Smith River

Community · CA · California › Del Norte County

BUYER'S MARKET

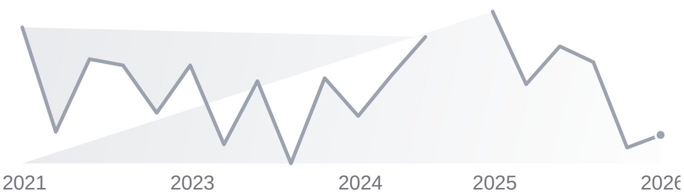
$207K	-48.0%	19	$443K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Buyer's market · 22 / 100

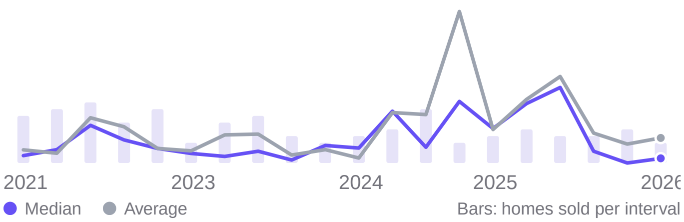
Buyer's market — Balanced — Seller's market

MARKET TRENDS (5 YEARS)

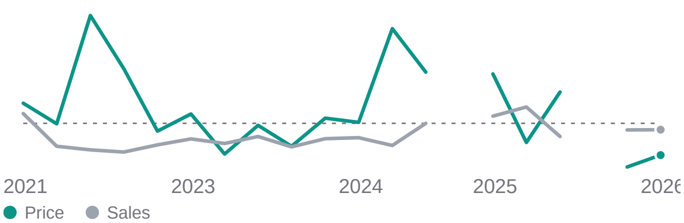
Market temperature (0–100) — 22 / 100



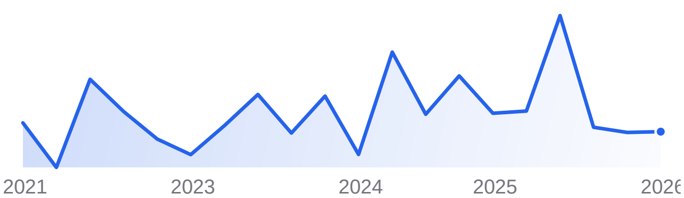
Sale prices — Median $284K · Average $436K



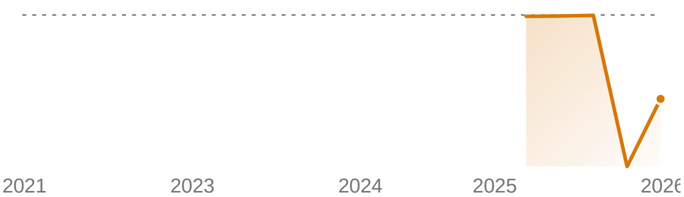
Growth (year over year) — Price -48.0% · Sales -9.5%



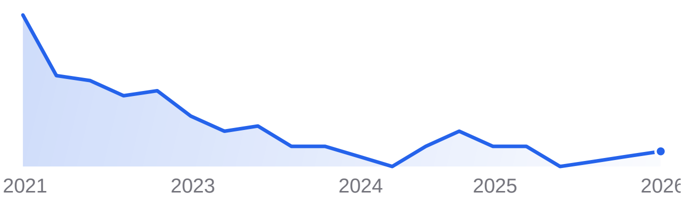
Price per square foot — $211/ft²



Sale premium vs estimated value — -10.1%

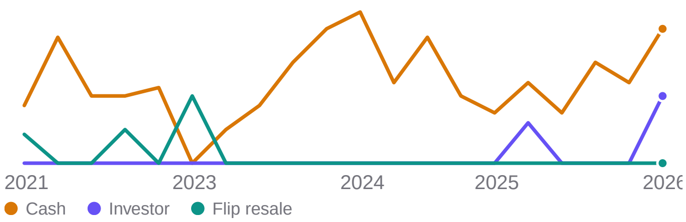


Annual turnover (share of homes sold) — 2.3%

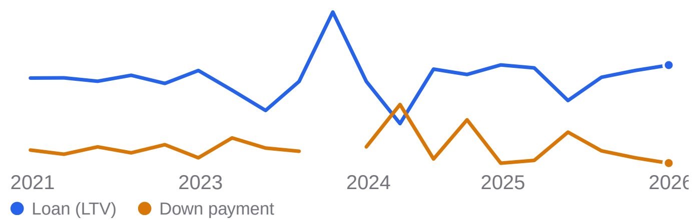


BUYERS & OUTCOMES

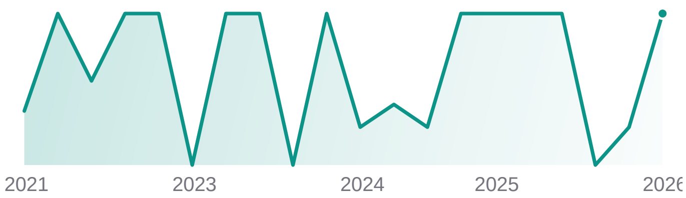
Buyer mix — Cash 67% · Investor 33% · Flip resale 0%



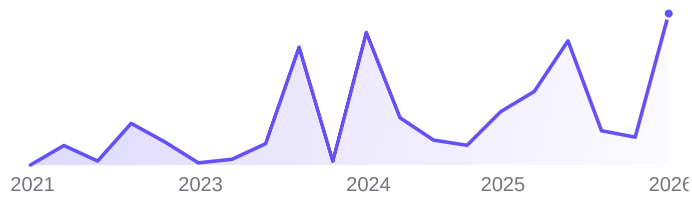
Financing (share of purchase price) — Loan (LTV) 95% · Down payment 5.1%



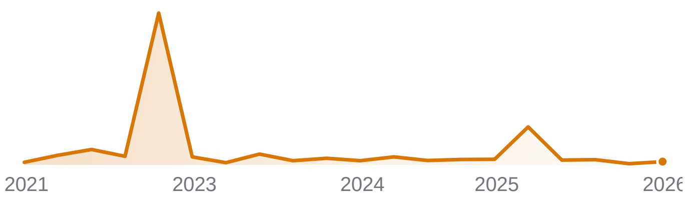
Sellers who sold at a gain — 100%



Typical hold before selling — 25.5 yrs



Median annualized return at resale — +3.4%



HOUSING STOCK

Homes	843
Median value (AVM)	$443K
Median size	1,750 ft²
Median bedrooms	3
Median year built	1979
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.3%
Owner occupied	57%
Company owned	26%
Median loan-to-value	36%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	893
Density	202 / mi²
Median household income	$61K
Average household income	$64K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	320
Homes occupied	94%
Bachelor's or higher	8%
Poverty rate	11.2%
Unemployment	1.5%
Average temp	53°F
Annual precip	78 in
Sunshine	51%

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.