

Mono County, CA

County · CA · California

SELLER'S MARKET

\$788K

MEDIAN SALE PRICE

+15.8%

1-YR CHANGE

449

SALES (12 MO)

\$766K

MEDIAN VALUE (AVM)

Market temperature

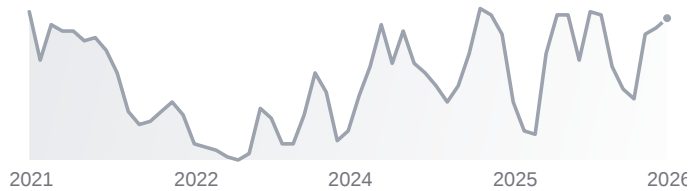
Seller's market · 71 / 100



MARKET TRENDS (5 YEARS)

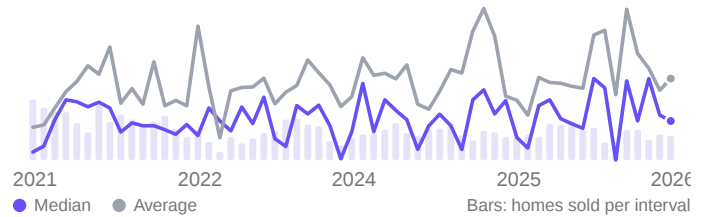
Market temperature (0–100)

71 / 100



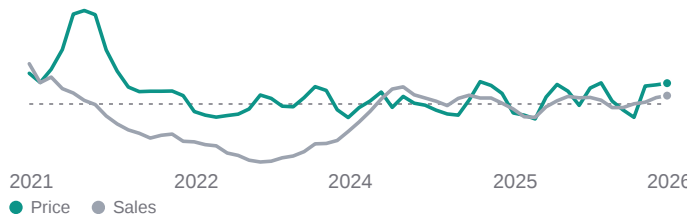
Sale prices

Median \$720K · Average \$900K



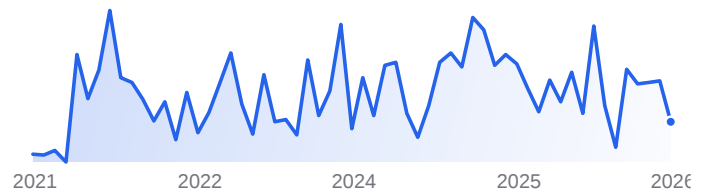
Growth (year over year)

Price +15.8% · Sales +6.4%



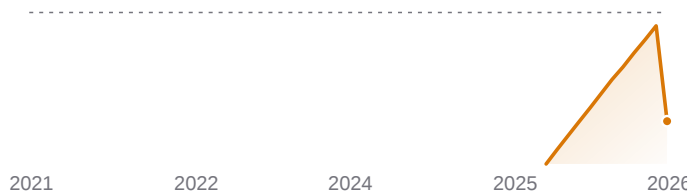
Price per square foot

\$564/ft²



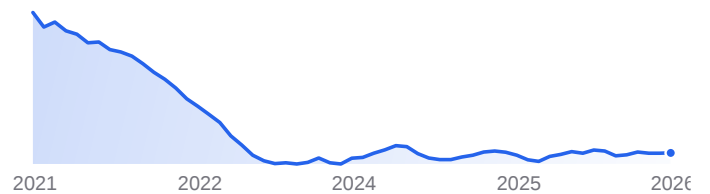
Sale premium vs estimated value

-1.2%



Annual turnover (share of homes sold)

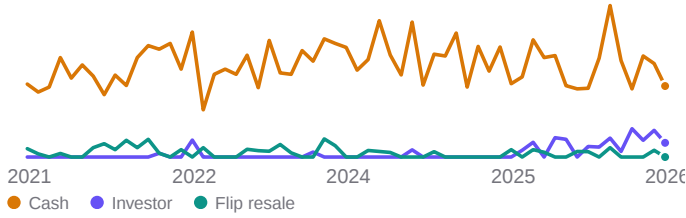
3.4%



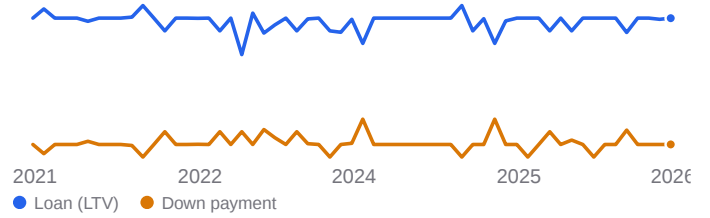
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 6.3% · Flip resale 0%

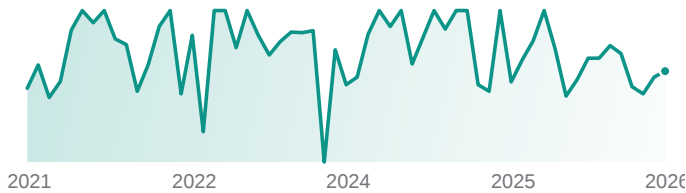


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



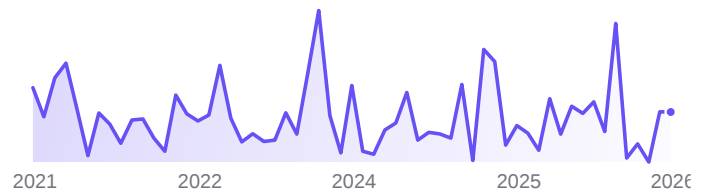
Sellers who sold at a gain

91%



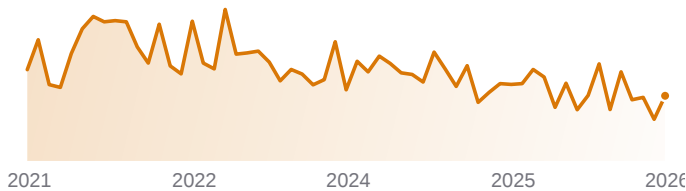
Typical hold before selling

8.4 yrs



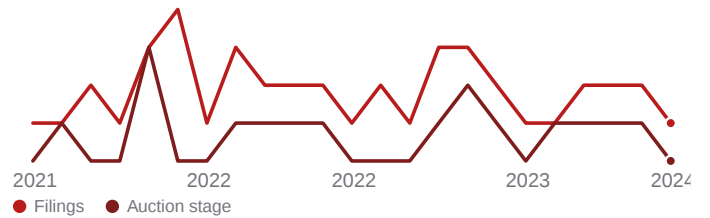
Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	13,402
Median value (AVM)	\$766K
Median size	1,290 ft²
Median bedrooms	2
Median year built	1979
Single family	36%
Condos	43%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.8%
Owner occupied	14%
Company owned	55%
Median loan-to-value	29%

Typical ownership tenure

16.4 yrs

COMMUNITY

Population	12,936
Density	4 / mi ²
Median household income	\$77K
Average household income	\$109K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	366
Homes occupied	39%
Bachelor's or higher	19%
Poverty rate	11.6%
Unemployment	1.6%
Average temp	42°F
Annual precip	24 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.