

Alpine County, CA

County · CA · California

BALANCED MARKET

\$646K

MEDIAN SALE PRICE

+117.9%

1-YR CHANGE

63

SALES (12 MO)

\$478K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



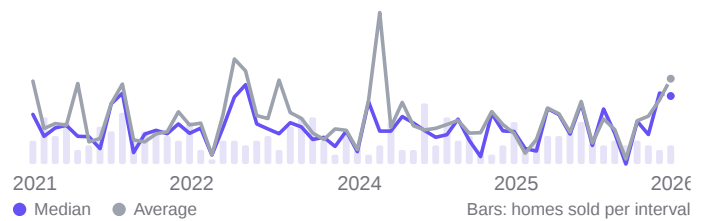
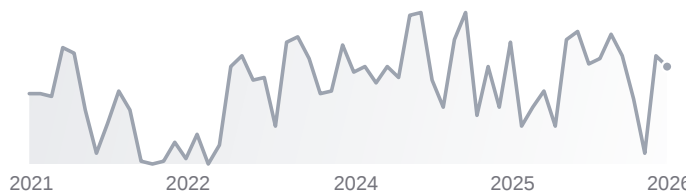
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

55 / 100

Sale prices

Median \$761K · Average \$929K

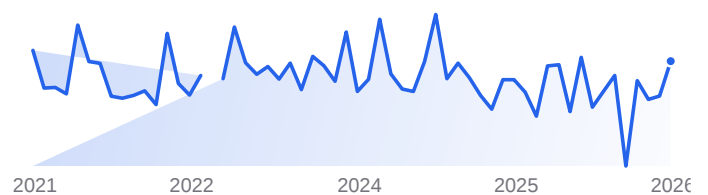
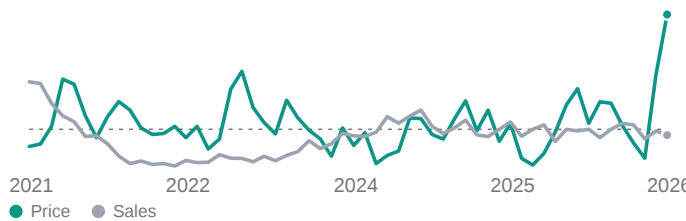


Growth (year over year)

Price +117.9% · Sales -6.0%

Price per square foot

\$395/ft²

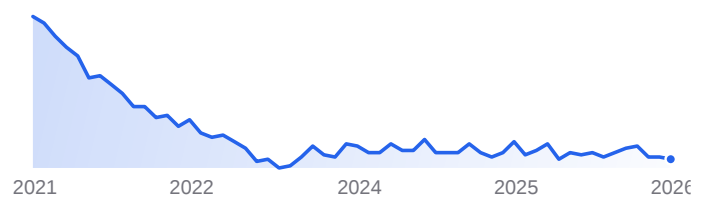
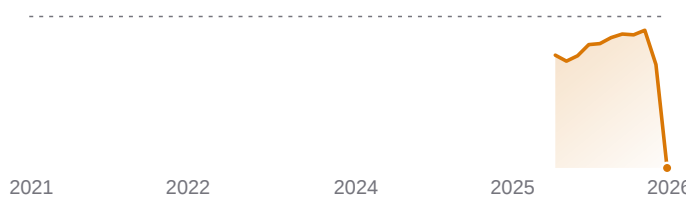


Sale premium vs estimated value

-8.5%

Annual turnover (share of homes sold)

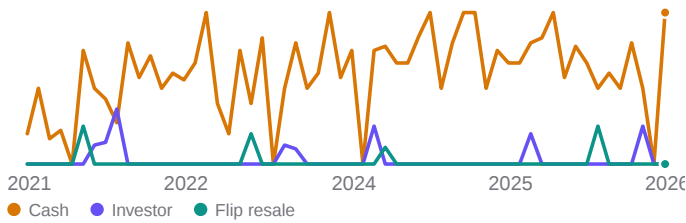
3.4%



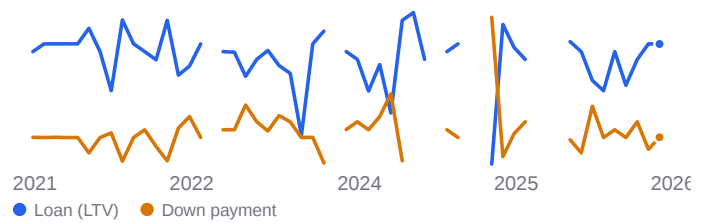
BUYERS & OUTCOMES

Buyer mix

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

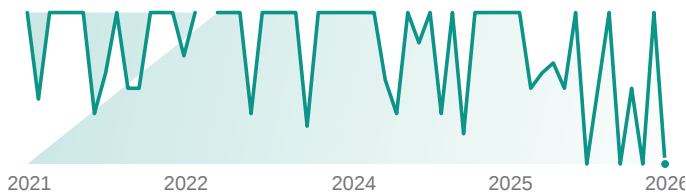


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



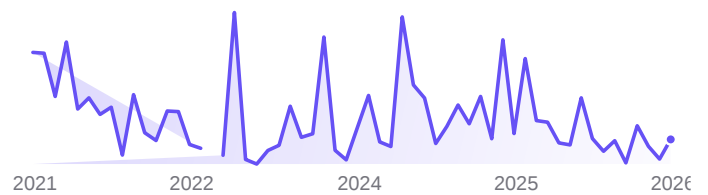
Sellers who sold at a gain

50%



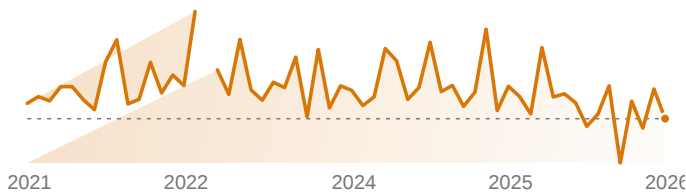
Typical hold before selling

5.2 yrs



Median annualized return at resale

+0.0%



HOUSING STOCK

Homes	1,856
Median value (AVM)	\$478K
Median size	1,426 ft²
Median bedrooms	3
Median year built	1988
Single family	49%
Condos	30%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.0%
Owner occupied	14%
Company owned	59%
Median loan-to-value	0%

Typical ownership tenure

19.4 yrs

COMMUNITY

Population	1,102
Density	2 / mi²
Median household income	\$102K
Average household income	\$132K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	287
Homes occupied	33%
Bachelor's or higher	25%
Poverty rate	12.9%
Unemployment	2.5%
Average temp	41°F
Annual precip	47 in
Sunshine	78%

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