

# Olancha

Community · CA · California > Inyo County

**\$148K**

MEDIAN SALE PRICE

**4**

SALES (12 MO)

**\$256K**

MEDIAN VALUE (AVM)

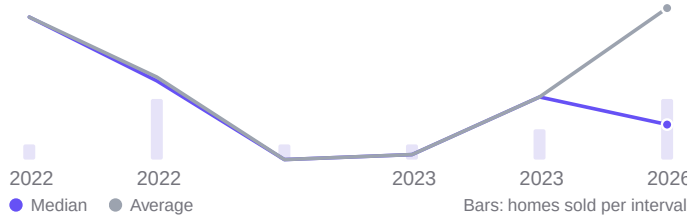
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$130K · Average \$247K

Growth (year over year)

Price +7.4% · Sales -16.7%

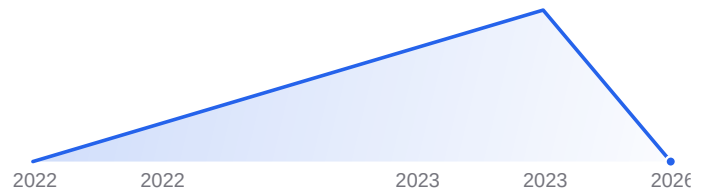
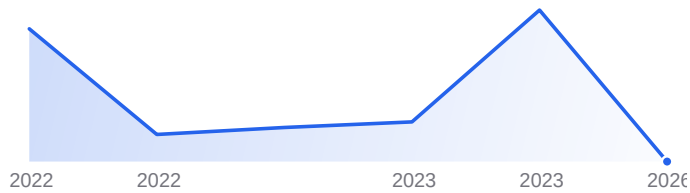


Price per square foot

\$94/ft²

Annual turnover (share of homes sold)

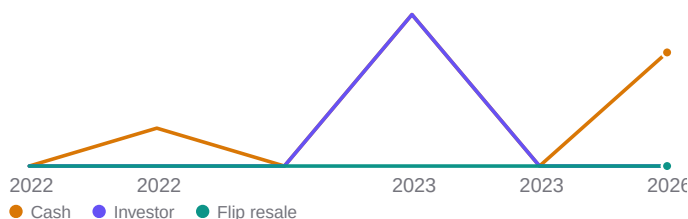
3.6%



## BUYERS & OUTCOMES

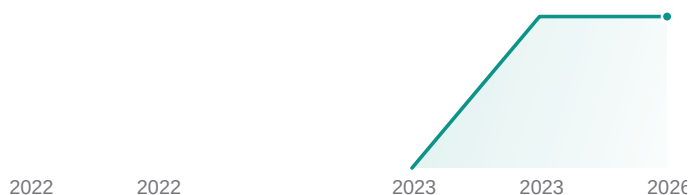
### Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



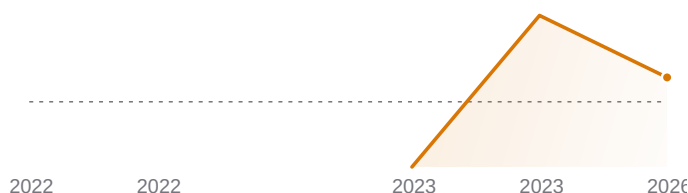
### Sellers who sold at a gain

100%

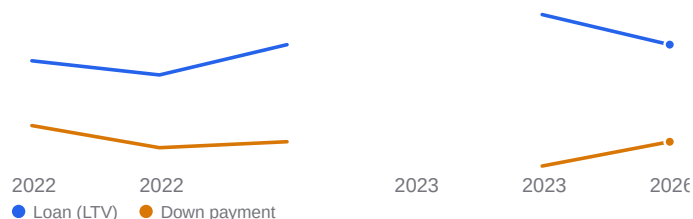


### Median annualized return at resale

+2.8%

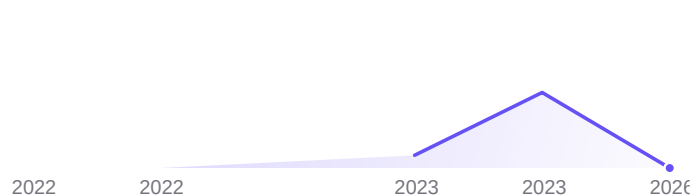


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



### Typical hold before selling

5.1 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 110       |
| Median value (AVM) | \$256K    |
| Median size        | 1,281 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1980      |
| Single family      | 44%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 76%      |
| Underwater (LTV 125% or more) | 0%       |
| Owner occupied                | 39%      |
| Company owned                 | 28%      |
| Median loan-to-value          | 8%       |
| Typical ownership tenure      | 17.9 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 125      |
| Density                          | 16 / mi² |
| Median household income          | \$55K    |
| Average household income         | \$70K    |
| Crime index (US avg 100)         | 176      |
| Air pollution index (US avg 100) | 86       |
| Earthquake index (US avg 100)    | 346      |
| Homes occupied                   | 59%      |
| Bachelor's or higher             | 6%       |
| Poverty rate                     | 12.8%    |
| Unemployment                     | 0.9%     |
| Average temp                     | 49°F     |
| Annual precip                    | 11 in    |
| Sunshine                         | 78%      |

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