

Fresno County, CA

County · CA · California

BUYER'S MARKET

\$411K

MEDIAN SALE PRICE

-2.5%

1-YR CHANGE

7,502

SALES (12 MO)

\$272K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



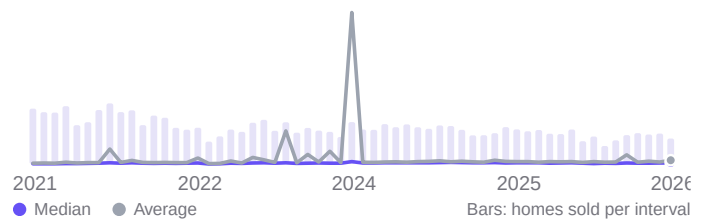
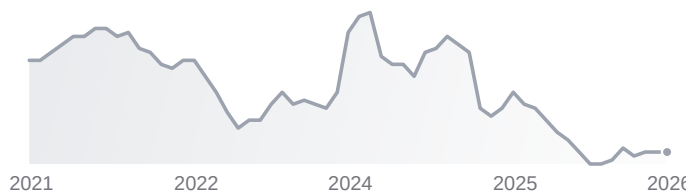
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$415K · Average \$558K

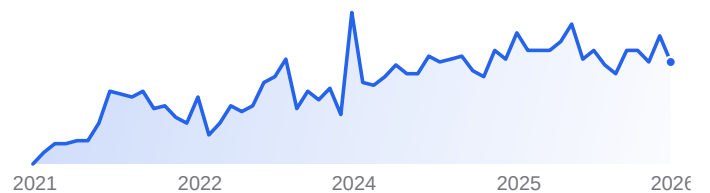
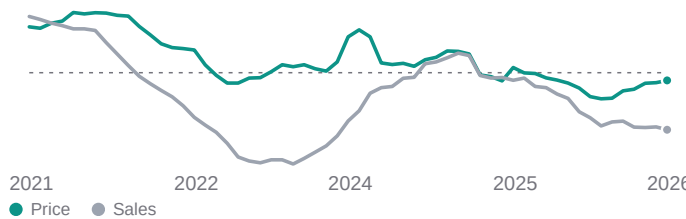


Growth (year over year)

Price -2.5% · Sales -18.9%

Price per square foot

\$250/ft²

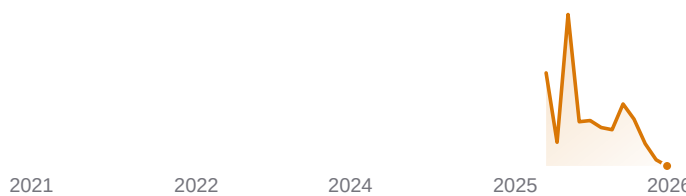


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

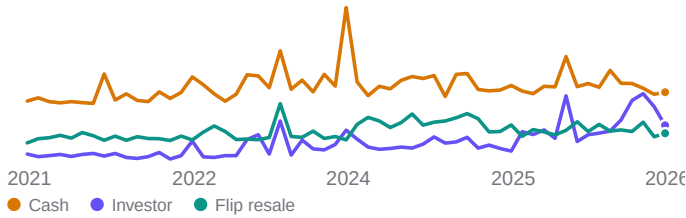
3.0%



BUYERS & OUTCOMES

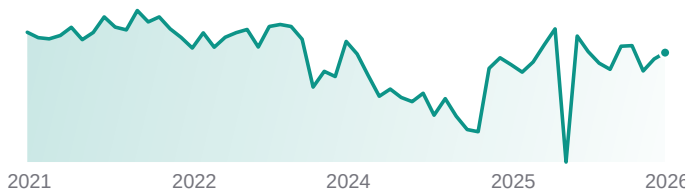
Buyer mix

Cash 21% · Investor 11% · Flip resale 8.3%



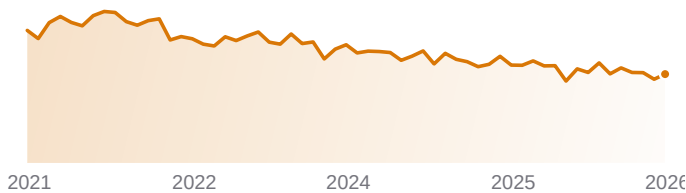
Sellers who sold at a gain

93%

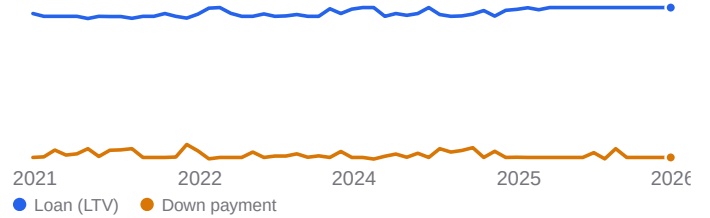


Median annualized return at resale

+4.8%

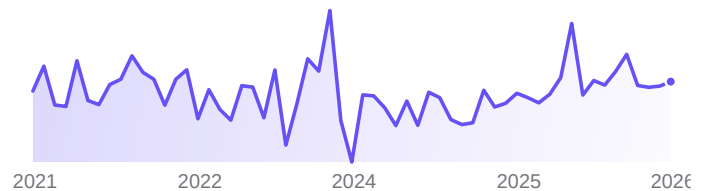


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



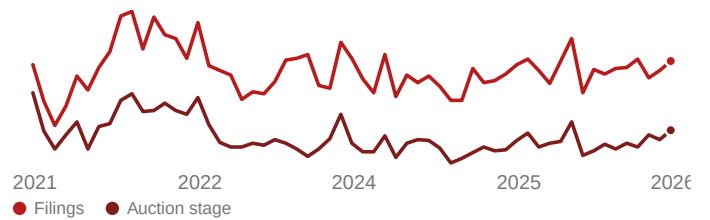
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 130 · Auction stage 56



HOUSING STOCK

Homes	251,412
Median value (AVM)	\$272K
Median size	1,600 ft²
Median bedrooms	3
Median year built	1984
Single family	87%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	36%
Underwater (LTV 125% or more)	7.2%
Owner occupied	75%
Company owned	23%
Median loan-to-value	68%

Typical ownership tenure

12.3 yrs

COMMUNITY

Population	1,026,159
Density	172 / mi²
Median household income	\$64K
Average household income	\$91K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	108
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	16.8%
Unemployment	2.4%
Average temp	63°F
Annual precip	12 in
Sunshine	79%

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.