

Dos Palos

City · CA · California > Merced County

SELLER'S MARKET

\$322K

MEDIAN SALE PRICE

+20.4%

1-YR CHANGE

59

SALES (12 MO)

\$278K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

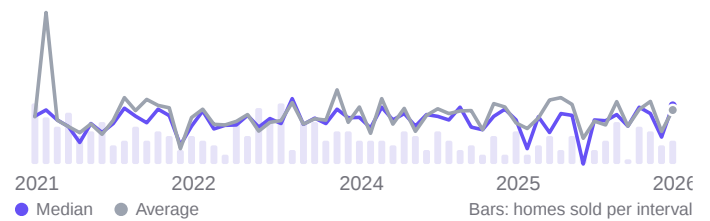
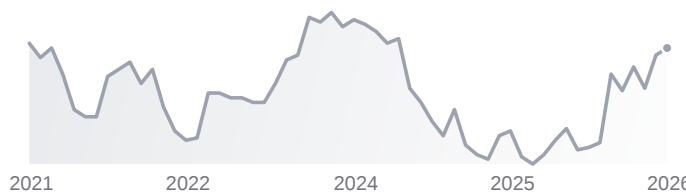
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$396K · Average \$370K

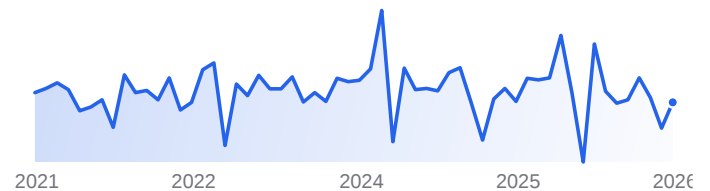
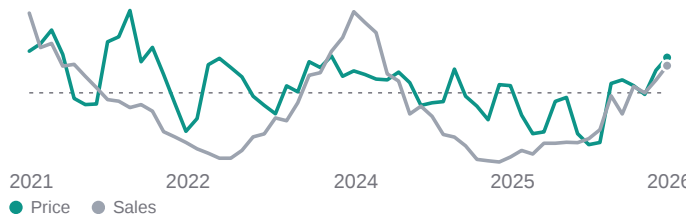


Growth (year over year)

Price +20.4% · Sales +15.7%

Price per square foot

\$207/ft²

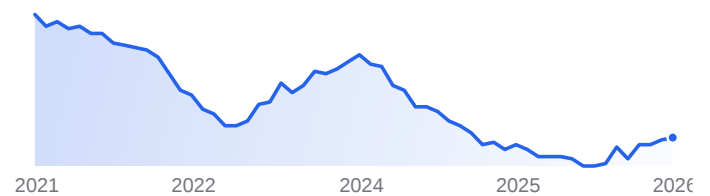


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

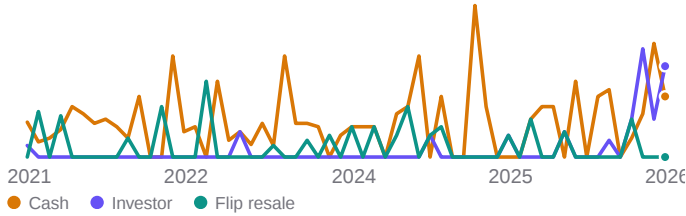
2.4%



BUYERS & OUTCOMES

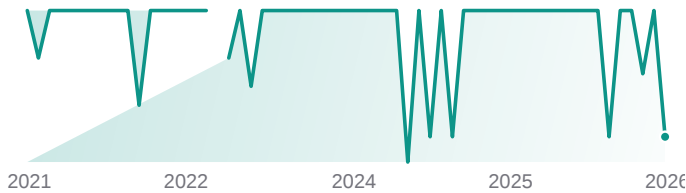
Buyer mix

Cash 40% · Investor 60% · Flip resale 0%



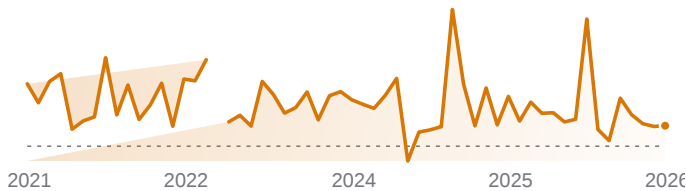
Sellers who sold at a gain

67%

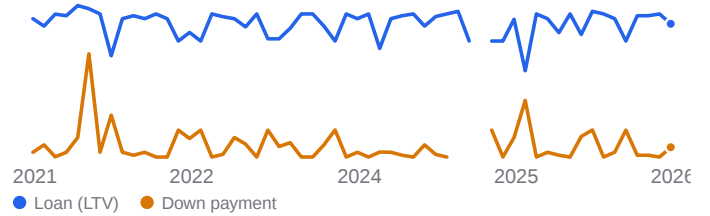


Median annualized return at resale

+3.6%

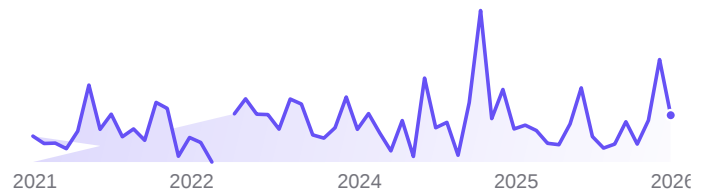


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



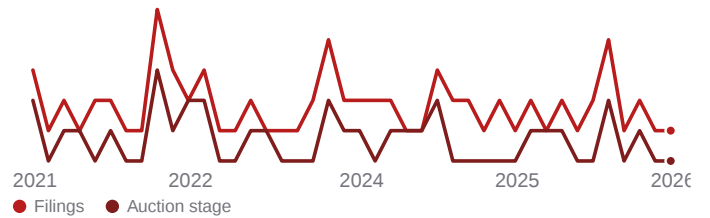
Typical hold before selling

10.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,485
Median value (AVM)	\$278K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1975
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.5%
Owner occupied	77%
Company owned	15%
Median loan-to-value	42%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	6,044
Density	4,480 / mi²
Median household income	\$46K
Average household income	\$68K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	194
Homes occupied	95%
Bachelor's or higher	7%
Poverty rate	14.2%
Unemployment	2.2%
Average temp	62°F
Annual precip	10 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.