

Hayfork

Community · CA · California > Trinity County

BALANCED MARKET

\$105K

MEDIAN SALE PRICE

+1.1%

1-YR CHANGE

65

SALES (12 MO)

\$160K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



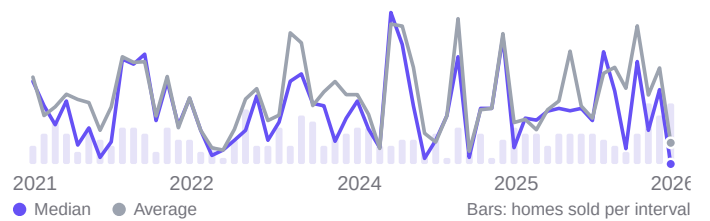
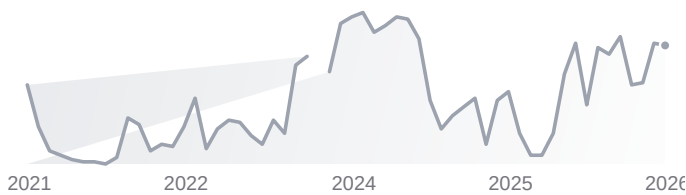
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$32K · Average \$75K

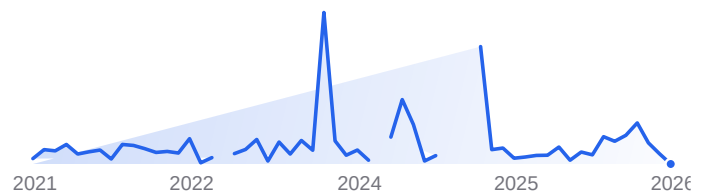
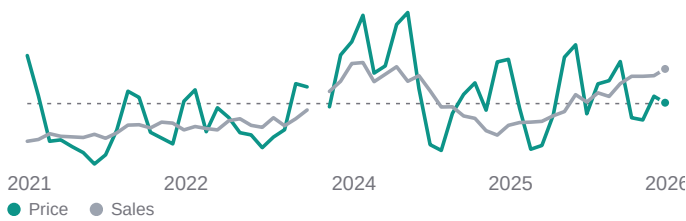


Growth (year over year)

Price +1.1% · Sales +41.3%

Price per square foot

\$47/ft²

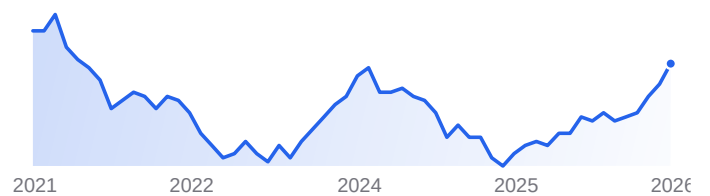


Sale premium vs estimated value

-85.5%

Annual turnover (share of homes sold)

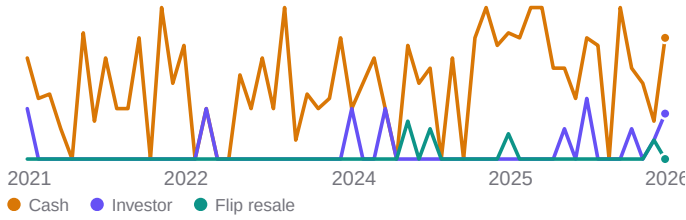
3.7%



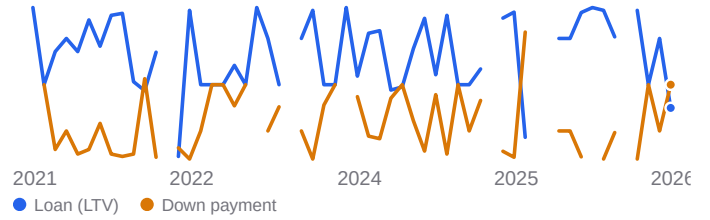
BUYERS & OUTCOMES

Buyer mix

Cash 80% · Investor 30% · Flip resale 0%

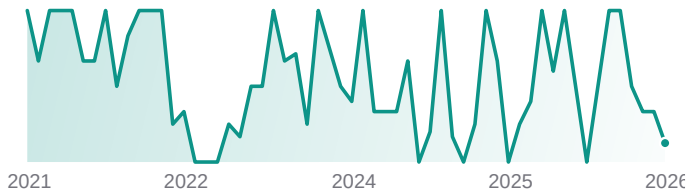


Financing (share of purchase price) Loan (LTV) 35% · Down payment 50%



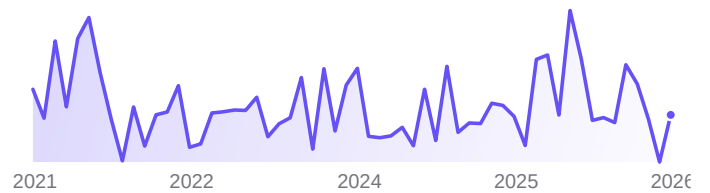
Sellers who sold at a gain

13%



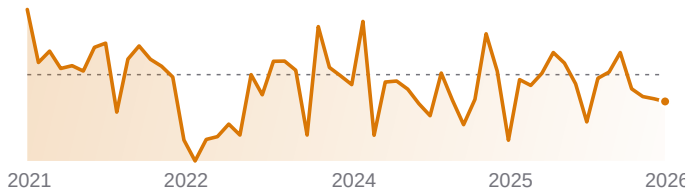
Typical hold before selling

6.6 yrs



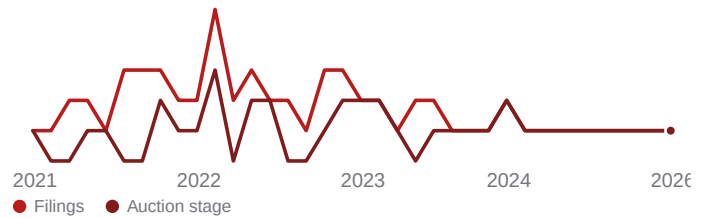
Median annualized return at resale

-7.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,752
Median value (AVM)	\$160K
Median size	1,120 ft²
Median bedrooms	2
Median year built	1979
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	5.2%
Owner occupied	22%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	2,241
Density	31 / mi²
Median household income	\$34K
Average household income	\$68K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	206
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	19.7%
Unemployment	0.4%
Average temp	52°F
Annual precip	50 in
Sunshine	51%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.