

Garden Grove 92844

ZIP code · CA · California > Orange County > Garden Grove

BALANCED MARKET

\$721K

MEDIAN SALE PRICE

-14.6%

1-YR CHANGE

98

SALES (12 MO)

\$788K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



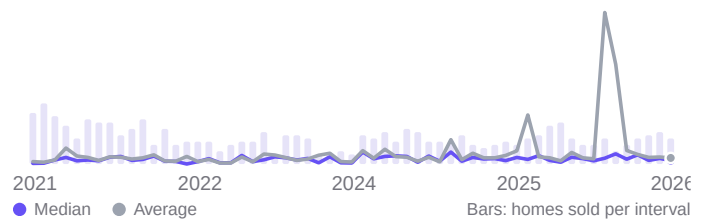
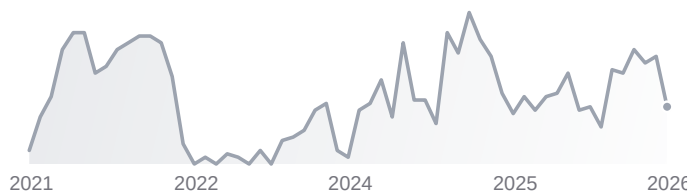
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$680K · Average \$822K

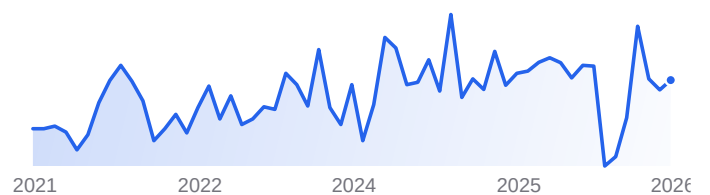
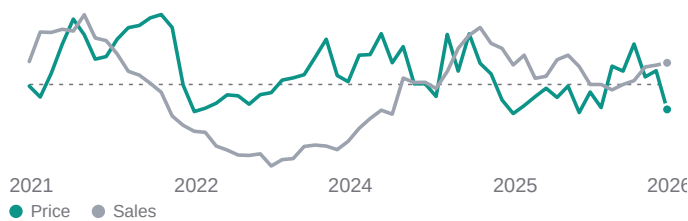


Growth (year over year)

Price -14.6% · Sales +12.6%

Price per square foot

\$579/ft²

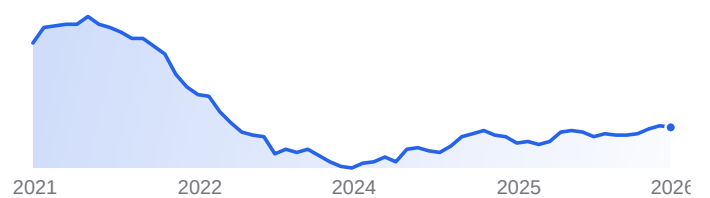


Sale premium vs estimated value

+2.1%

Annual turnover (share of homes sold)

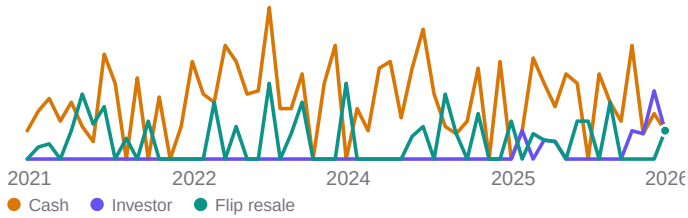
2.3%



BUYERS & OUTCOMES

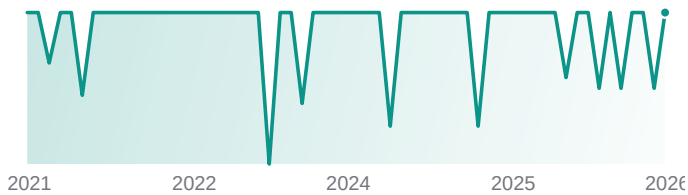
Buyer mix

Cash 13% · Investor 13% · Flip resale 13%



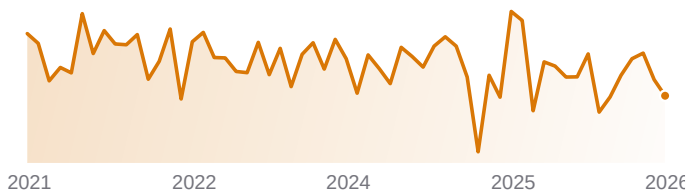
Sellers who sold at a gain

100%

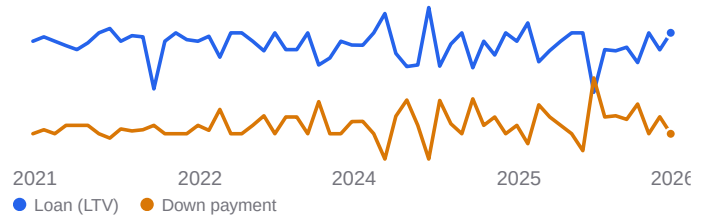


Median annualized return at resale

+4.1%

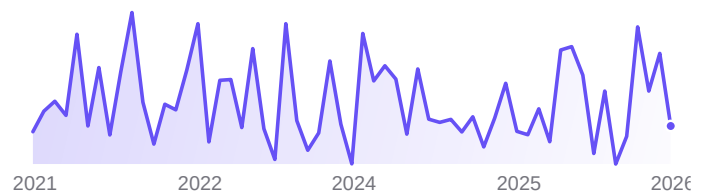


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



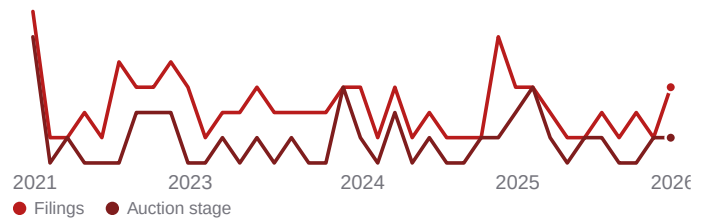
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	4,355
Median value (AVM)	\$788K
Median size	1,386 ft²
Median bedrooms	3
Median year built	1965
Single family	74%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.7%
Owner occupied	63%
Company owned	40%
Median loan-to-value	31%

Typical ownership tenure

21.4 yrs

COMMUNITY

Population	23,870
Density	11,426 / mi²
Median household income	\$69K
Average household income	\$91K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	322
Homes occupied	97%
Bachelor's or higher	19%
Poverty rate	14.4%
Unemployment	1.2%
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.