

Anaheim 92806

ZIP code · CA · California > Orange County > Anaheim

BALANCED MARKET

\$960K

MEDIAN SALE PRICE

+0.8%

1-YR CHANGE

127

SALES (12 MO)

\$900K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



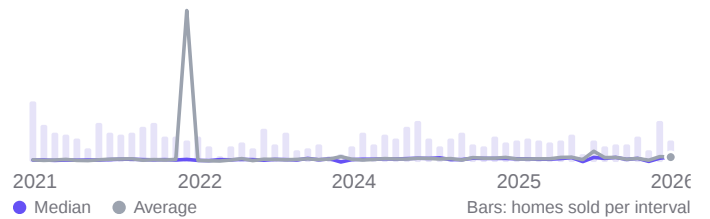
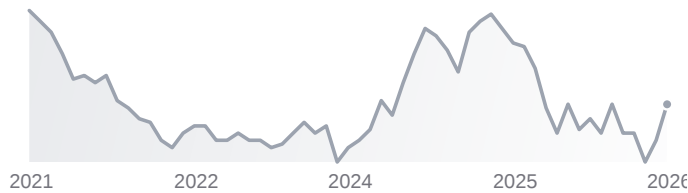
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$1.1M · Average \$1.1M

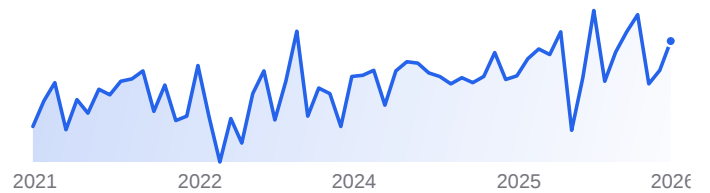
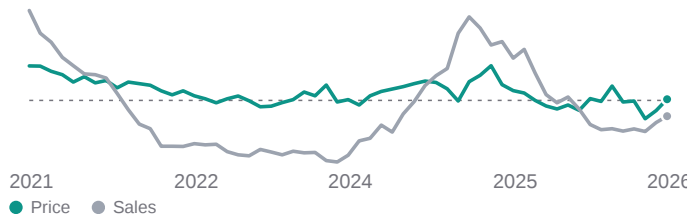


Growth (year over year)

Price +0.8% · Sales -10.6%

Price per square foot

\$573/ft²

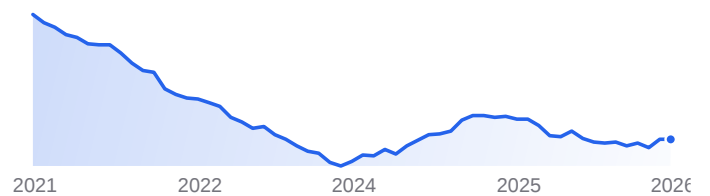
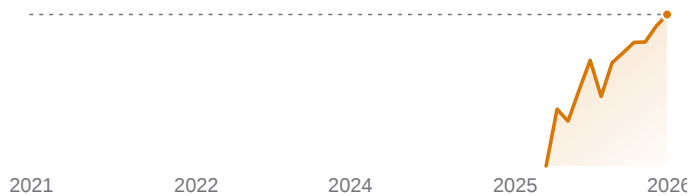


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

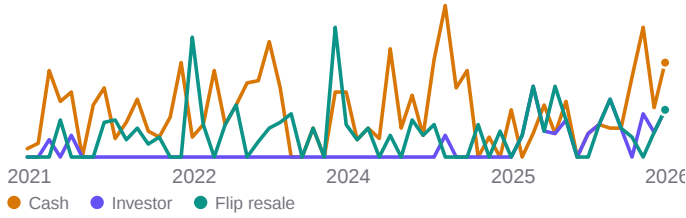
2.0%



BUYERS & OUTCOMES

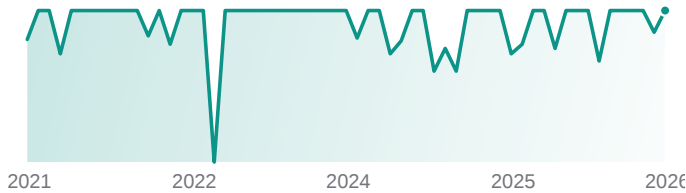
Buyer mix

Cash 36% · Investor 18% · Flip resale 18%



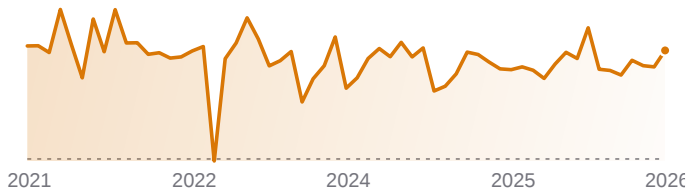
Sellers who sold at a gain

100%

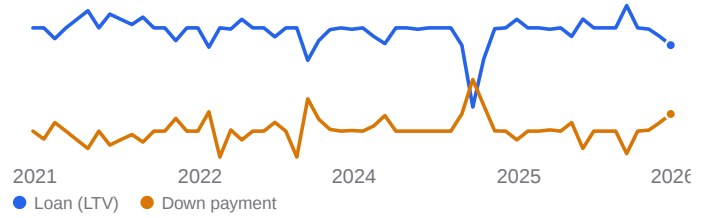


Median annualized return at resale

+6.4%

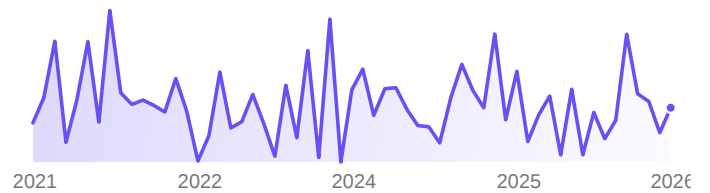


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



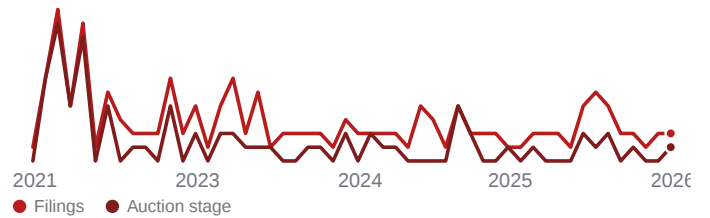
Typical hold before selling

8.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,417
Median value (AVM)	\$900K
Median size	1,729 ft²
Median bedrooms	3
Median year built	1964
Single family	80%
Condos	6.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.9%
Owner occupied	74%
Company owned	41%
Median loan-to-value	41%

Typical ownership tenure

23.7 yrs

COMMUNITY

Population	40,618
Density	5,206 / mi²
Median household income	\$96K
Average household income	\$123K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	321
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	9.1%
Unemployment	1.4%
Average temp	64°F
Annual precip	14 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.