Madera County, CA

County · CA · California

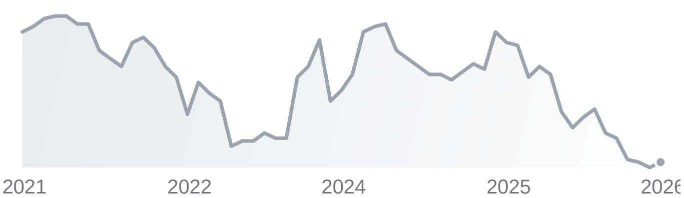
BUYER'S MARKET

$418K	-9.7%	1,954	$291K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

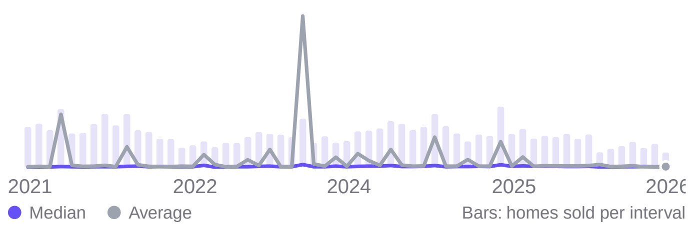
Market temperature — Buyer's market · 23 / 100

MARKET TRENDS (5 YEARS)

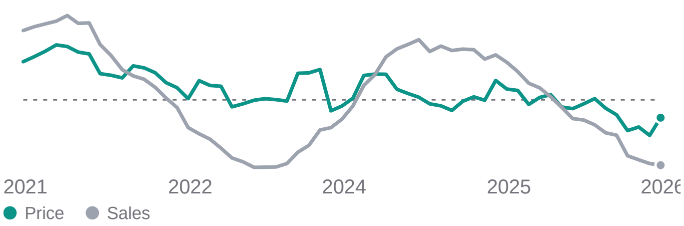
Market temperature (0–100) — 23 / 100



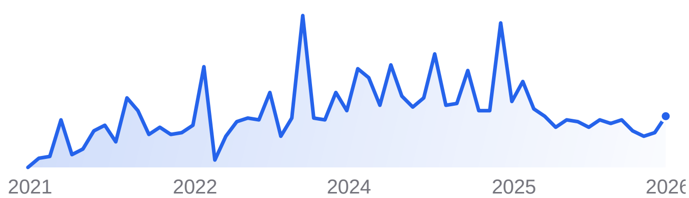
Sale prices — Median $427K · Average $430K



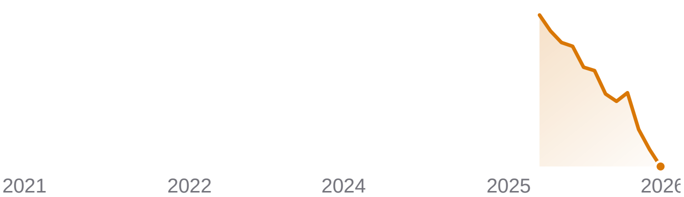
Growth (year over year) — Price -9.7% · Sales -35.7%



Price per square foot — $246/ft²



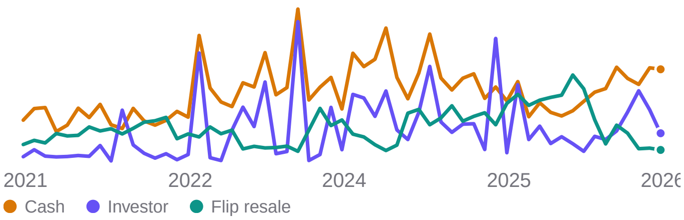
Sale premium vs estimated value — +0.0%



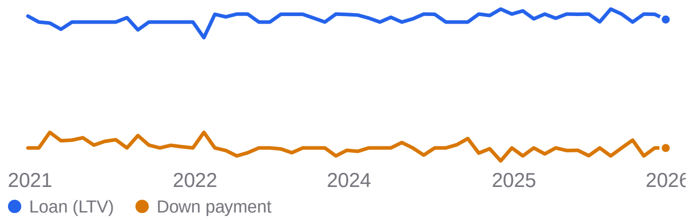
Annual turnover (share of homes sold) — 4.1%

BUYERS & OUTCOMES

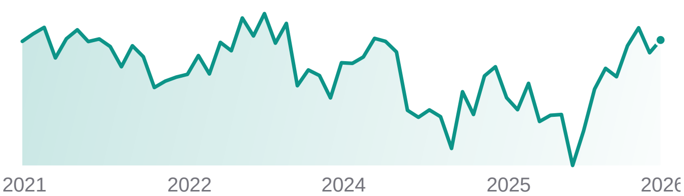
Buyer mix — Cash 35% · Investor 11% · Flip resale 5.1%



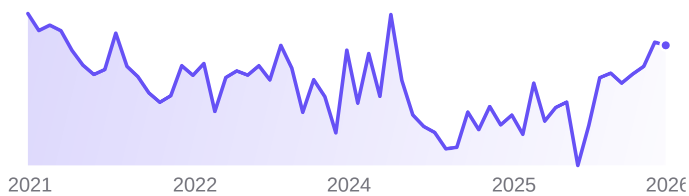
Financing (share of purchase price) — Loan (LTV) 92% · Down payment 10%



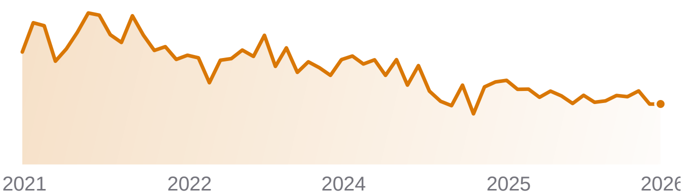
Sellers who sold at a gain — 85%



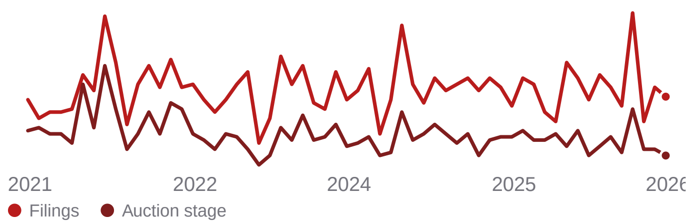
Typical hold before selling — 6.7 yrs



Median annualized return at resale — +3.9%



Preforeclosure filings — Filings 23 · Auction stage 4



HOUSING STOCK

Homes	47,173
Median value (AVM)	$291K
Median size	1,666 ft²
Median bedrooms	3
Median year built	1991
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	8.1%
Owner occupied	68%
Company owned	28%
Median loan-to-value	70%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	**166,467**
Density	**78 / mi²**
Median household income	**$68K**
Average household income	**$92K**
Crime index (US avg 100)	**88**
Air pollution index (US avg 100)	**83**
Earthquake index (US avg 100)	**110**
Homes occupied	**92%**
Bachelor's or higher	**12%**
Poverty rate	**19.6%**
Unemployment	**2.2%**
Average temp	**62°F**
Annual precip	**16 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.