

Anaheim 92808

ZIP code · CA · California > Orange County > Anaheim

SELLER'S MARKET

\$1.3M

MEDIAN SALE PRICE

+50.1%

1-YR CHANGE

195

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

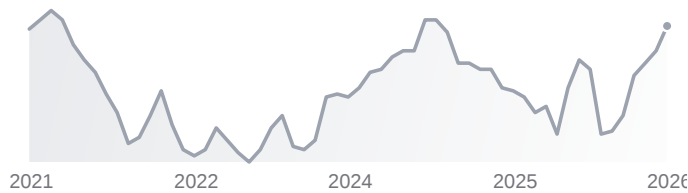
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

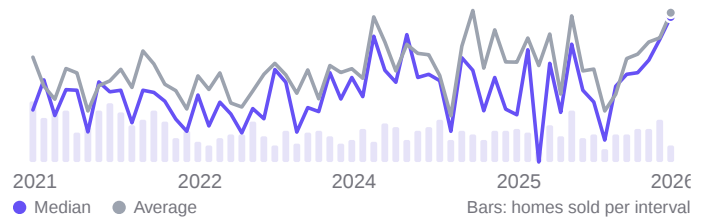
Market temperature (0–100)

69 / 100



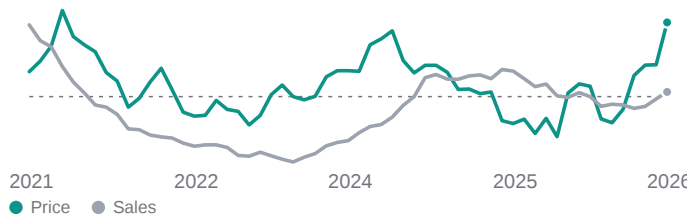
Sale prices

Median \$1.5M · Average \$1.5M



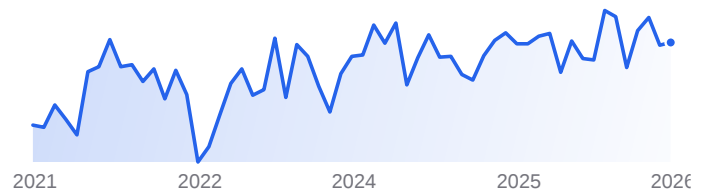
Growth (year over year)

Price +50.1% · Sales +3.2%



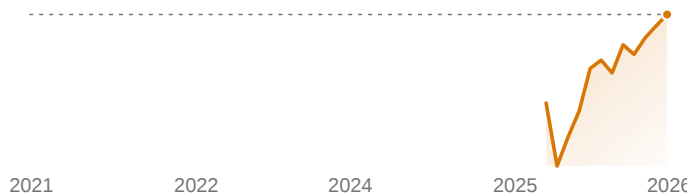
Price per square foot

\$623/ft²



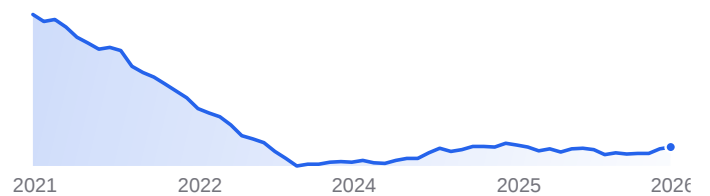
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

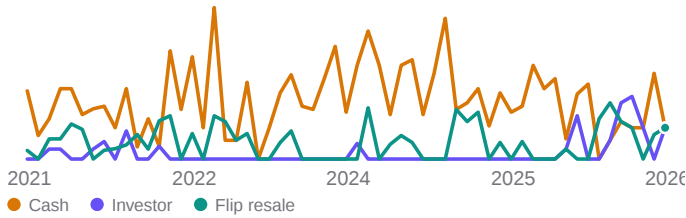
3.0%



BUYERS & OUTCOMES

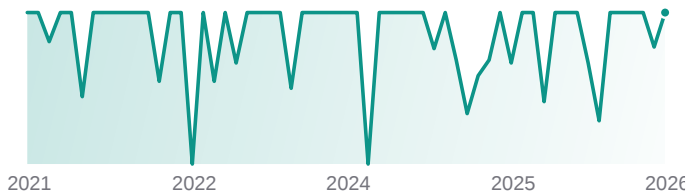
Buyer mix

Cash 11% · Investor 11% · Flip resale 11%



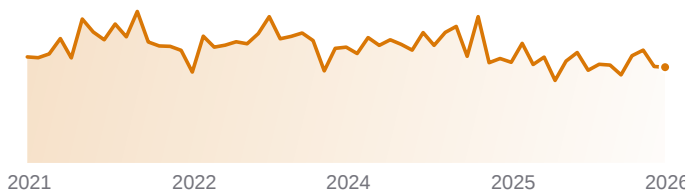
Sellers who sold at a gain

100%

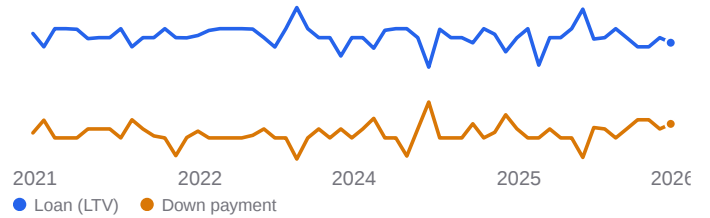


Median annualized return at resale

+4.9%



Financing (share of purchase price) Loan (LTV) 72% · Down payment 28%



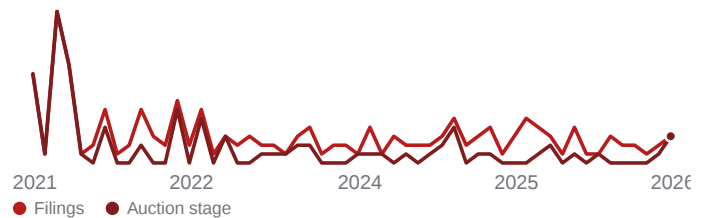
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	6,593
Median value (AVM)	\$1.1M
Median size	1,952 ft²
Median bedrooms	3
Median year built	1992
Single family	69%
Condos	31%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.6%
Owner occupied	74%
Company owned	49%
Median loan-to-value	42%

Typical ownership tenure

17.0 yrs

COMMUNITY

Population	18,256
Density	1,264 / mi²
Median household income	\$152K
Average household income	\$180K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	371
Homes occupied	98%
Bachelor's or higher	34%
Poverty rate	3.4%
Unemployment	1.4%
Average temp	64°F
Annual precip	18 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.