

Anaheim 92804

ZIP code · CA · California > Orange County > Anaheim

BALANCED MARKET

\$968K

MEDIAN SALE PRICE

+6.9%

1-YR CHANGE

336

SALES (12 MO)

\$861K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



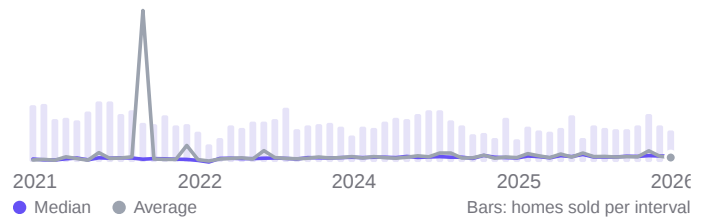
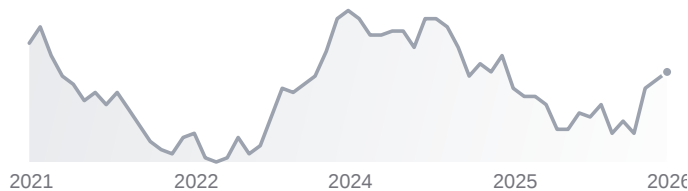
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$960K · Average \$864K

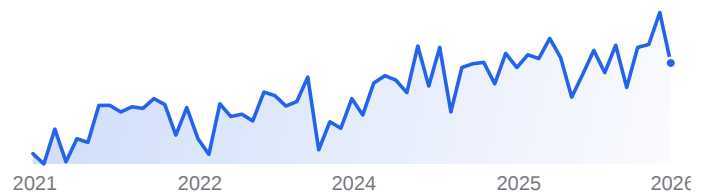
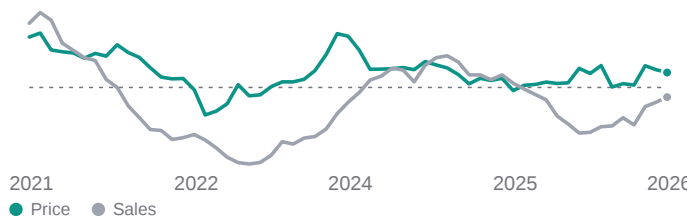


Growth (year over year)

Price +6.9% · Sales -4.5%

Price per square foot

\$594/ft²

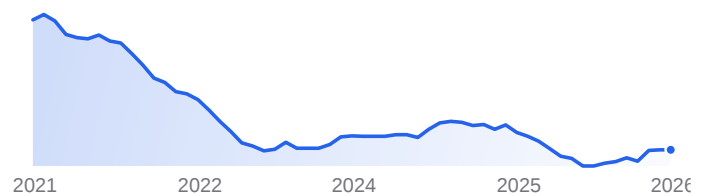
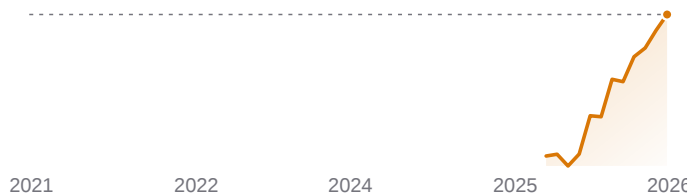


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

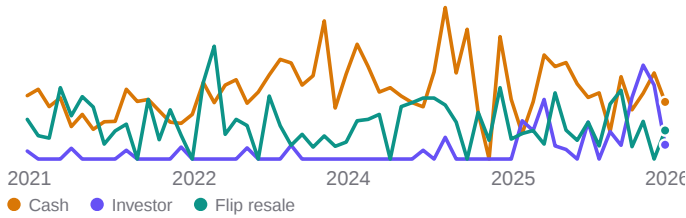
2.3%



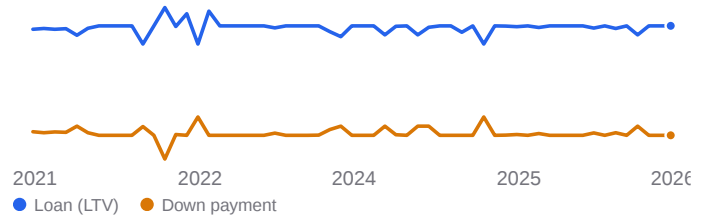
BUYERS & OUTCOMES

Buyer mix

Cash 16% · Investor 4.0% · Flip resale 8.0%

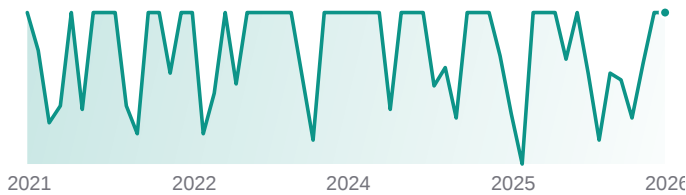


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



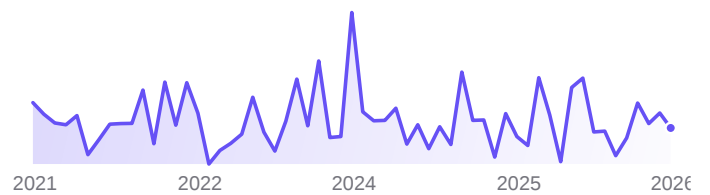
Sellers who sold at a gain

100%



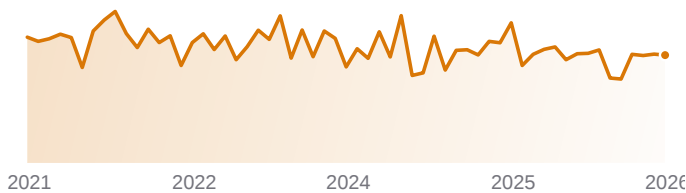
Typical hold before selling

7.9 yrs



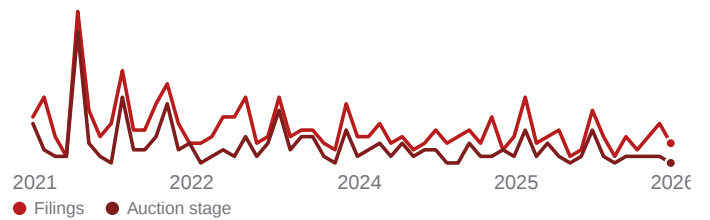
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	14,591
Median value (AVM)	\$861K
Median size	1,434 ft²
Median bedrooms	3
Median year built	1957
Single family	77%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.9%
Owner occupied	69%
Company owned	40%
Median loan-to-value	38%

Typical ownership tenure

21.2 yrs

COMMUNITY

Population	84,637
Density	12,215 / mi ²
Median household income	\$71K
Average household income	\$98K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	323
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	13.2%
Unemployment	1.1%
Average temp	63°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.