Tuolumne County, CA

County · CA · California

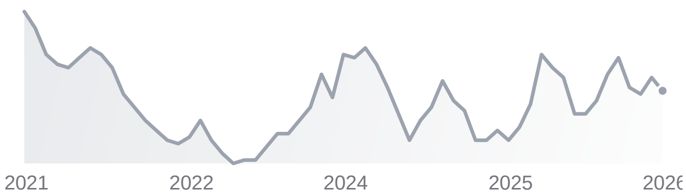
BALANCED MARKET

$358K	-2.3%	1,091	$354K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

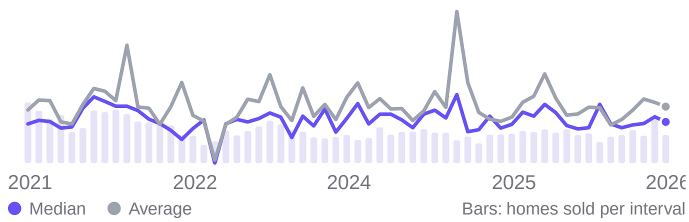
Market temperature Balanced market · 46 / 100

MARKET TRENDS (5 YEARS)

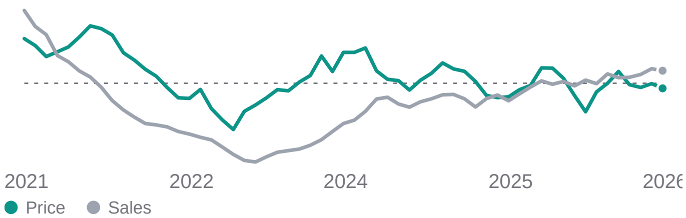
Market temperature (0–100) 46 / 100



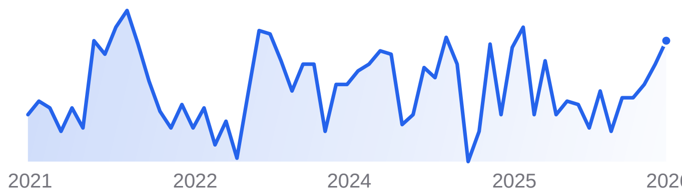
Sale prices Median $355K · Average $394K



Growth (year over year) Price -2.3% · Sales +5.7%

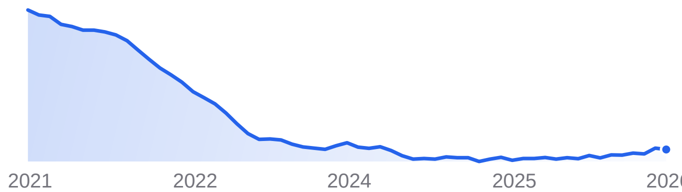


Price per square foot $261/ft²



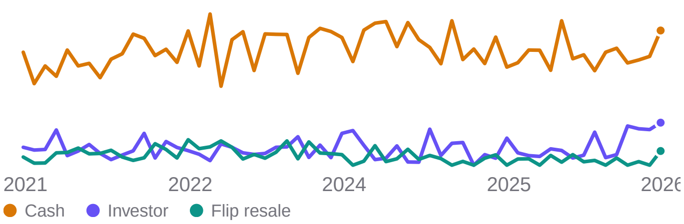
Sale premium vs estimated value +0.0%

Annual turnover (share of homes sold) 3.5%

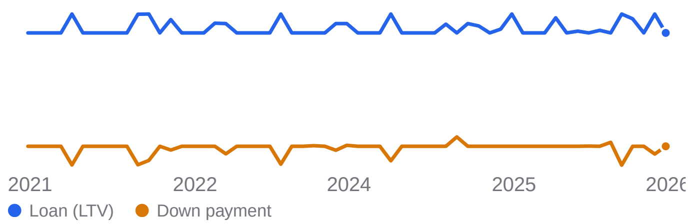


BUYERS & OUTCOMES

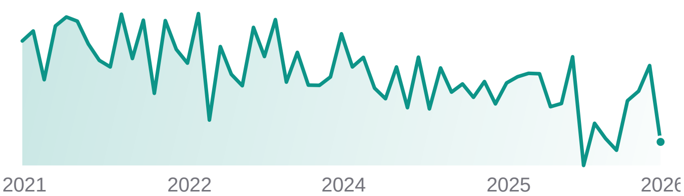
Buyer mix — Cash 45% · Investor 14% · Flip resale 4.8%



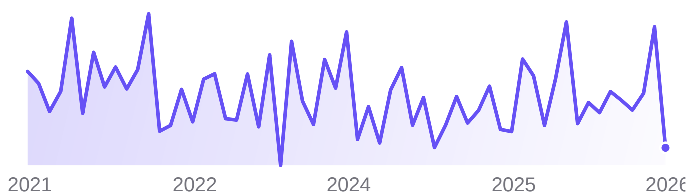
Financing (share of purchase price) — Loan (LTV) 80% · Down payment 20%



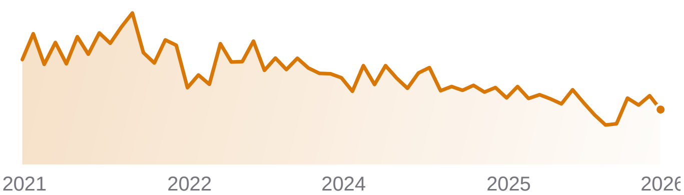
Sellers who sold at a gain — 77%



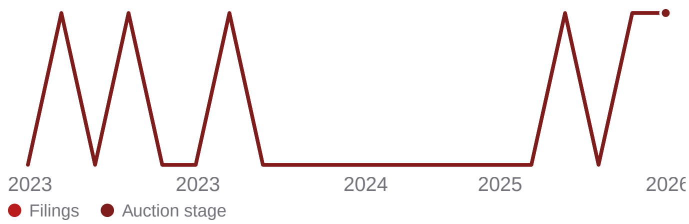
Typical hold before selling — 6.0 yrs



Median annualized return at resale — +3.1%



Preforeclosure filings — Filings 2 · Auction stage 2



HOUSING STOCK

Homes	31,486
Median value (AVM)	$354K
Median size	1,522 ft²
Median bedrooms	3
Median year built	1979
Single family	87%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.7%
Owner occupied	45%
Company owned	45%
Median loan-to-value	43%

Typical ownership tenure	**17.2 yrs**

COMMUNITY

Population	**54,245**
Density	**24 / mi²**
Median household income	**$73K**
Average household income	**$101K**
Crime index (US avg 100)	**100**
Air pollution index (US avg 100)	**84**
Earthquake index (US avg 100)	**87**
Homes occupied	**70%**
Bachelor's or higher	**17%**
Poverty rate	**13.0%**
Unemployment	**1.0%**
Average temp	**57°F**
Annual precip	**36 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.