

Anaheim 92802

ZIP code · CA · California > Orange County > Anaheim

BALANCED MARKET

\$945K

MEDIAN SALE PRICE

+13.8%

1-YR CHANGE

125

SALES (12 MO)

\$805K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



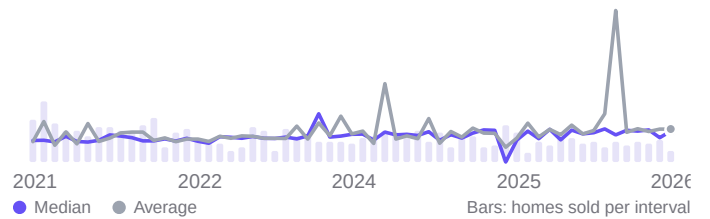
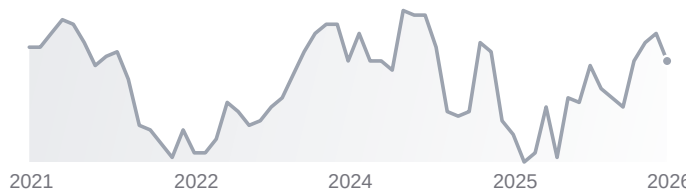
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

45 / 100

Sale prices

Median \$1M · Average \$1.1M

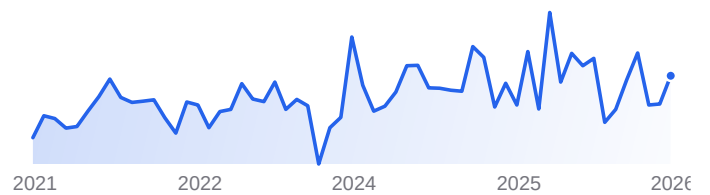
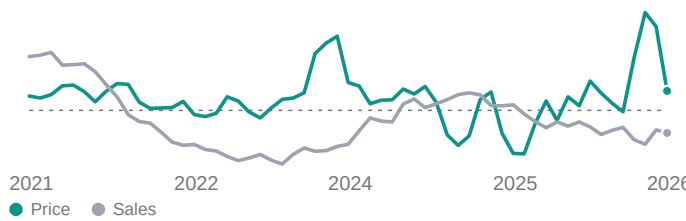


Growth (year over year)

Price +13.8% · Sales -16.1%

Price per square foot

\$581/ft²

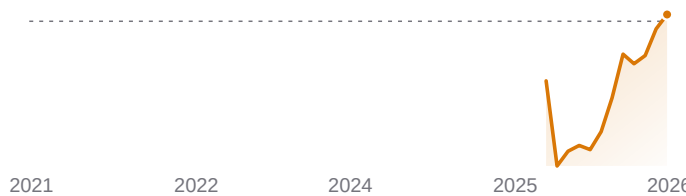


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

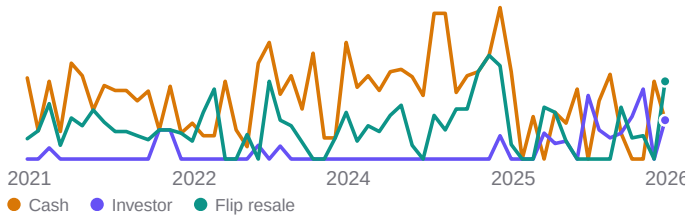
2.0%



BUYERS & OUTCOMES

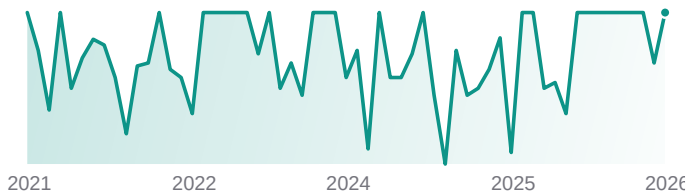
Buyer mix

Cash 17% · Investor 17% · Flip resale 33%



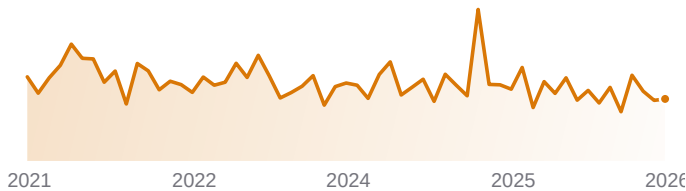
Sellers who sold at a gain

100%

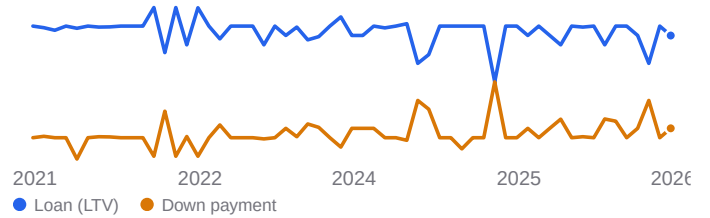


Median annualized return at resale

+4.9%

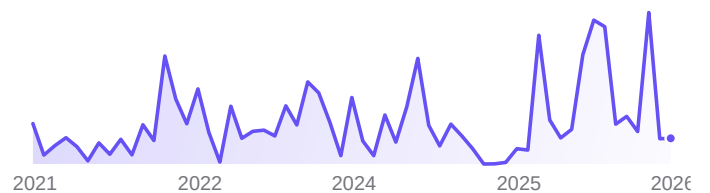


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



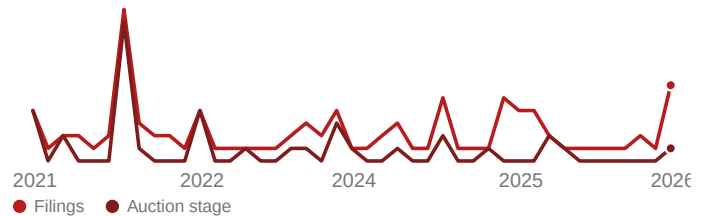
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	6,337
Median value (AVM)	\$805K
Median size	1,471 ft²
Median bedrooms	3
Median year built	1960
Single family	66%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.8%
Owner occupied	65%
Company owned	43%
Median loan-to-value	38%

Typical ownership tenure

22.5 yrs

COMMUNITY

Population	40,034
Density	8,926 / mi²
Median household income	\$73K
Average household income	\$104K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	306
Homes occupied	95%
Bachelor's or higher	15%
Poverty rate	13.2%
Unemployment	1.3%
Average temp	64°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.