

Nevada County, CA

County · CA · California

SELLER'S MARKET

\$636K

MEDIAN SALE PRICE

+6.0%

1-YR CHANGE

2,004

SALES (12 MO)

\$610K

MEDIAN VALUE (AVM)

Market temperature

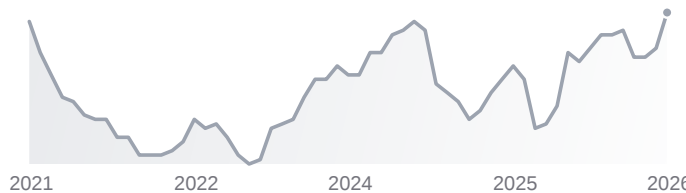
Seller's market · 67 / 100



MARKET TRENDS (5 YEARS)

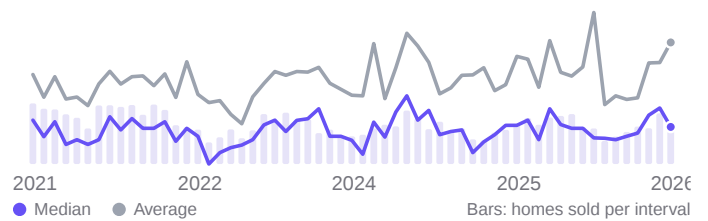
Market temperature (0–100)

67 / 100



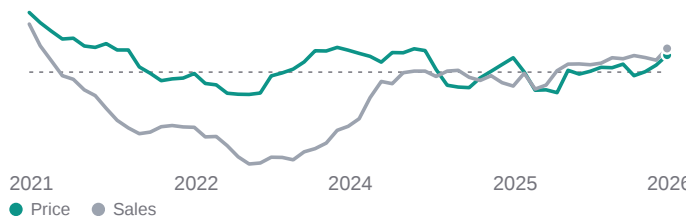
Sale prices

Median \$604K · Average \$864K



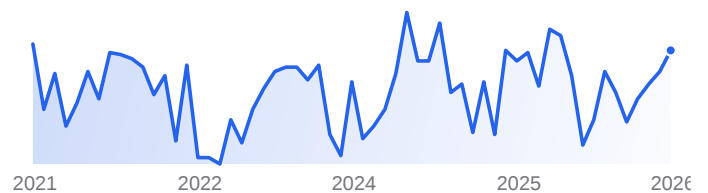
Growth (year over year)

Price +6.0% · Sales +8.3%



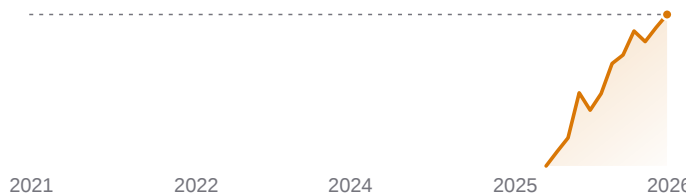
Price per square foot

\$358/ft²



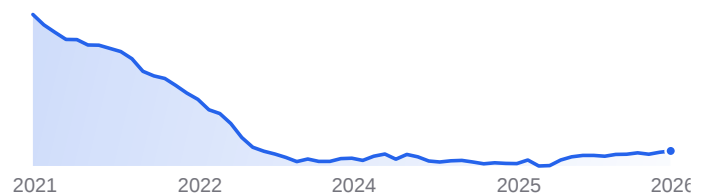
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

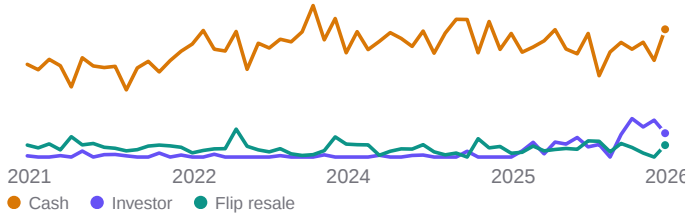
4.1%



BUYERS & OUTCOMES

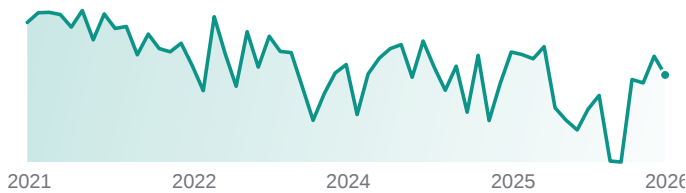
Buyer mix

Cash 41% · Investor 7.7% · Flip resale 3.8%



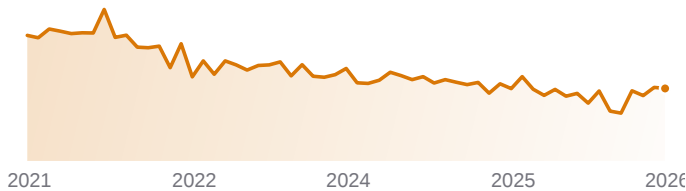
Sellers who sold at a gain

91%

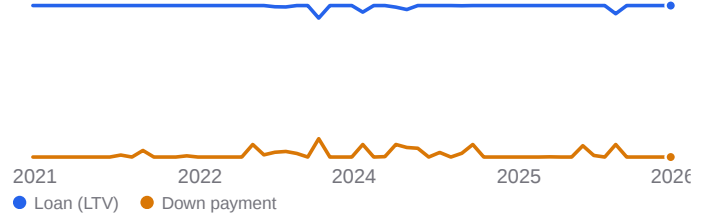


Median annualized return at resale

+4.3%



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



Typical hold before selling

10.5 yrs



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	49,440
Median value (AVM)	\$610K
Median size	1,745 ft²
Median bedrooms	3
Median year built	1984
Single family	86%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.2%
Owner occupied	61%
Company owned	16%
Median loan-to-value	41%

Typical ownership tenure

14.2 yrs

COMMUNITY

Population	102,709
Density	107 / mi²
Median household income	\$82K
Average household income	\$108K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	133
Homes occupied	82%
Bachelor's or higher	26%
Poverty rate	10.0%
Unemployment	1.0%
Average temp	54°F
Annual precip	47 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.