

Calaveras County, CA

County · CA · California

BALANCED MARKET

\$442K

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

868

SALES (12 MO)

\$404K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



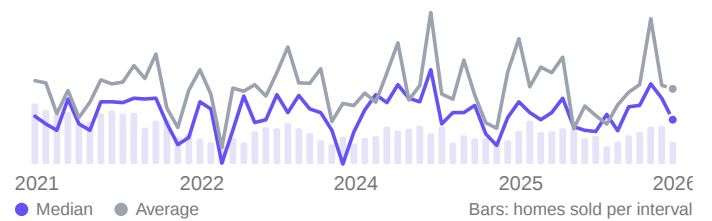
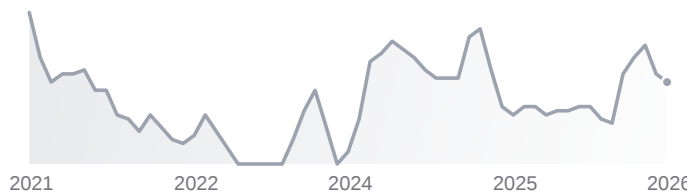
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$415K · Average \$458K

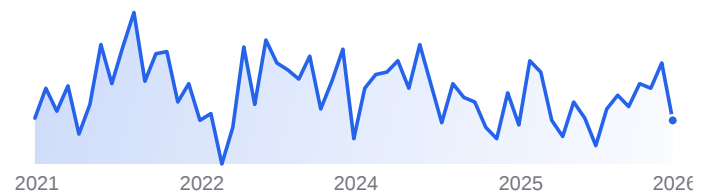
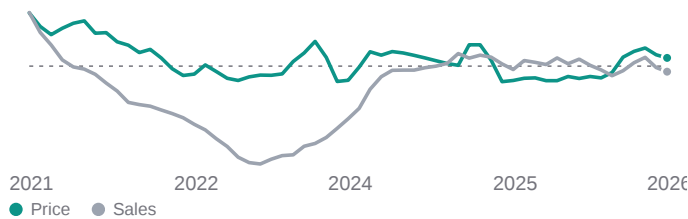


Growth (year over year)

Price +3.5% · Sales -2.4%

Price per square foot

\$261/ft²

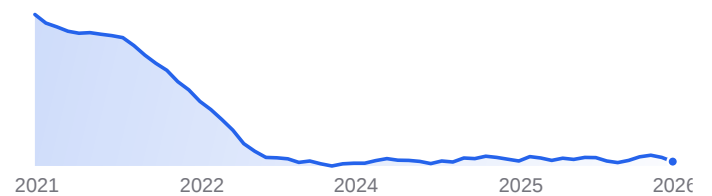


Sale premium vs estimated value

-2.6%

Annual turnover (share of homes sold)

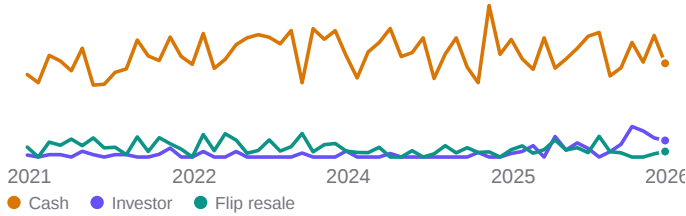
3.6%



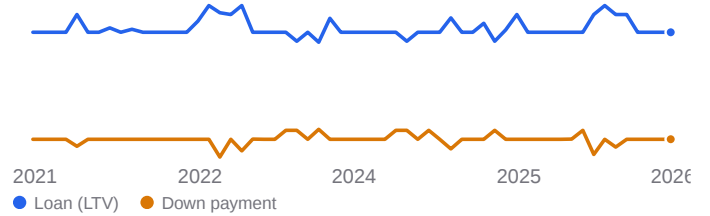
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 5.6% · Flip resale 1.9%

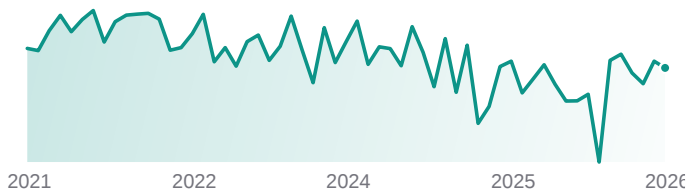


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



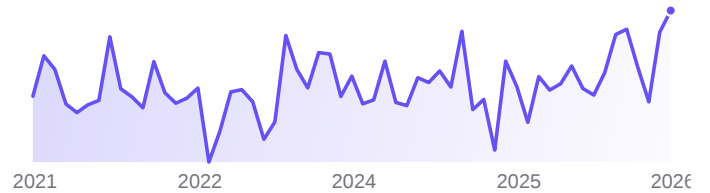
Sellers who sold at a gain

88%



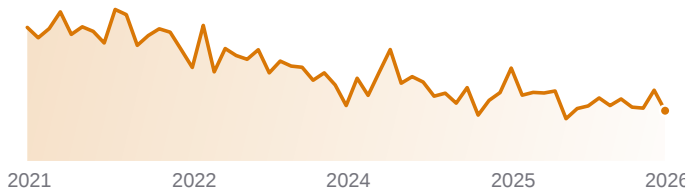
Typical hold before selling

11.3 yrs



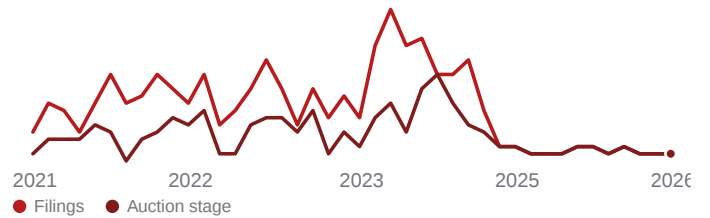
Median annualized return at resale

+3.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	23,914
Median value (AVM)	\$404K
Median size	1,574 ft²
Median bedrooms	3
Median year built	1983
Single family	84%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.9%
Owner occupied	41%
Company owned	17%
Median loan-to-value	44%

Typical ownership tenure

14.9 yrs

COMMUNITY

Population	46,812
Density	46 / mi²
Median household income	\$77K
Average household income	\$98K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	88
Homes occupied	72%
Bachelor's or higher	16%
Poverty rate	10.1%
Unemployment	1.4%
Average temp	58°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.