

Albion

Community · CA · California > Mendocino County

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

15

SALES (12 MO)

\$623K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



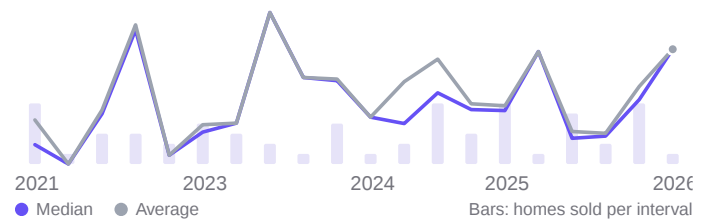
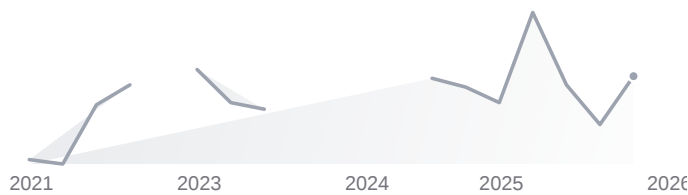
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$1.3M · Average \$1.3M

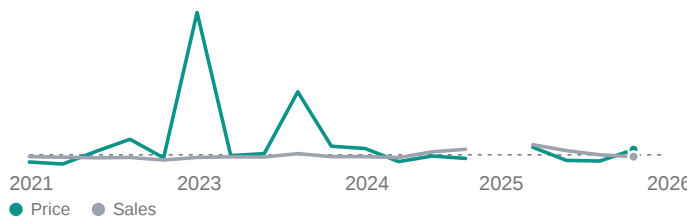


Growth (year over year)

Price +50.3% · Sales -17.6%

Price per square foot

\$531/ft²

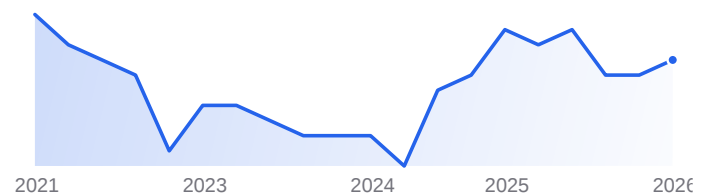


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

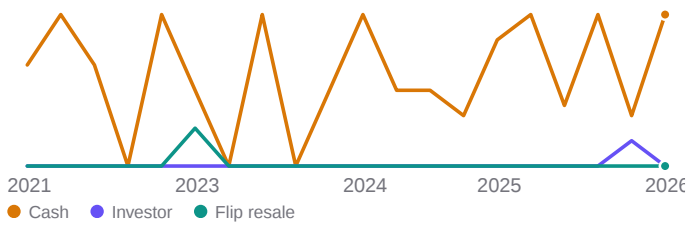
3.1%



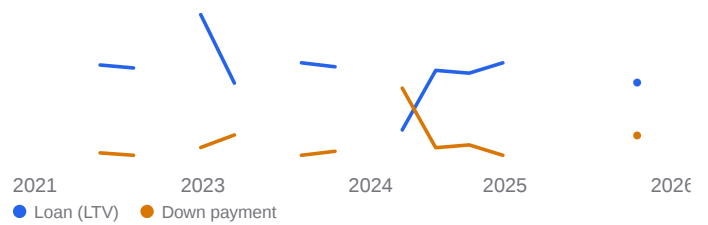
BUYERS & OUTCOMES

Buyer mix

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

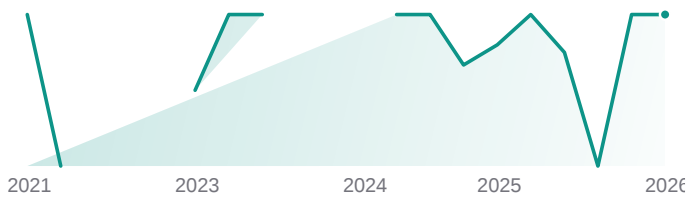


Financing (share of purchase price) Loan (LTV) 67% · Down payment 33%



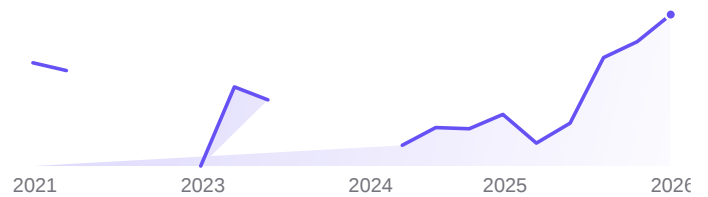
Sellers who sold at a gain

100%



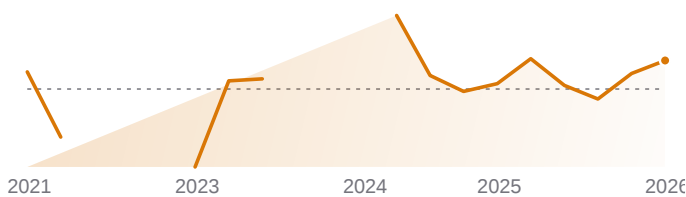
Typical hold before selling

27.6 yrs



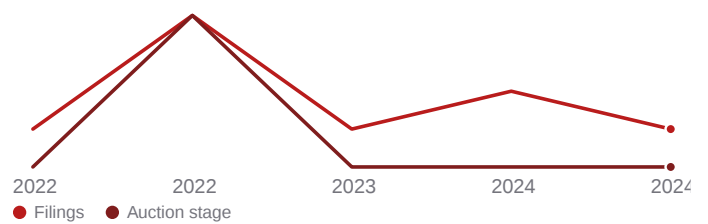
Median annualized return at resale

+7.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	484
Median value (AVM)	\$623K
Median size	1,614 ft²
Median bedrooms	2
Median year built	1984
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	4.3%
Owner occupied	49%
Company owned	37%
Median loan-to-value	21%
Typical ownership tenure	16.3 yrs

COMMUNITY

Population	147
Density	81 / mi²
Median household income	\$34K
Average household income	\$85K
Crime index (US avg 100)	166
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	488
Homes occupied	76%
Bachelor's or higher	30%
Poverty rate	14.3%
Unemployment	1.4%
Average temp	54°F
Annual precip	45 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.