

San Andreas

Community · CA · California > Calaveras County

BALANCED MARKET

\$300K

MEDIAN SALE PRICE

+43.3%

1-YR CHANGE

26

SALES (12 MO)

\$330K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



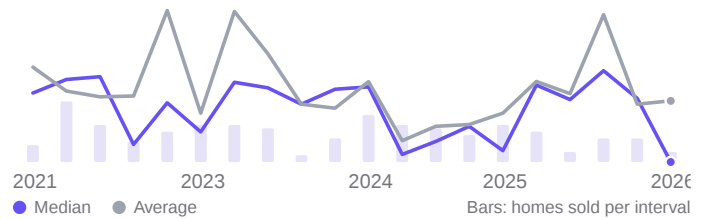
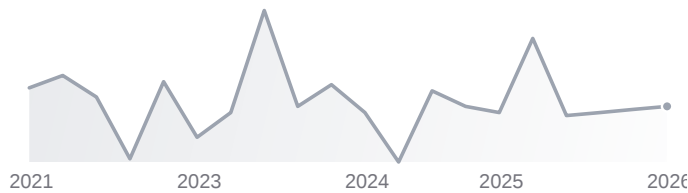
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$240K · Average \$323K

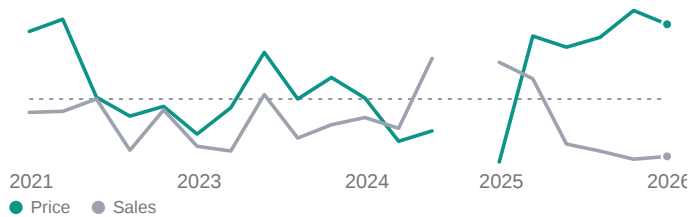


Growth (year over year)

Price +43.3% · Sales -33.3%

Price per square foot

\$189/ft²



Sale premium vs estimated value

-21.0%

Annual turnover (share of homes sold)

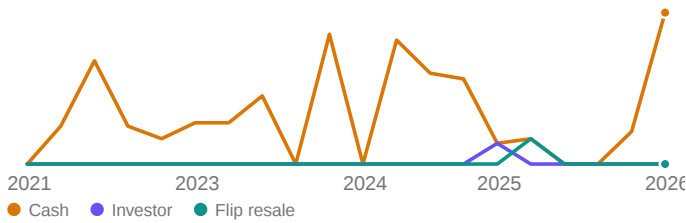
2.7%



BUYERS & OUTCOMES

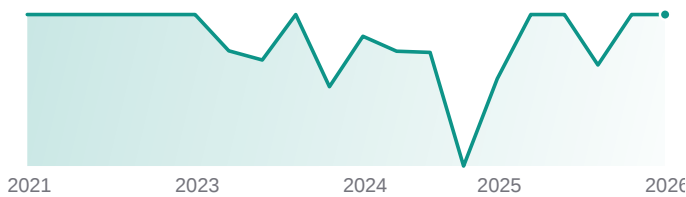
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



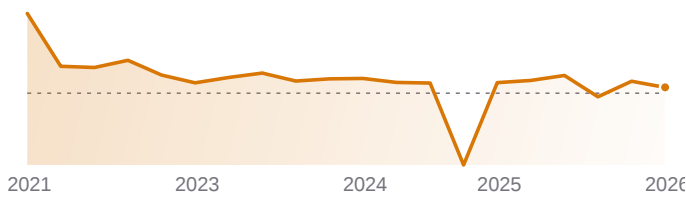
Sellers who sold at a gain

100%



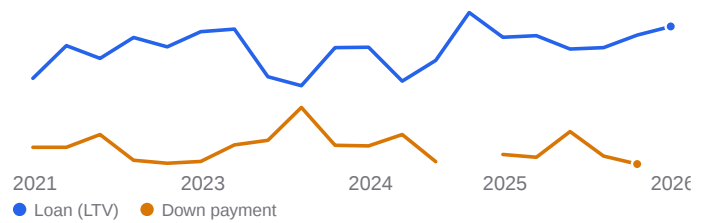
Median annualized return at resale

+2.3%



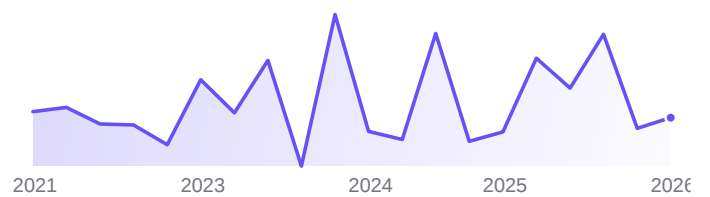
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 1.8%



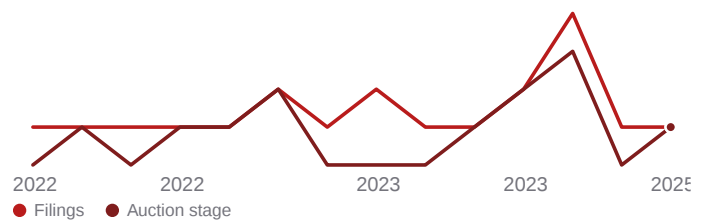
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	976
Median value (AVM)	\$330K
Median size	1,430 ft²
Median bedrooms	3
Median year built	1966
Single family	78%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.8%
Owner occupied	62%
Company owned	14%
Median loan-to-value	48%

Typical ownership tenure

17.1 yrs

COMMUNITY

Population	3,057
Density	364 / mi²
Median household income	\$47K
Average household income	\$72K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	83
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	18.0%
Unemployment	1.3%
Average temp	60°F
Annual precip	29 in
Sunshine	78%

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.