

Clio

Community · CA · California > Plumas County

STRONG SELLER'S MARKET

\$700K

MEDIAN SALE PRICE

+42.4%

1-YR CHANGE

24

SALES (12 MO)

\$637K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

Balanced

Seller's market

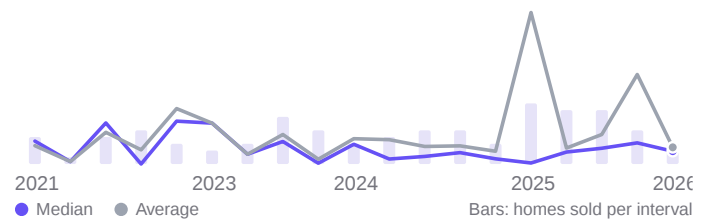
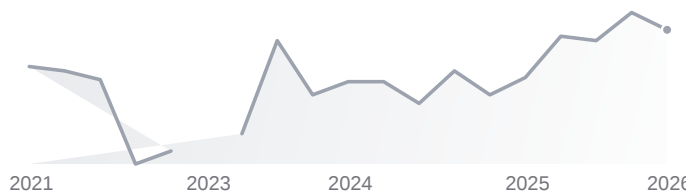
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

80 / 100

Sale prices

Median \$708K · Average \$767K

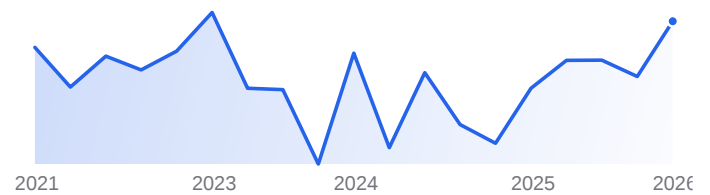
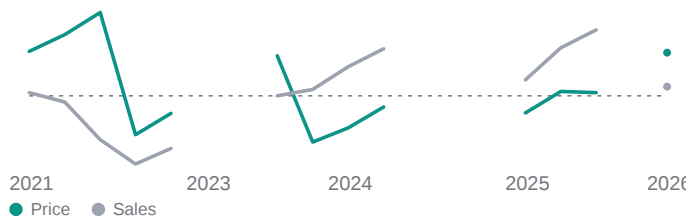


Growth (year over year)

Price +42.4% · Sales +9.1%

Price per square foot

\$373/ft²

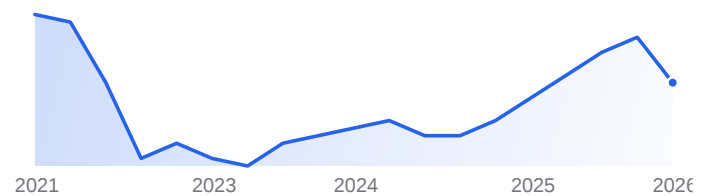
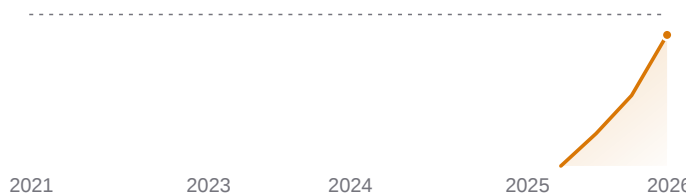


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

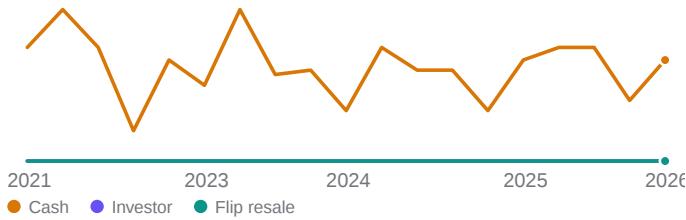
5.5%



BUYERS & OUTCOMES

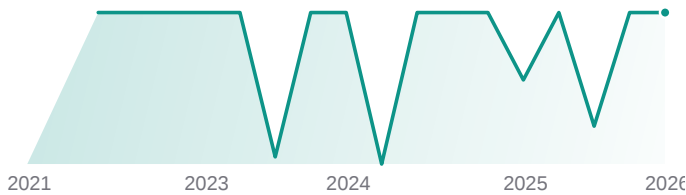
Buyer mix

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



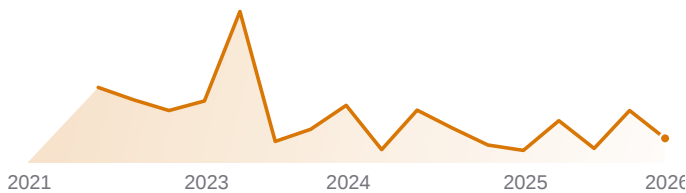
Sellers who sold at a gain

100%

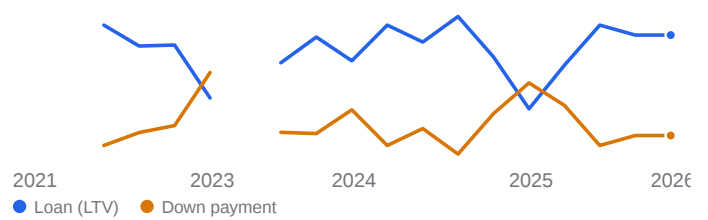


Median annualized return at resale

+3.2%

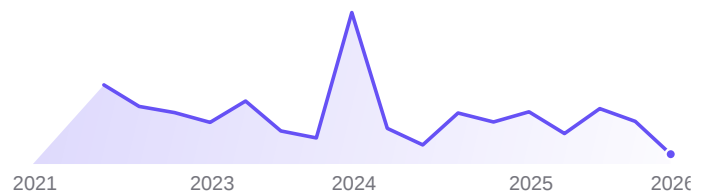


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	439
Median value (AVM)	\$637K
Median size	2,110 ft²
Median bedrooms	3
Median year built	1998
Single family	82%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.0%
Owner occupied	28%
Company owned	17%
Median loan-to-value	27%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	6
Density	11 / mi²
Median household income	\$81K
Average household income	\$90K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	211
Homes occupied	41%
Bachelor's or higher	32%
Poverty rate	11.4%
Unemployment	1.1%
Average temp	47°F
Annual precip	48 in
Sunshine	88%

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.