

Fountain Valley 92708

ZIP code · CA · California > Orange County > Fountain Valley

BALANCED MARKET

\$1.4M

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

369

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



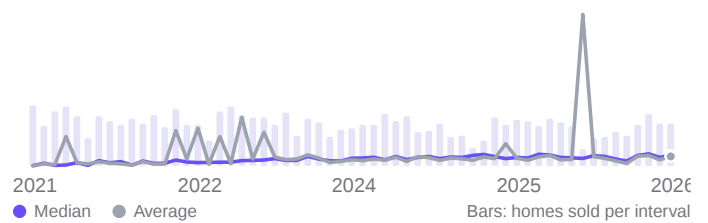
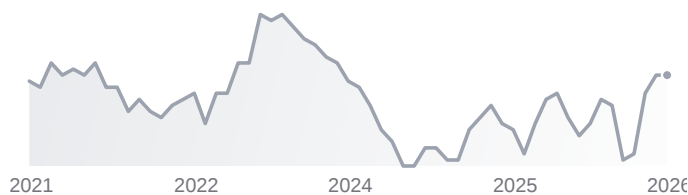
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$1.4M · Average \$1.4M

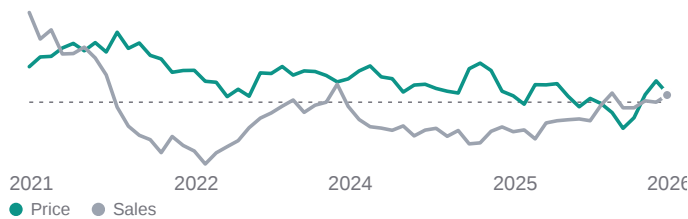


Growth (year over year)

Price +3.5% · Sales +2.8%

Price per square foot

\$750/ft²

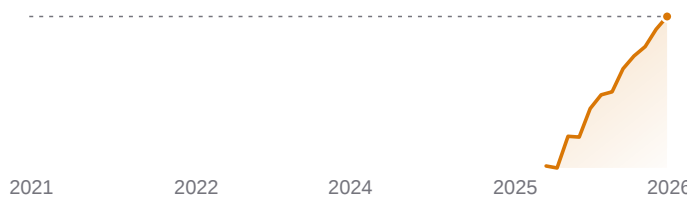


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

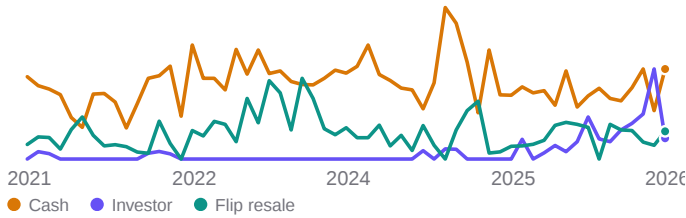
2.3%



BUYERS & OUTCOMES

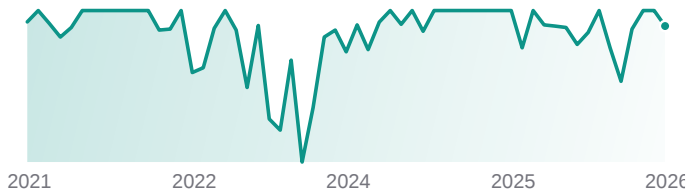
Buyer mix

Cash 37% · Investor 8.6% · Flip resale 11%



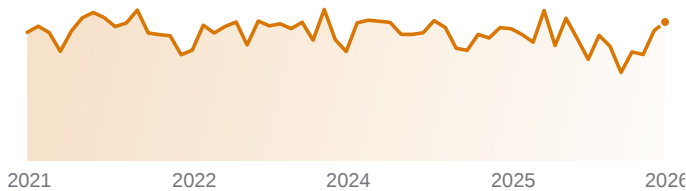
Sellers who sold at a gain

96%

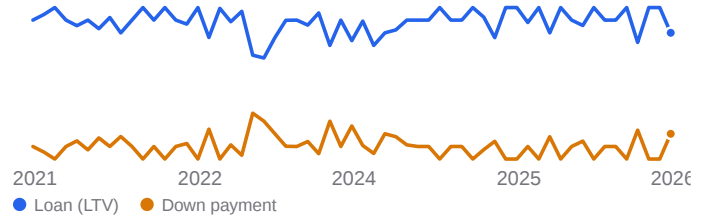


Median annualized return at resale

+6.5%

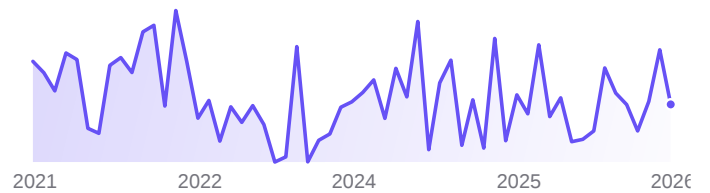


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



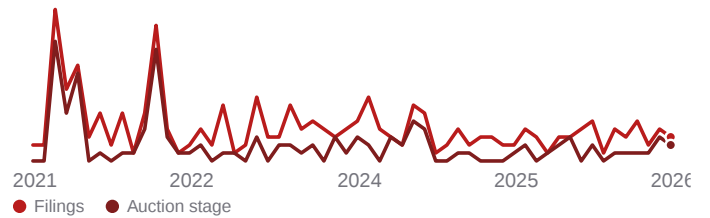
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	16,389
Median value (AVM)	\$1.2M
Median size	1,856 ft²
Median bedrooms	4
Median year built	1970
Single family	91%
Condos	5.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.7%
Owner occupied	72%
Company owned	56%
Median loan-to-value	31%

Typical ownership tenure

24.7 yrs

COMMUNITY

Population	58,405
Density	6,316 / mi²
Median household income	\$106K
Average household income	\$132K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	322
Homes occupied	98%
Bachelor's or higher	32%
Poverty rate	6.3%
Unemployment	1.1%
Average temp	62°F
Annual precip	13 in
Sunshine	75%

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.