Plumas County, CA

County · CA · California

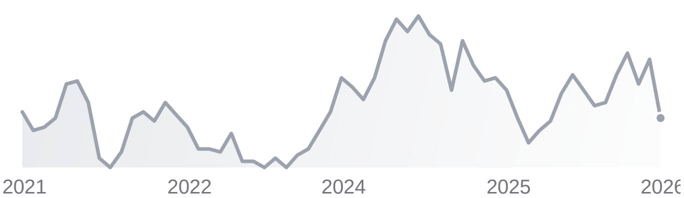
BALANCED MARKET

$355K	-4.3%	484	$355K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

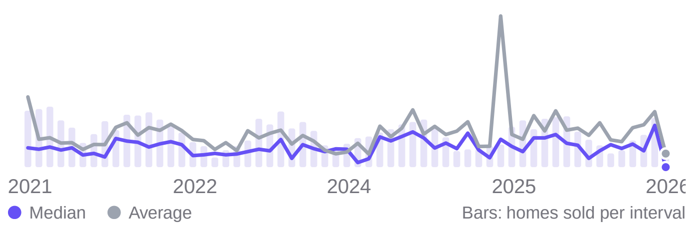
Market temperature Balanced market · 42 / 100

MARKET TRENDS (5 YEARS)

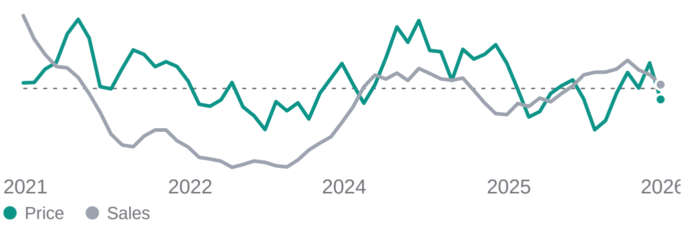
Market temperature (0–100) 42 / 100



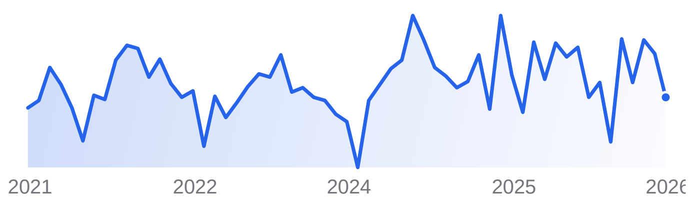
Sale prices Median $230K · Average $317K



Growth (year over year) Price -4.3% · Sales +1.5%

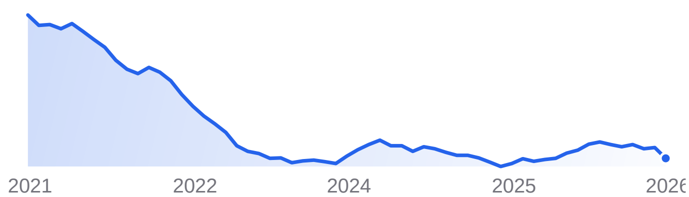


Price per square foot $215/ft²



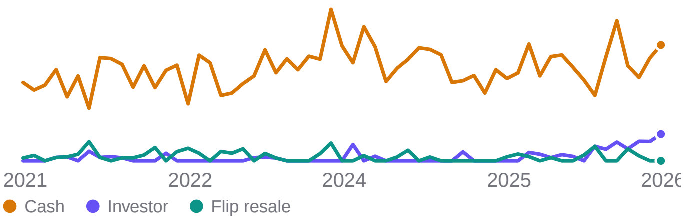
Sale premium vs estimated value +0.0%

Annual turnover (share of homes sold) 3.6%

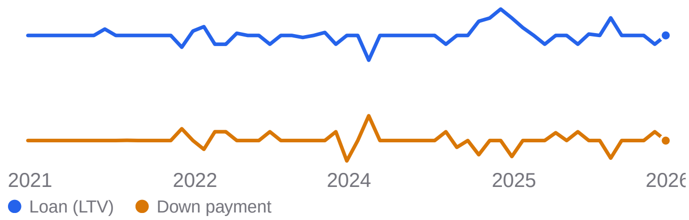


BUYERS & OUTCOMES

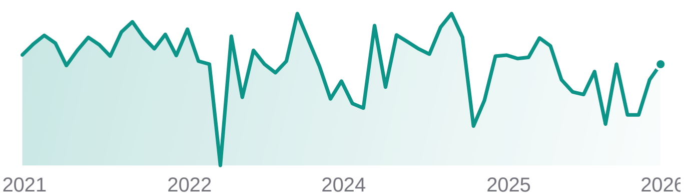
Buyer mix — **Cash 59% · Investor 14% · Flip resale 0%**



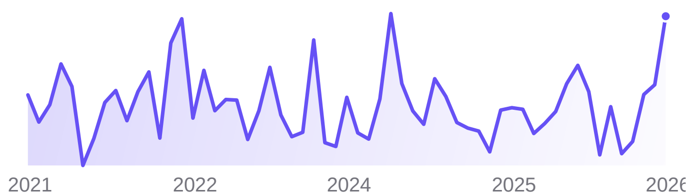
Financing (share of purchase price) — **Loan (LTV) 80% · Down payment 20%**



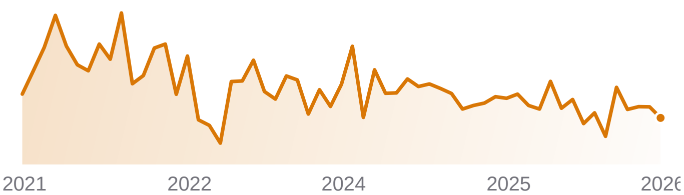
Sellers who sold at a gain — **88%**



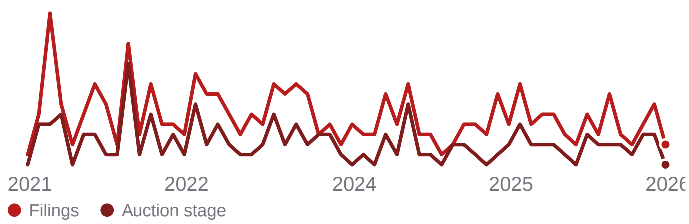
Typical hold before selling — **15.3 yrs**



Median annualized return at resale — **+3.4%**



Preforeclosure filings — **Filings 2 · Auction stage 0**



HOUSING STOCK

Homes	**13,610**
Median value (AVM)	**$355K**
Median size	**1,664 ft²**
Median bedrooms	**3**
Median year built	**1981**
Single family	**87%**
Condos	**2.9%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**66%**
Underwater (LTV 125% or more)	**2.1%**
Owner occupied	**33%**
Company owned	**14%**
Median loan-to-value	**32%**

Typical ownership tenure	16.0 yrs

COMMUNITY

Population	18,833
Density	7 / mi²
Median household income	$71K
Average household income	$93K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	205
Homes occupied	57%
Bachelor's or higher	14%
Poverty rate	8.6%
Unemployment	1.6%
Average temp	48°F
Annual precip	42 in
Sunshine	88%

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.