

Little Grass Valley

Community · CA · California > Plumas County

\$290K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$308K

MEDIAN VALUE (AVM)

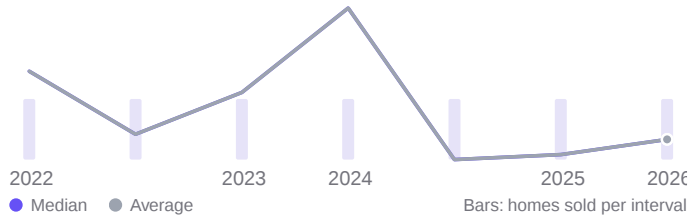
MARKET TRENDS (5 YEARS)

Sale prices

Median \$290K · Average \$290K

Growth (year over year)

Price -52.7% · Sales +100.0%

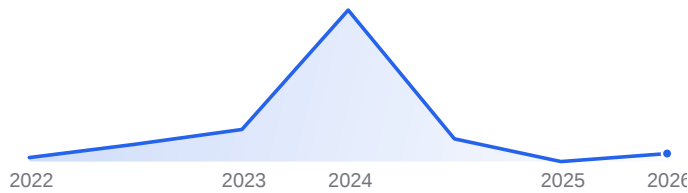


Price per square foot

\$224/ft²

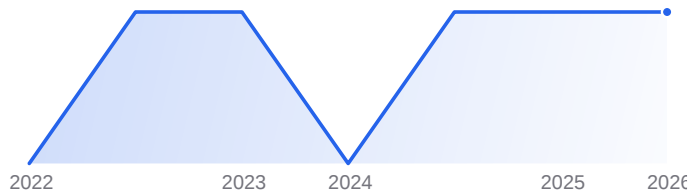
Sale premium vs estimated value

+9.1%



Annual turnover (share of homes sold)

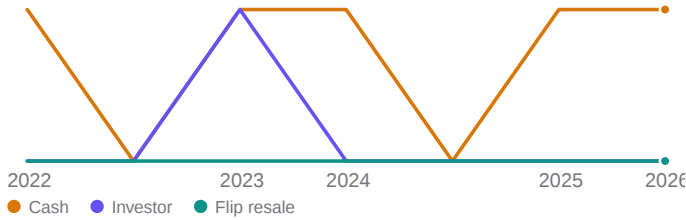
2.7%



BUYERS & OUTCOMES

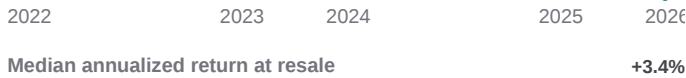
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

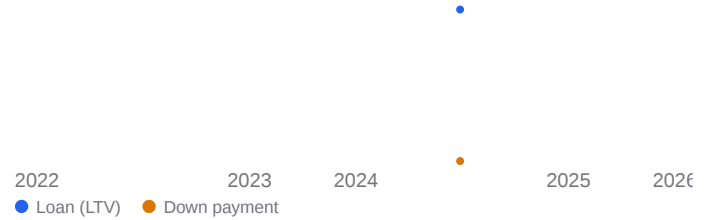


Sellers who sold at a gain

100%

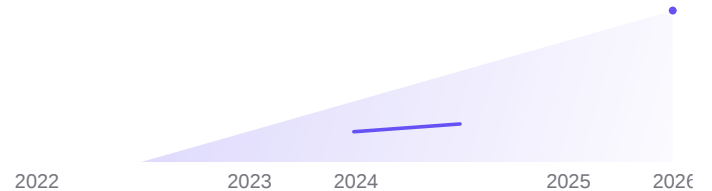


Financing (share of purchase price) Loan (LTV) 60% · Down payment 40%



Typical hold before selling

24.5 yrs



HOUSING STOCK

Homes	75
Median value (AVM)	\$308K
Median size	1,282 ft²
Median bedrooms	2
Median year built	1982
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.6%
Owner occupied	0%
Company owned	19%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	13
Density	1 / mi²
Median household income	\$71K
Average household income	\$87K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	196
Homes occupied	35%
Bachelor's or higher	8%
Poverty rate	3.3%
Unemployment	1.3%
Average temp	52°F
Annual precip	70 in
Sunshine	88%

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.