

Amador County, CA

County · CA · California

BALANCED MARKET

\$434K

MEDIAN SALE PRICE

+10.3%

1-YR CHANGE

633

SALES (12 MO)

\$410K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



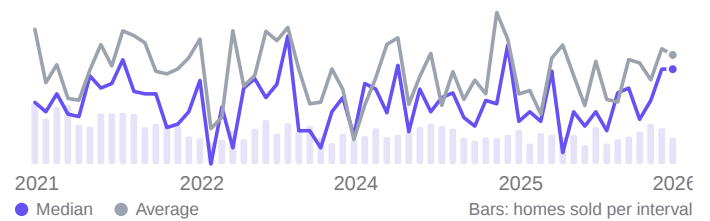
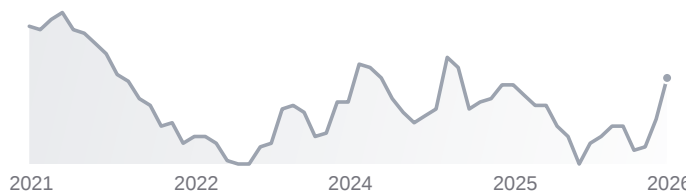
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$445K · Average \$460K

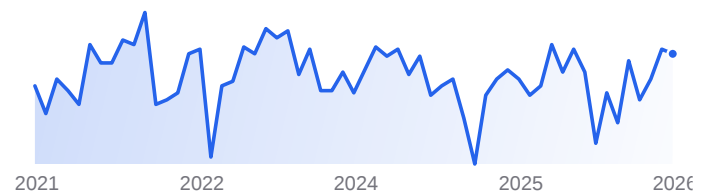
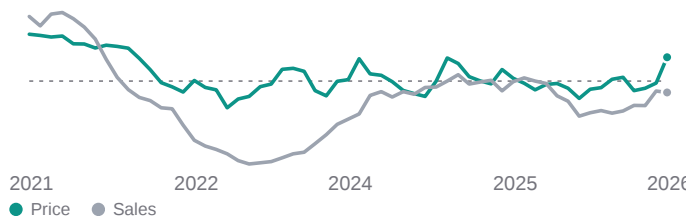


Growth (year over year)

Price +10.3% · Sales -5.0%

Price per square foot

\$265/ft²



Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

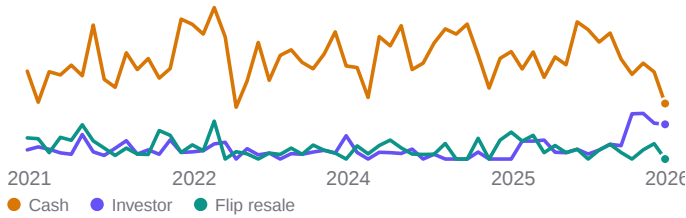
3.8%



BUYERS & OUTCOMES

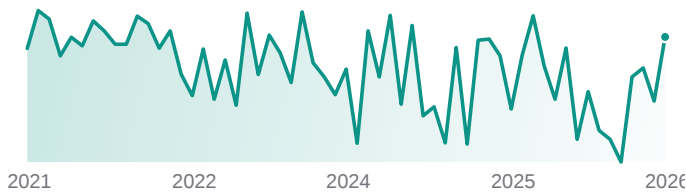
Buyer mix

Cash 17% · Investor 10% · Flip resale 0%



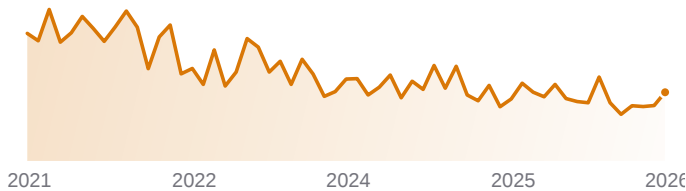
Sellers who sold at a gain

95%

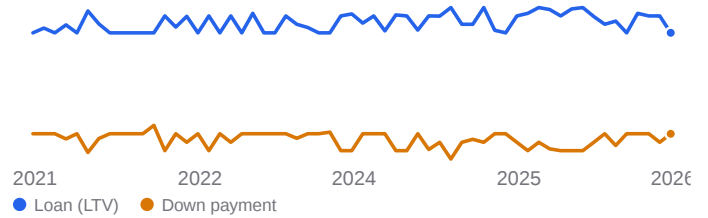


Median annualized return at resale

+4.3%

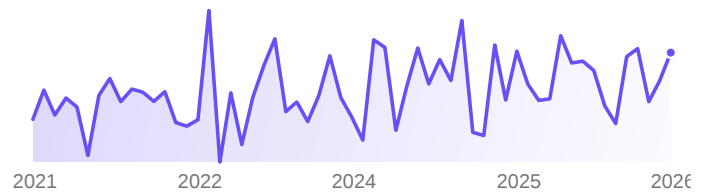


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



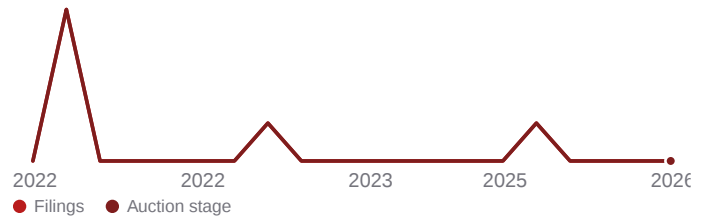
Typical hold before selling

10.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	16,770
Median value (AVM)	\$410K
Median size	1,656 ft²
Median bedrooms	3
Median year built	1985
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.4%
Owner occupied	66%
Company owned	41%
Median loan-to-value	48%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	42,426
Density	71 / mi²
Median household income	\$76K
Average household income	\$102K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	86
Homes occupied	87%
Bachelor's or higher	16%
Poverty rate	7.5%
Unemployment	1.5%
Average temp	59°F
Annual precip	34 in
Sunshine	78%

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