Anza 92539

BALANCED MARKET

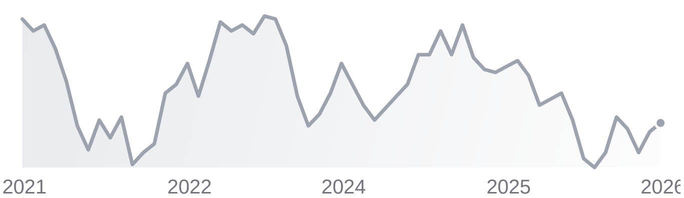
ZIP code · CA · California › Riverside County › Anza

$305K	-16.7%	116	$378K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

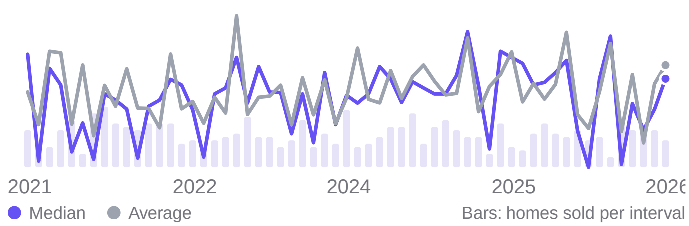
Market temperature — Balanced market · 44 / 100

MARKET TRENDS (5 YEARS)

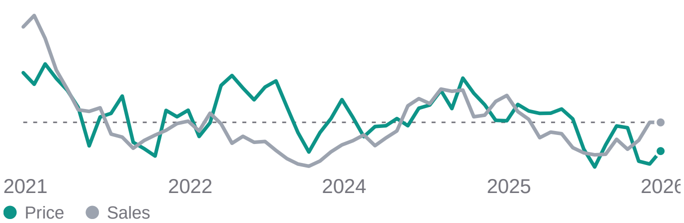
Market temperature (0–100) — **44 / 100**



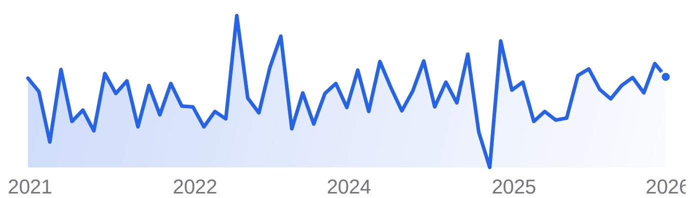
Sale prices — **Median $350K · Average $372K**



Growth (year over year) — **Price -16.7% · Sales +0.0%**



Price per square foot — **$251/ft²**

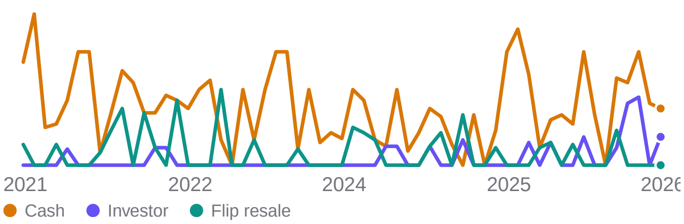


Sale premium vs estimated value — **-4.4%**

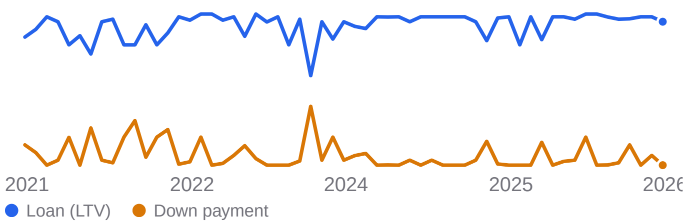
Annual turnover (share of homes sold) — **6.4%**

BUYERS & OUTCOMES

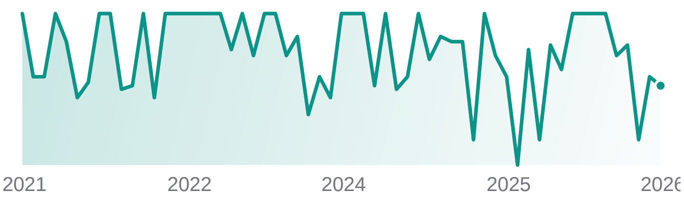
Buyer mix Cash 25% · Investor 13% · Flip resale 0%



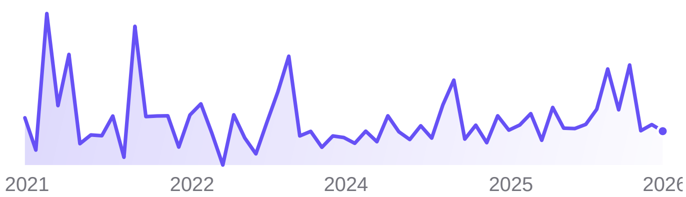
Financing (share of purchase price) Loan (LTV) 95% · Down payment 1.8%



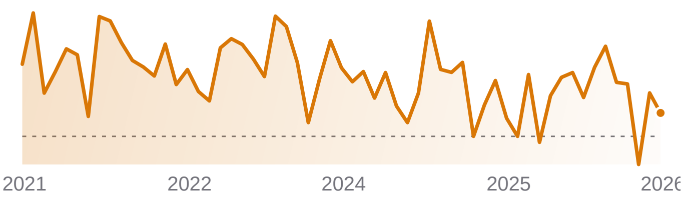
Sellers who sold at a gain 71%



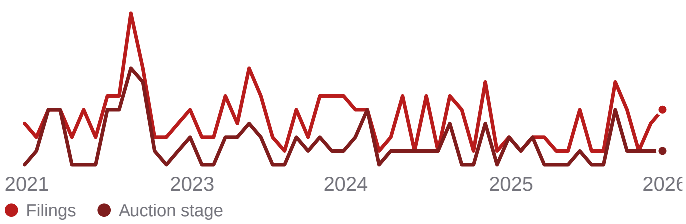
Typical hold before selling 4.4 yrs



Median annualized return at resale +2.1%



Preforeclosure filings Filings 4 · Auction stage 1



HOUSING STOCK

Homes	1,806
Median value (AVM)	$378K
Median size	1,409 ft²
Median bedrooms	2
Median year built	1984
Single family	29%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.0%
Owner occupied	51%
Company owned	15%
Median loan-to-value	48%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	**4,936**
Density	**20 / mi²**
Median household income	**$61K**
Average household income	**$80K**
Crime index (US avg 100)	**141**
Air pollution index (US avg 100)	**99**
Earthquake index (US avg 100)	**490**
Homes occupied	**86%**
Bachelor's or higher	**11%**
Poverty rate	**7.3%**
Unemployment	**1.4%**
Average temp	**57°F**
Annual precip	**17 in**
Sunshine	**68%**

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