

Anaheim 92807

ZIP code · CA · California > Orange County > Anaheim

BALANCED MARKET

\$1.2M

MEDIAN SALE PRICE

+20.3%

1-YR CHANGE

290

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



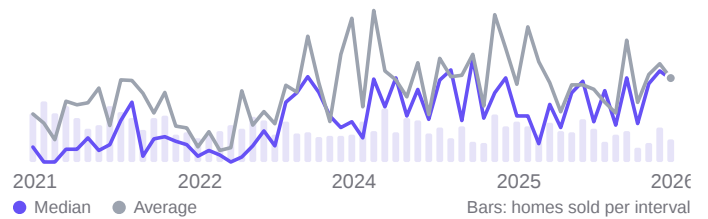
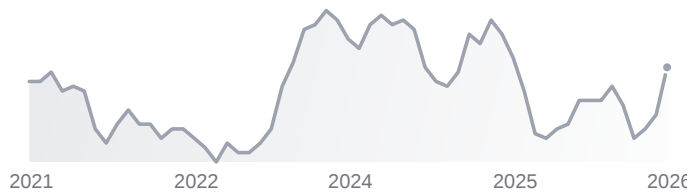
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$1.2M · Average \$1.2M

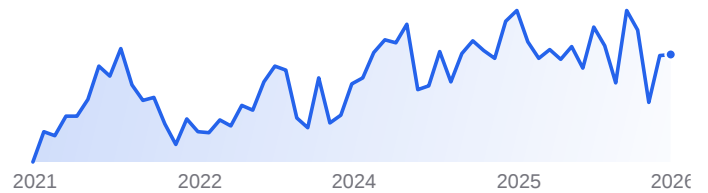
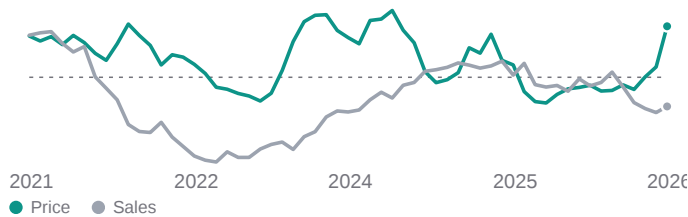


Growth (year over year)

Price +20.3% · Sales -11.6%

Price per square foot

\$578/ft²

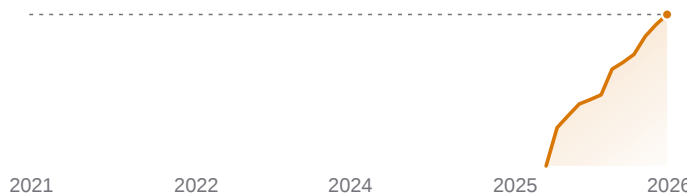


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

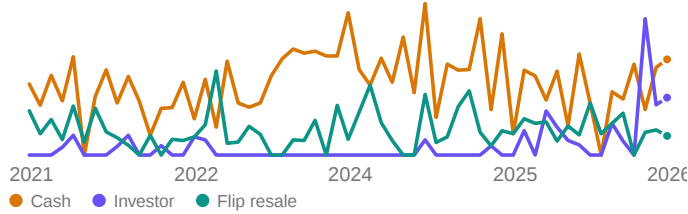
2.5%



BUYERS & OUTCOMES

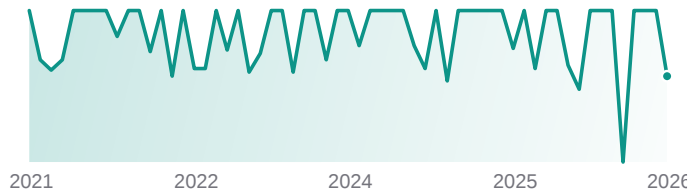
Buyer mix

Cash 26% · Investor 16% · Flip resale 5.3%



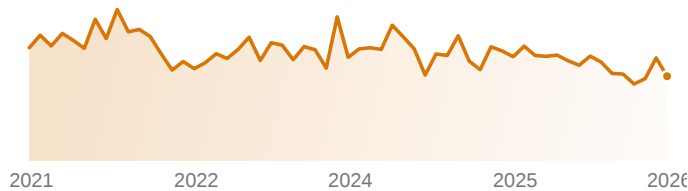
Sellers who sold at a gain

93%

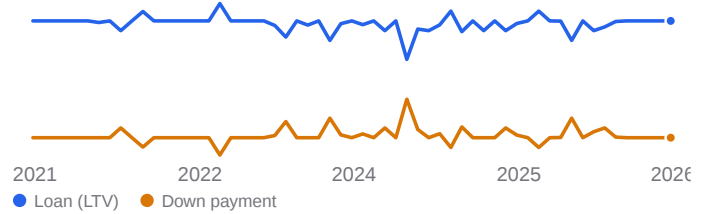


Median annualized return at resale

+4.6%

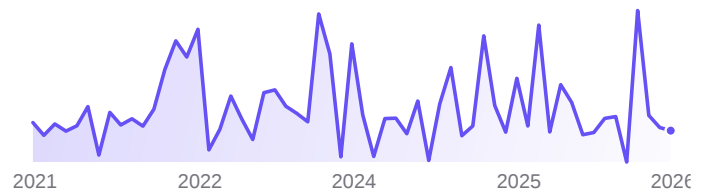


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



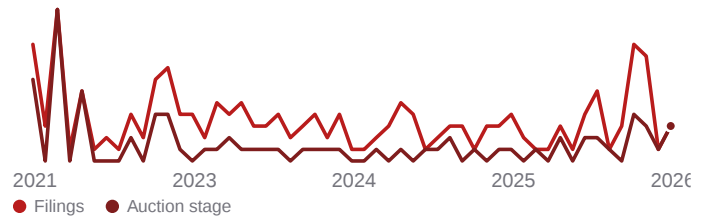
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	11,788
Median value (AVM)	\$1M
Median size	1,968 ft²
Median bedrooms	3
Median year built	1975
Single family	87%
Condos	9.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.0%
Owner occupied	76%
Company owned	50%
Median loan-to-value	42%

Typical ownership tenure

20.7 yrs

COMMUNITY

Population	40,226
Density	3,524 / mi²
Median household income	\$129K
Average household income	\$164K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	357
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	4.8%
Unemployment	1.2%
Average temp	64°F
Annual precip	16 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.