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STRONG SELLER'S MARKET

\$400K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$467K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 88 / 100

Buyer's market

Balanced

Seller's market

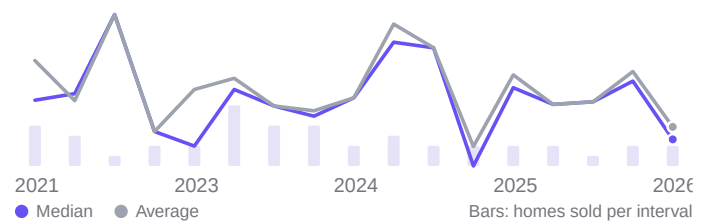
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

88 / 100

Sale prices

Median \$225K · Average \$300K



Growth (year over year)

Price +784.6% · Sales +0.0%

Price per square foot

\$507/ft²

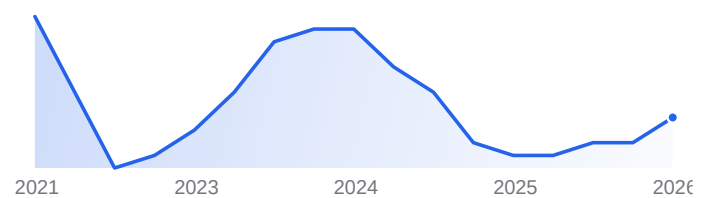
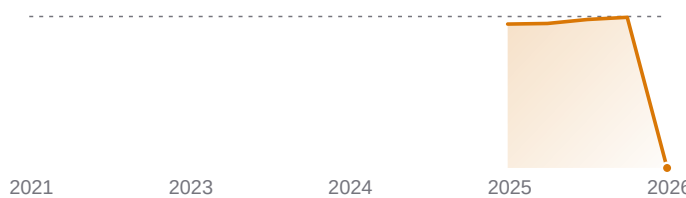


Sale premium vs estimated value

-52.2%

Annual turnover (share of homes sold)

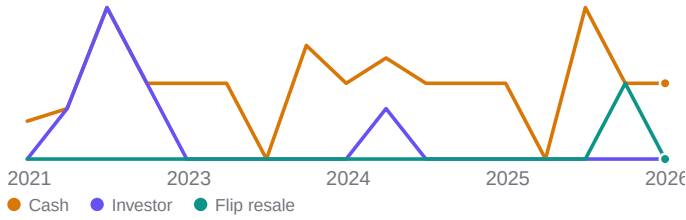
2.9%



BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



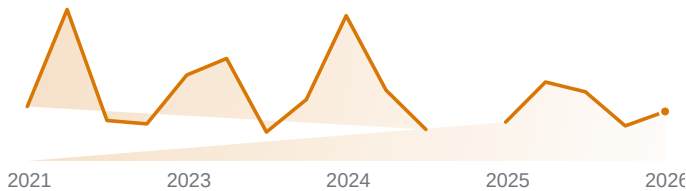
Sellers who sold at a gain

100%

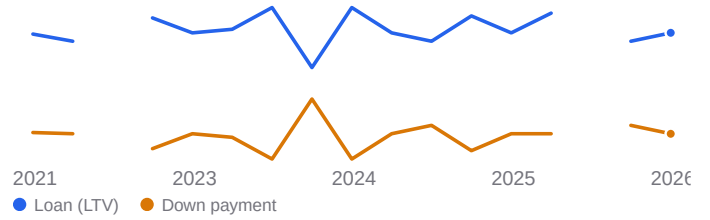


Median annualized return at resale

+8.3%

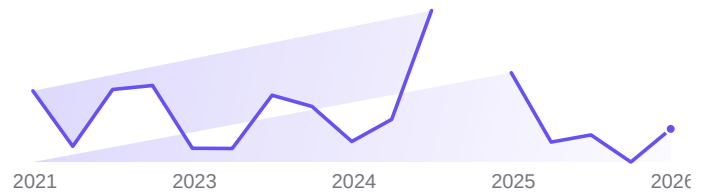


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.8 yrs



HOUSING STOCK

Homes	313
Median value (AVM)	\$467K
Median size	899 ft²
Median bedrooms	2
Median year built	1967
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0.5%
Owner occupied	21%
Company owned	12%
Median loan-to-value	13%
Typical ownership tenure	19.2 yrs

COMMUNITY

Population	258
Density	3 / mi ²
Median household income	\$62K
Average household income	\$76K
Crime index (US avg 100)	195
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	190
Homes occupied	54%
Bachelor's or higher	9%
Poverty rate	11.6%
Unemployment	1.4%
Average temp	41°F
Annual precip	127 in
Sunshine	43%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.