

Yuba County, CA

County · CA · California

BUYER'S MARKET

\$419K

MEDIAN SALE PRICE

-7.9%

1-YR CHANGE

1,176

SALES (12 MO)

\$410K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



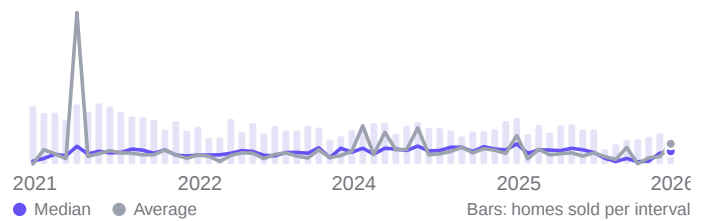
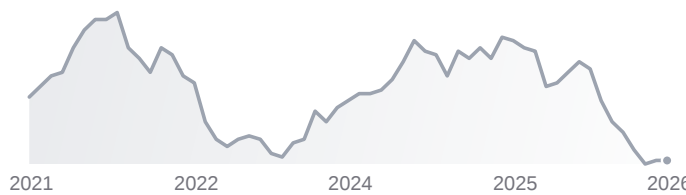
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$442K · Average \$486K

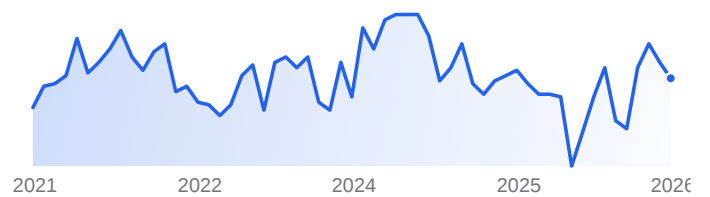
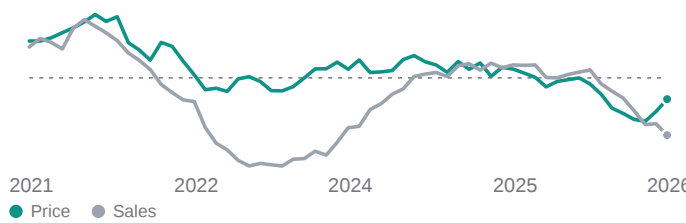


Growth (year over year)

Price -7.9% · Sales -21.3%

Price per square foot

\$250/ft²



Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

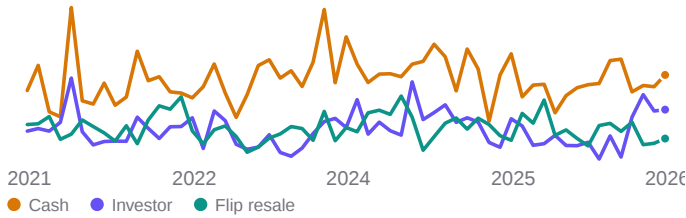
4.4%



BUYERS & OUTCOMES

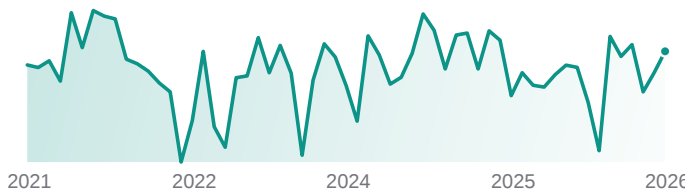
Buyer mix

Cash 22% · Investor 14% · Flip resale 6.8%



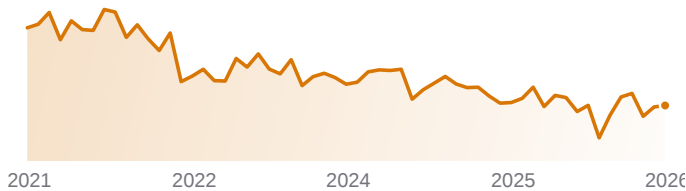
Sellers who sold at a gain

89%

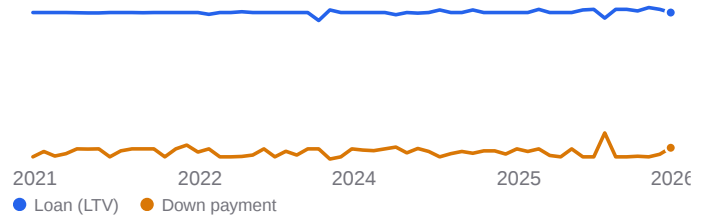


Median annualized return at resale

+4.3%

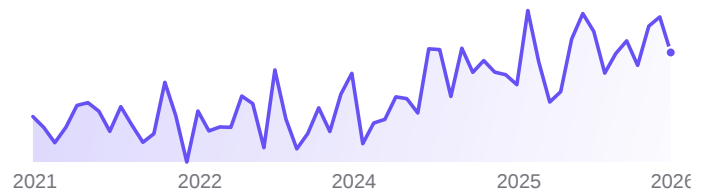


Financing (share of purchase price) Loan (LTV) 95% · Down payment 11%



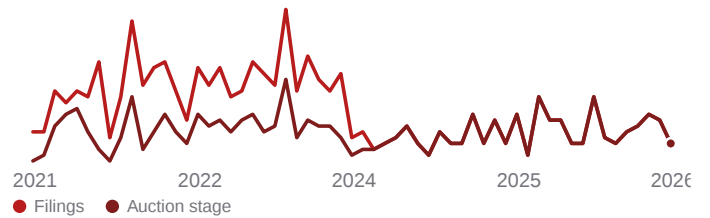
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	26,478
Median value (AVM)	\$410K
Median size	1,610 ft²
Median bedrooms	3
Median year built	1991
Single family	79%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.7%
Owner occupied	71%
Company owned	22%
Median loan-to-value	60%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	88,180
Density	140 / mi²
Median household income	\$66K
Average household income	\$86K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	95
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	15.0%
Unemployment	1.8%
Average temp	61°F
Annual precip	26 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.