

# Yolo County, CA

County · CA · California

BUYER'S MARKET

**\$615K**

MEDIAN SALE PRICE

**-5.4%**

1-YR CHANGE

**1,803**

SALES (12 MO)

**\$595K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



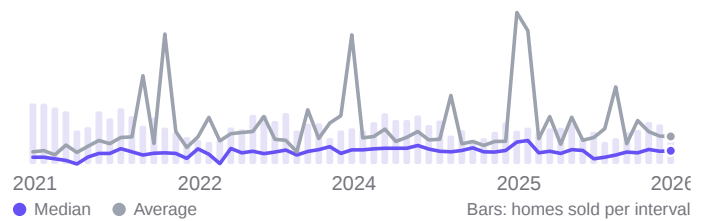
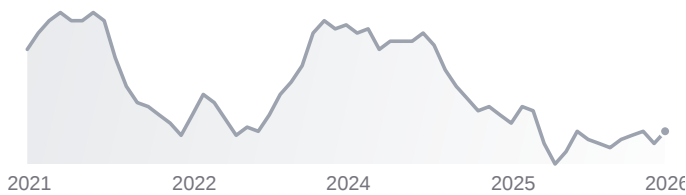
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$613K · Average \$707K

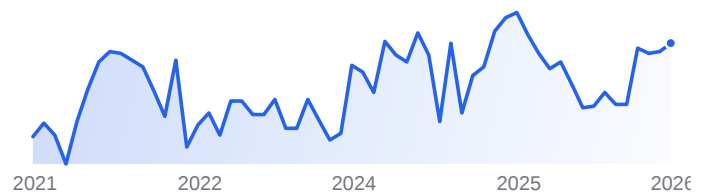
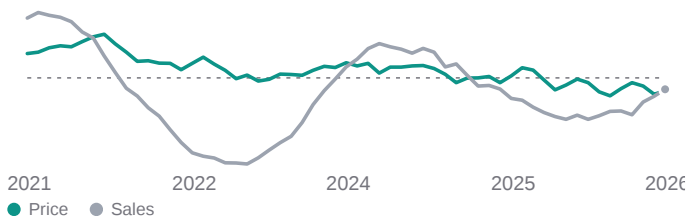


Growth (year over year)

Price -5.4% · Sales -4.8%

Price per square foot

\$374/ft²

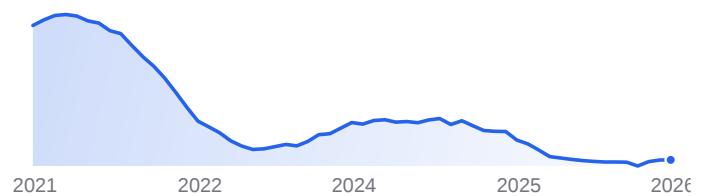
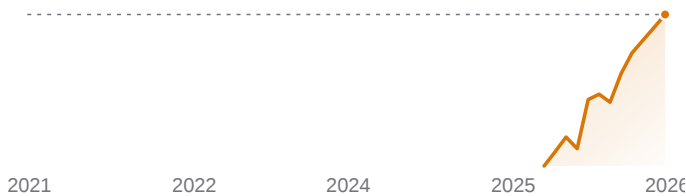


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

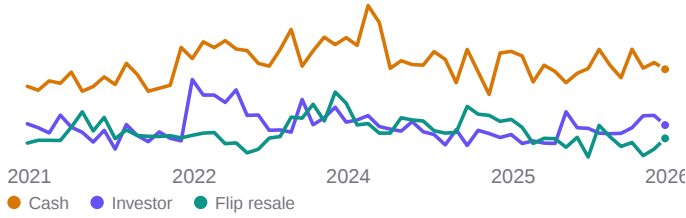
3.3%



## BUYERS & OUTCOMES

### Buyer mix

Cash 24% · Investor 9.1% · Flip resale 5.6%



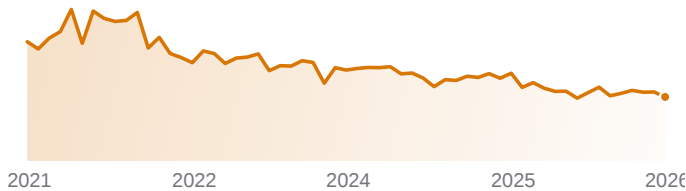
### Sellers who sold at a gain

86%

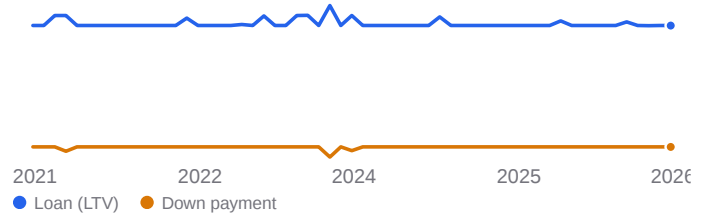


### Median annualized return at resale

+3.6%

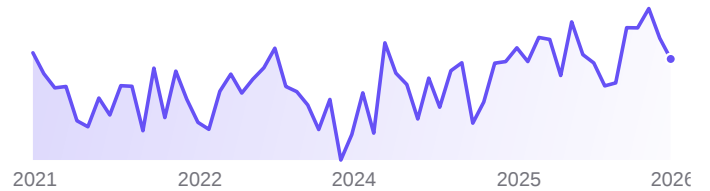


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



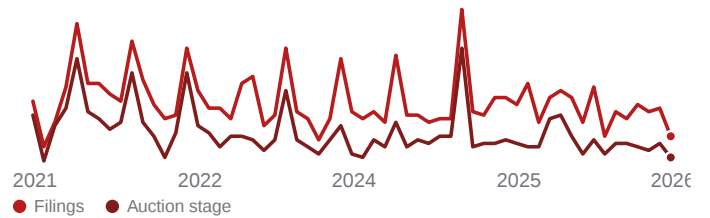
### Typical hold before selling

8.5 yrs



### Preforeclosure filings

Filings 7 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 55,102    |
| Median value (AVM) | \$595K    |
| Median size        | 1,657 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1984      |
| Single family      | 81%       |
| Condos             | 4.1%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 53%  |
| Underwater (LTV 125% or more) | 1.4% |
| Owner occupied                | 72%  |
| Company owned                 | 42%  |
| Median loan-to-value          | 48%  |

Typical ownership tenure

**16.0 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>225,644</b>   |
| Density                          | <b>222 / mi²</b> |
| Median household income          | <b>\$79K</b>     |
| Average household income         | <b>\$117K</b>    |
| Crime index (US avg 100)         | <b>94</b>        |
| Air pollution index (US avg 100) | <b>83</b>        |
| Earthquake index (US avg 100)    | <b>173</b>       |
| Homes occupied                   | <b>95%</b>       |
| Bachelor's or higher             | <b>23%</b>       |
| Poverty rate                     | <b>17.1%</b>     |
| Unemployment                     | <b>1.5%</b>      |
| Average temp                     | <b>61°F</b>      |
| Annual precip                    | <b>20 in</b>     |
| Sunshine                         | <b>78%</b>       |

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.