

Little River

Community · CA · California > Mendocino County

BUYER'S MARKET

\$670K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$688K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



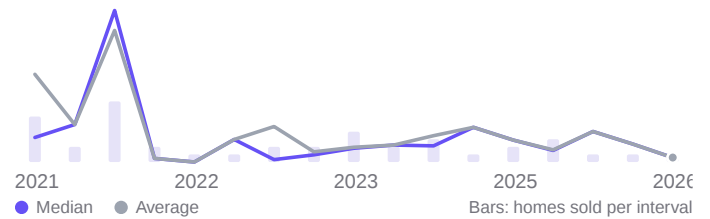
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$465K · Average \$465K

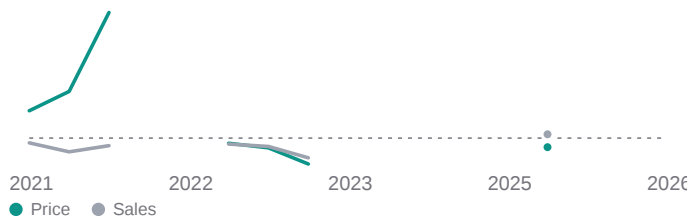


Growth (year over year)

Price -28.9% · Sales +12.5%

Annual turnover (share of homes sold)

0.8%



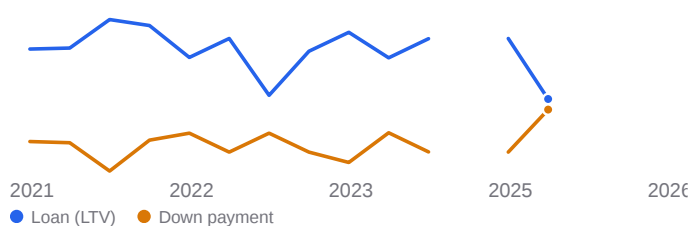
BUYERS & OUTCOMES

Buyer mix

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

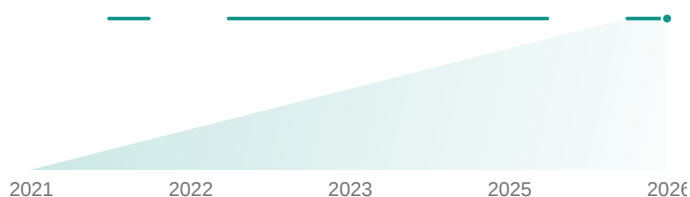


Financing (share of purchase price) Loan (LTV) 48% · Down payment 42%



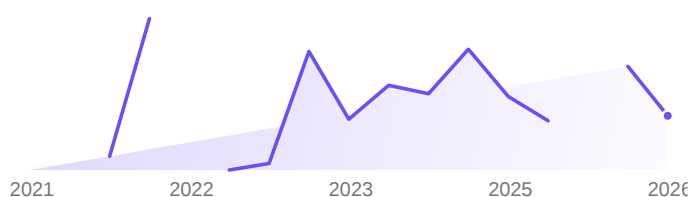
Sellers who sold at a gain

100%



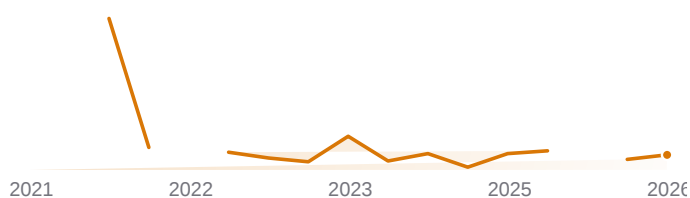
Typical hold before selling

10.0 yrs



Median annualized return at resale

+5.8%



HOUSING STOCK

Homes	477
Median value (AVM)	\$688K
Median size	1,374 ft²
Median bedrooms	2
Median year built	1998
Single family	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.8%
Owner occupied	54%
Company owned	33%
Median loan-to-value	24%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	55
Density	33 / mi²
Median household income	\$35K
Average household income	\$72K
Crime index (US avg 100)	163
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	472
Homes occupied	78%
Bachelor's or higher	31%
Poverty rate	13.6%
Unemployment	1.3%
Average temp	54°F
Annual precip	45 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.