year)

Price +5.3% · Sales +4.3%

Price per square foot

\$230/ft²

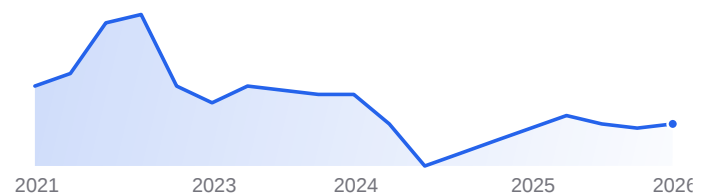
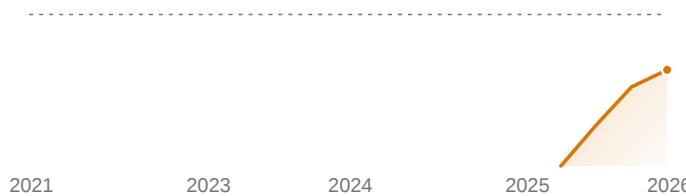


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

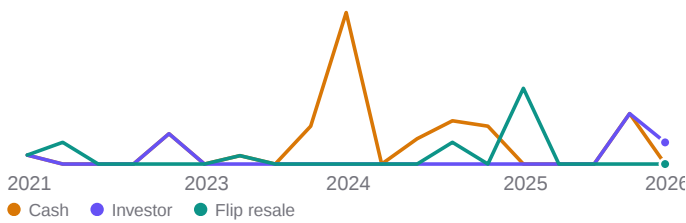
1.6%



BUYERS & OUTCOMES

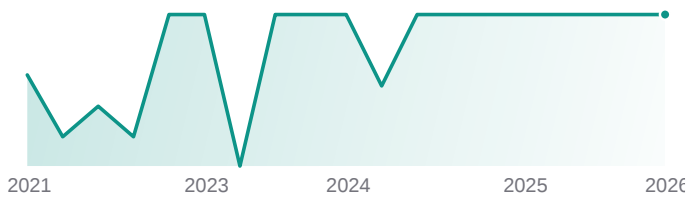
Buyer mix

Cash 0% · Investor 14% · Flip resale 0%



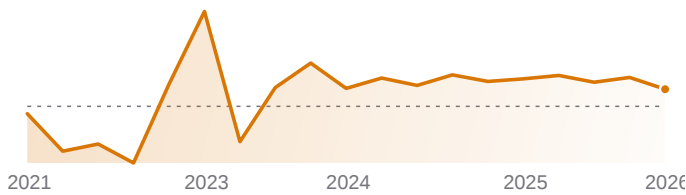
Sellers who sold at a gain

100%

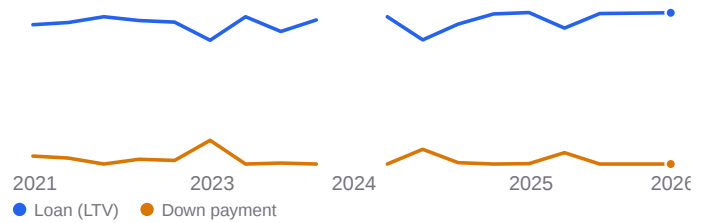


Median annualized return at resale

+4.3%

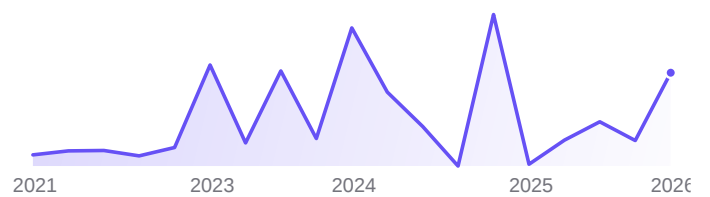


Financing (share of purchase price) Loan (LTV) 101% · Down payment 1.8%



Typical hold before selling

14.5 yrs



HOUSING STOCK

Homes	1,481
Median value (AVM)	\$425K
Median size	1,702 ft ²
Median bedrooms	4
Median year built	2006
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.5%
Owner occupied	89%
Company owned	5.8%
Median loan-to-value	41%
Typical ownership tenure	16.1 yrs

COMMUNITY

Population	7,087
Density	298 / mi²
Median household income	\$68K
Average household income	\$76K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	462
Homes occupied	97%
Bachelor's or higher	21%
Poverty rate	15.1%
Unemployment	5.1%
Average temp	73°F
Annual precip	3 in
Sunshine	68%

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.