

# Grimes

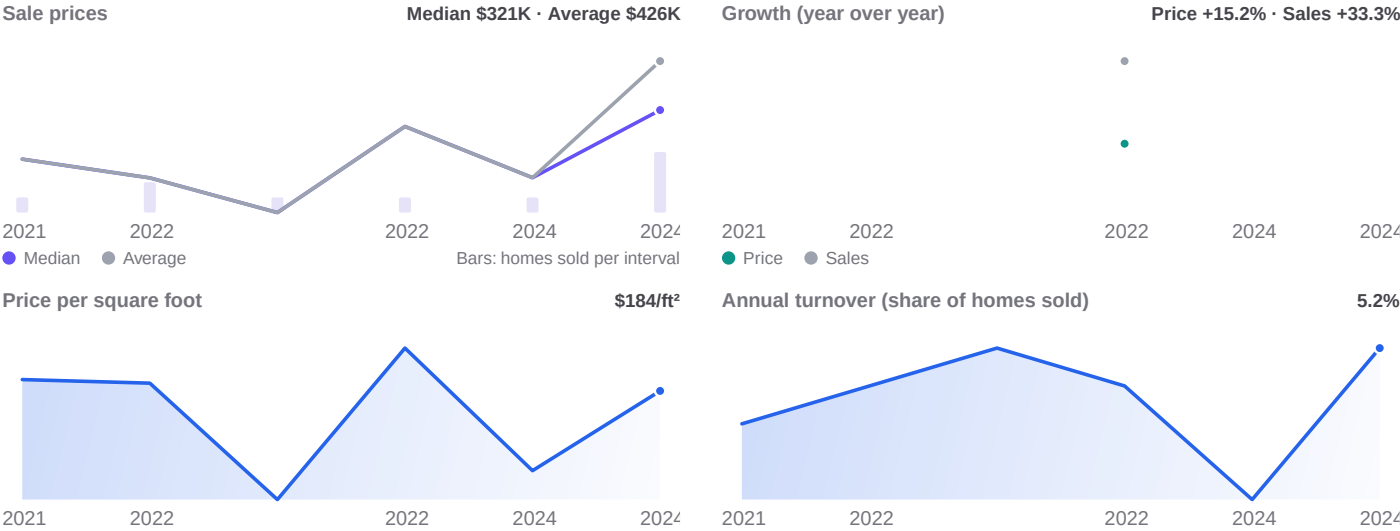
Community · CA · California > Colusa County

**\$321K**  
MEDIAN SALE PRICE

**5**  
SALES (12 MO)

**\$200K**  
MEDIAN VALUE (AVM)

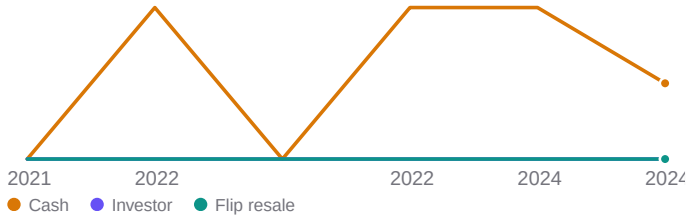
## MARKET TRENDS (5 YEARS)



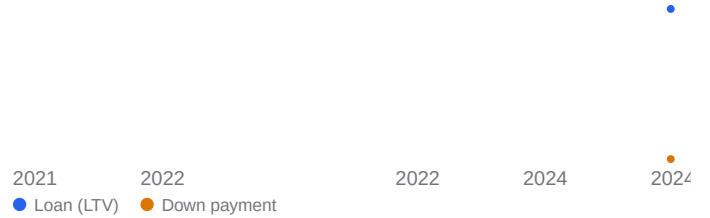
## BUYERS & OUTCOMES

### Buyer mix

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

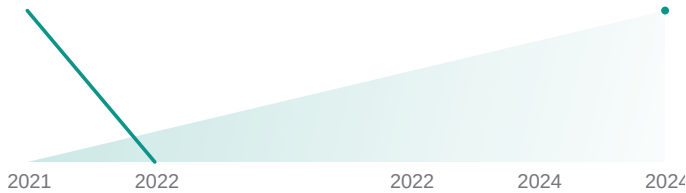


Financing (share of purchase price) Loan (LTV) 99% · Down payment 0.9%



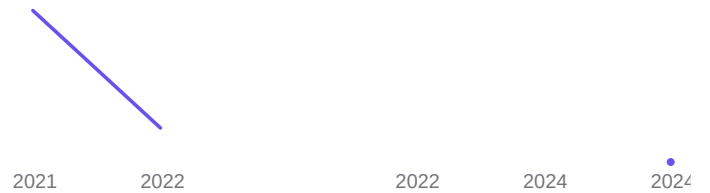
### Sellers who sold at a gain

100%



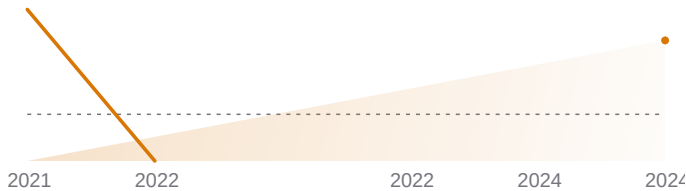
### Typical hold before selling

2.6 yrs



### Median annualized return at resale

+6.1%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 96        |
| Median value (AVM) | \$200K    |
| Median size        | 1,322 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1920      |
| Single family      | 84%       |

## EQUITY & OWNERSHIP

|                               |           |
|-------------------------------|-----------|
| Equity rich (LTV 50% or less) | 72%       |
| Underwater (LTV 125% or more) | 2.6%      |
| Owner occupied                | 38%       |
| Company owned                 | 41%       |
| Median loan-to-value          | 12%       |
| Typical ownership tenure      | 126.6 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 301       |
| Density                          | 133 / mi² |
| Median household income          | \$38K     |
| Average household income         | \$66K     |
| Crime index (US avg 100)         | 97        |
| Air pollution index (US avg 100) | 91        |
| Earthquake index (US avg 100)    | 271       |
| Homes occupied                   | 94%       |
| Bachelor's or higher             | 4%        |
| Poverty rate                     | 3.0%      |
| Unemployment                     | 3.1%      |
| Average temp                     | 62°F      |
| Annual precip                    | 20 in     |
| Sunshine                         | 78%       |

Market metrics are derived from recorded arms-length deeds through April 2024, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.