Tulare County, CA

County · CA · California

SELLER'S MARKET

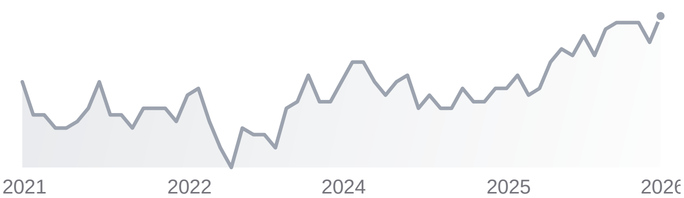
$392K MEDIAN SALE PRICE	**+5.4%** 1-YR CHANGE	**4,825** SALES (12 MO)	**$325K** MEDIAN VALUE (AVM)

Market temperature — Seller's market · 64 / 100

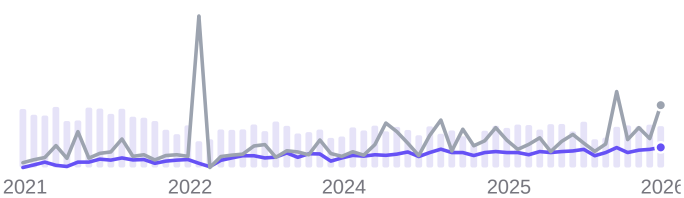
Buyer's market · Balanced · Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100) — 64 / 100

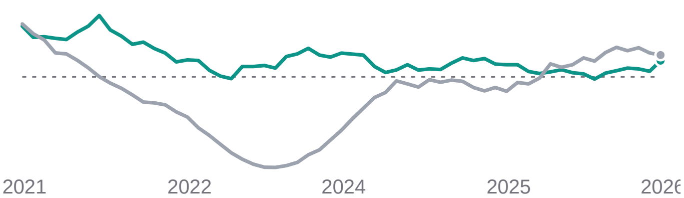


Sale prices — Median $400K · Average $598K



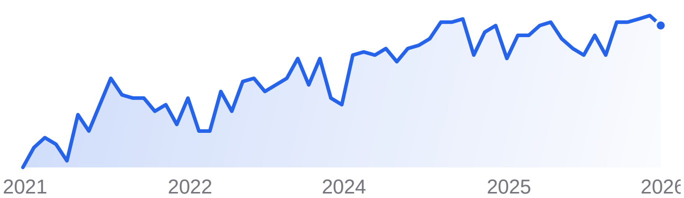
Median · Average — Bars: homes sold per interval

Growth (year over year) — Price +5.4% · Sales +7.3%



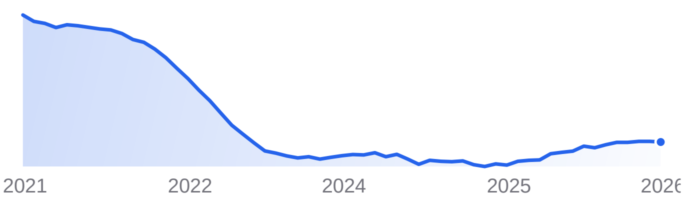
Price · Sales

Price per square foot — $238/ft²



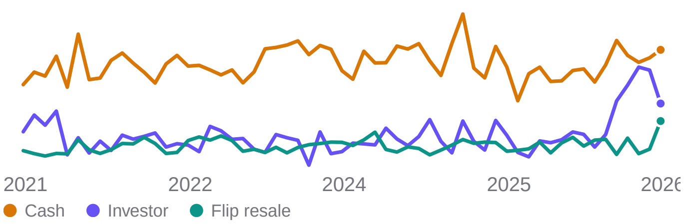
Sale premium vs estimated value — +0.0%

Annual turnover (share of homes sold) — 3.5%

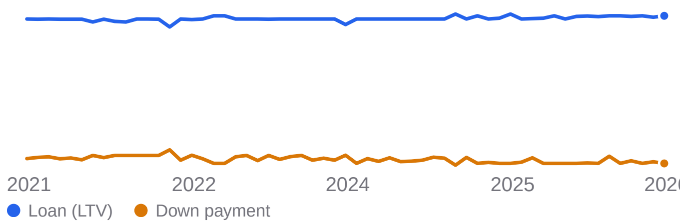


BUYERS & OUTCOMES

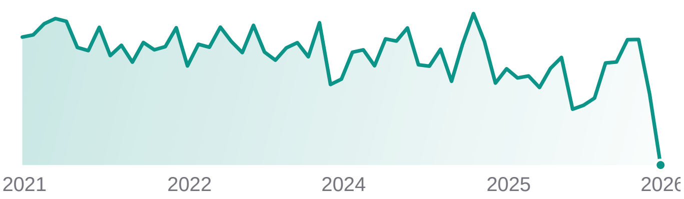
Buyer mix — Cash 27% · Investor 16% · Flip resale 13%



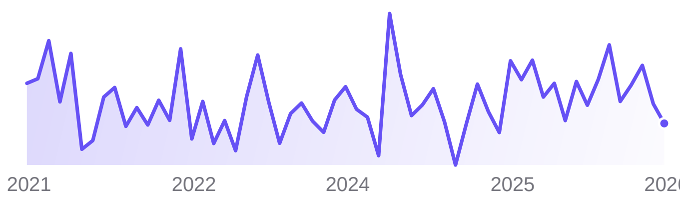
Financing (share of purchase price) — Loan (LTV) 97% · Down payment 5.0%



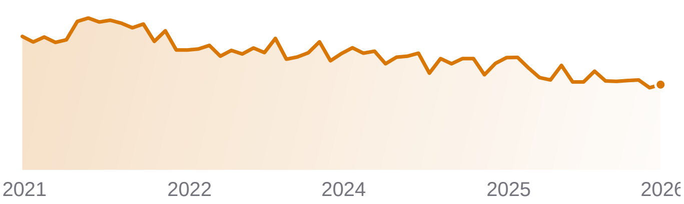
Sellers who sold at a gain — 81%



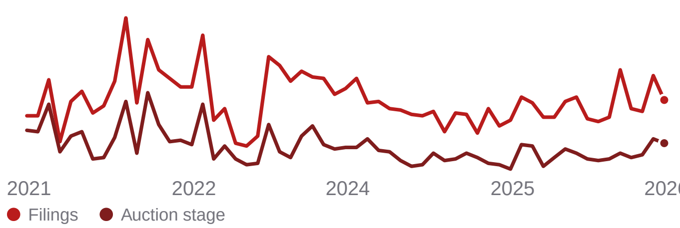
Typical hold before selling — 6.8 yrs



Median annualized return at resale — +4.8%



Preforeclosure filings — Filings 54 · Auction stage 24



HOUSING STOCK

Homes	**137,922**
Median value (AVM)	**$325K**
Median size	**1,515 ft²**
Median bedrooms	**3**
Median year built	**1983**
Single family	**84%**
Condos	**2.1%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**54%**
Underwater (LTV 125% or more)	**1.8%**
Owner occupied	**73%**
Company owned	**21%**
Median loan-to-value	**47%**

Typical ownership tenure	**12.3 yrs**

COMMUNITY

Population	**484,673**
Density	**101 / mi²**
Median household income	**$60K**
Average household income	**$84K**
Crime index (US avg 100)	**95**
Air pollution index (US avg 100)	**88**
Earthquake index (US avg 100)	**108**
Homes occupied	**94%**
Bachelor's or higher	**10%**
Poverty rate	**15.3%**
Unemployment	**3.1%**
Average temp	**63°F**
Annual precip	**11 in**
Sunshine	**70%**

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.