

Mad River

Community · CA · California > Trinity County

BALANCED MARKET

\$127K

MEDIAN SALE PRICE

-26.0%

1-YR CHANGE

25

SALES (12 MO)

\$187K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



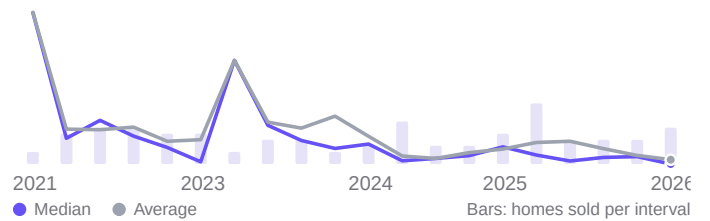
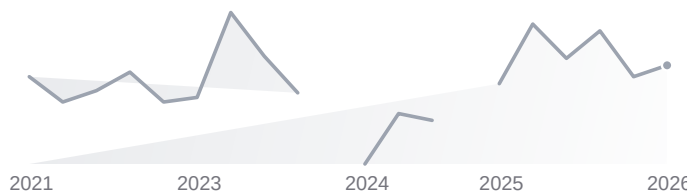
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$70K · Average \$92K

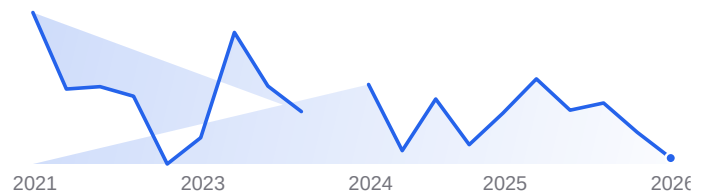
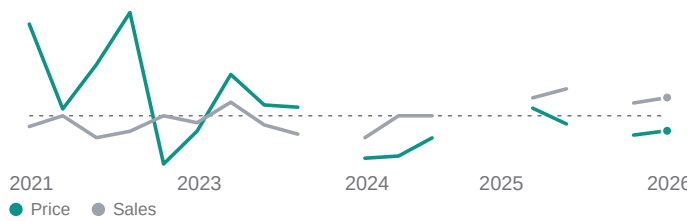


Growth (year over year)

Price -26.0% · Sales +31.6%

Price per square foot

\$52/ft²

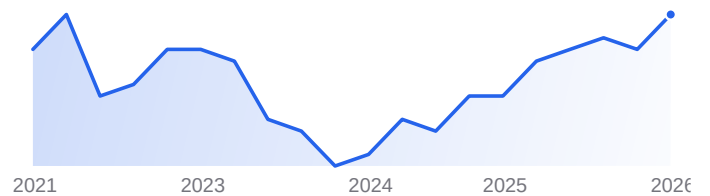


Sale premium vs estimated value

-82.8%

Annual turnover (share of homes sold)

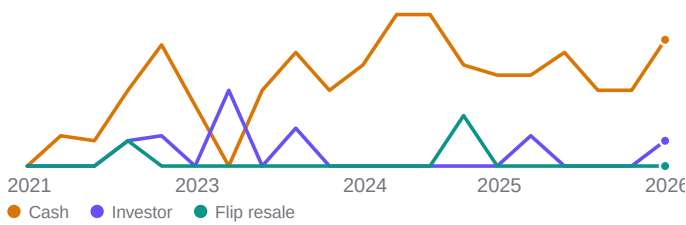
5.0%



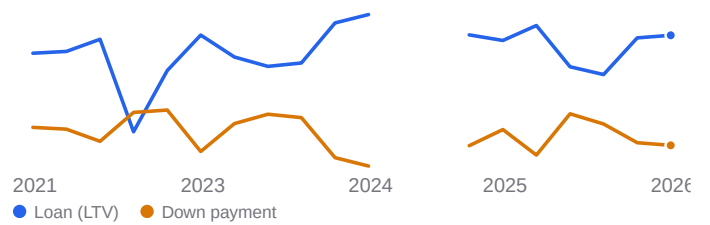
BUYERS & OUTCOMES

Buyer mix

Cash 83% · Investor 17% · Flip resale 0%

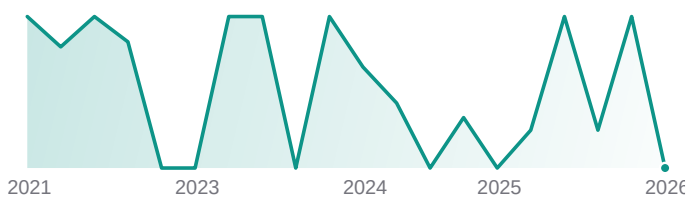


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



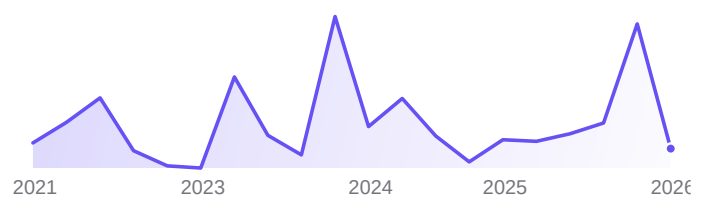
Sellers who sold at a gain

0%



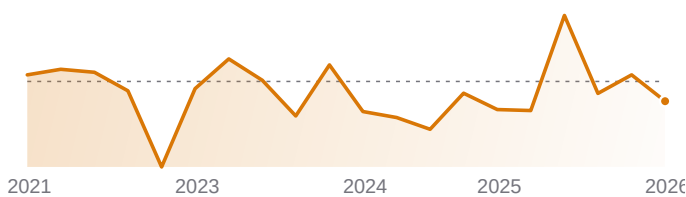
Typical hold before selling

5.2 yrs



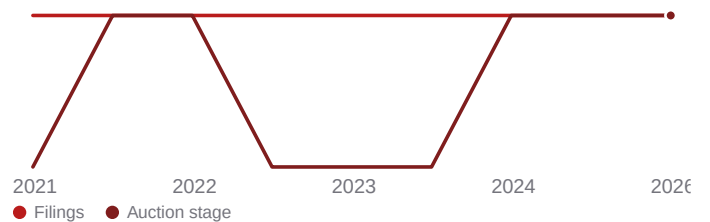
Median annualized return at resale

-6.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	503
Median value (AVM)	\$187K
Median size	1,108 ft²
Median bedrooms	2
Median year built	1987
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.7%
Owner occupied	23%
Company owned	28%
Median loan-to-value	0%
Typical ownership tenure	15.9 yrs

COMMUNITY

Population	360
Density	10 / mi²
Median household income	\$28K
Average household income	\$60K
Crime index (US avg 100)	165
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	296
Homes occupied	58%
Bachelor's or higher	13%
Poverty rate	27.8%
Unemployment	0.6%
Average temp	52°F
Annual precip	74 in
Sunshine	51%

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.