Three Rivers

Community · CA · California › Tulare County

BUYER'S MARKET

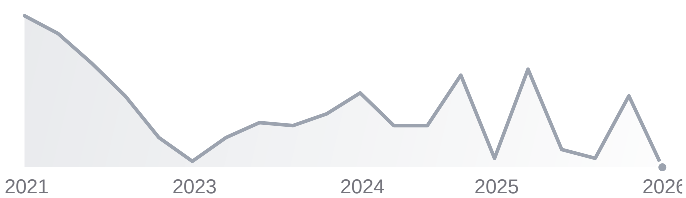
$505K	-9.6%	55	$523K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature Buyer's market · 32 / 100

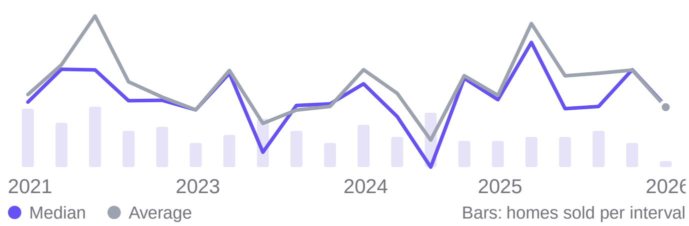
Buyer's market Balanced Seller's market

MARKET TRENDS (5 YEARS)

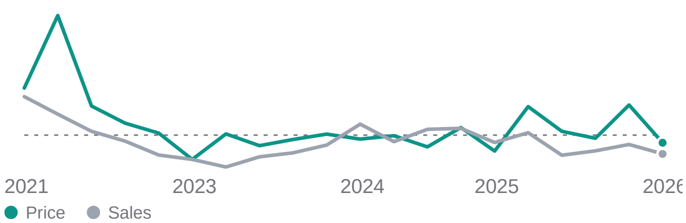
Market temperature (0–100) **32 / 100**



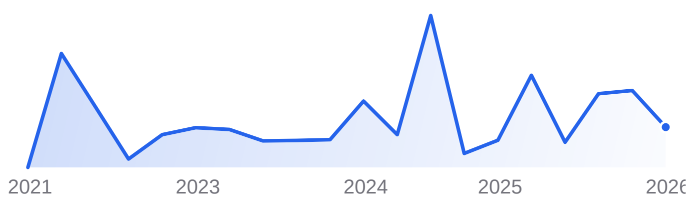
Sale prices **Median $410K · Average $406K**



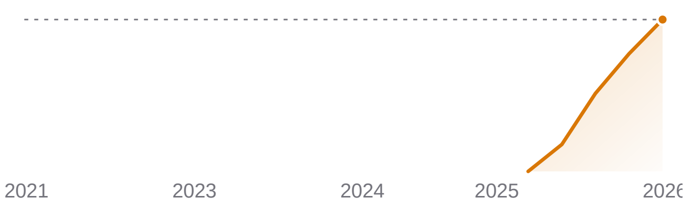
Growth (year over year) **Price -9.6% · Sales -23.6%**



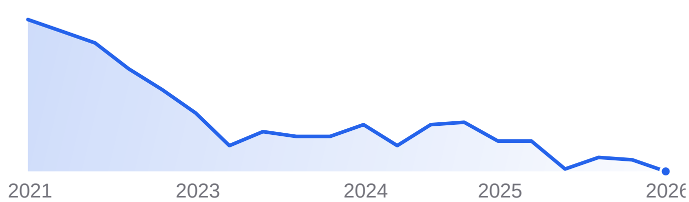
Price per square foot **$315/ft²**



Sale premium vs estimated value **+0.0%**

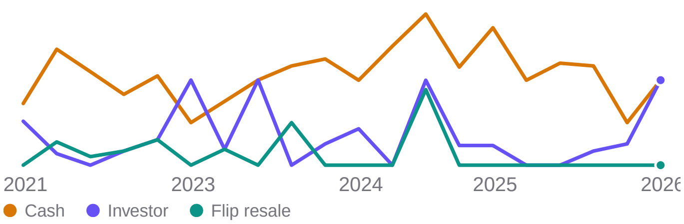


Annual turnover (share of homes sold) **3.4%**

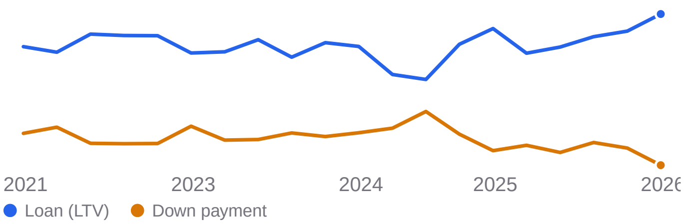


BUYERS & OUTCOMES

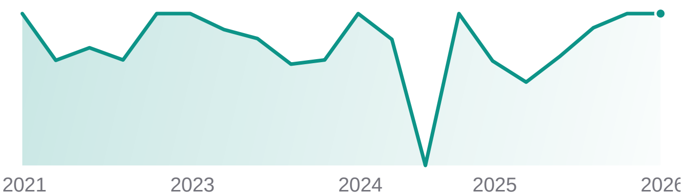
Buyer mix Cash 33% · Investor 33% · Flip resale 0%



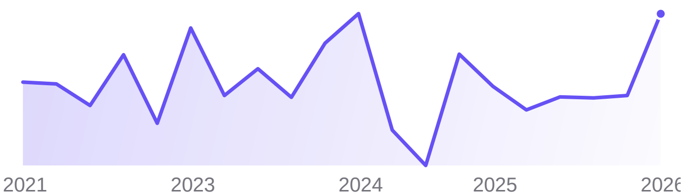
Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.5%



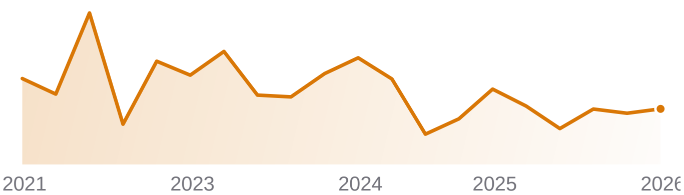
Sellers who sold at a gain 100%



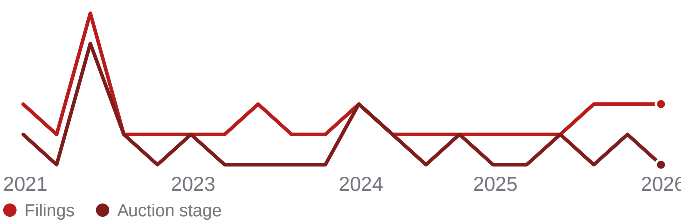
Typical hold before selling 17.1 yrs



Median annualized return at resale +4.8%



Preforeclosure filings Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,612
Median value (AVM)	$523K
Median size	1,666 ft²
Median bedrooms	3
Median year built	1980
Single family	67%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.4%
Owner occupied	50%
Company owned	35%
Median loan-to-value	28%

Typical ownership tenure	**9.9 yrs**

COMMUNITY

Population	**2,117**
Density	**68 / mi²**
Median household income	**$81K**
Average household income	**$121K**
Crime index (US avg 100)	**180**
Air pollution index (US avg 100)	**82**
Earthquake index (US avg 100)	**112**
Homes occupied	**61%**
Bachelor's or higher	**32%**
Poverty rate	**3.8%**
Unemployment	**3.1%**
Average temp	**60°F**
Annual precip	**28 in**
Sunshine	**70%**

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.