

Three Rivers 93271

ZIP code · CA · California > Tulare County > Three Rivers

BUYER'S MARKET

\$505K

MEDIAN SALE PRICE

-9.6%

1-YR CHANGE

55

SALES (12 MO)

\$526K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



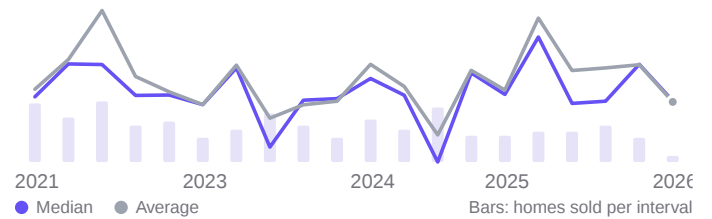
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$410K · Average \$406K

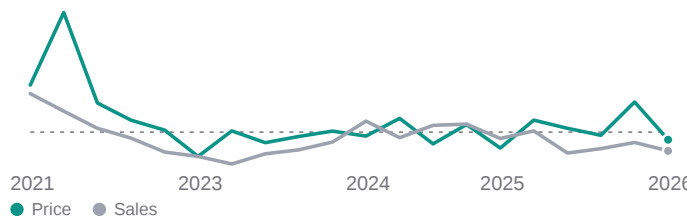


Growth (year over year)

Price -9.6% · Sales -23.6%

Price per square foot

\$315/ft²

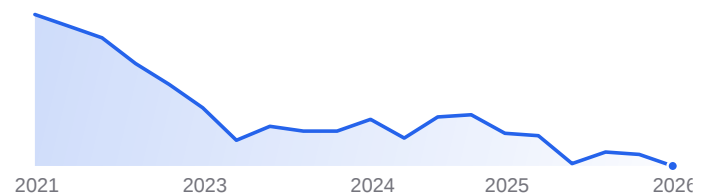
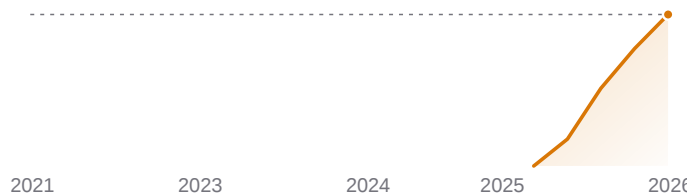


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

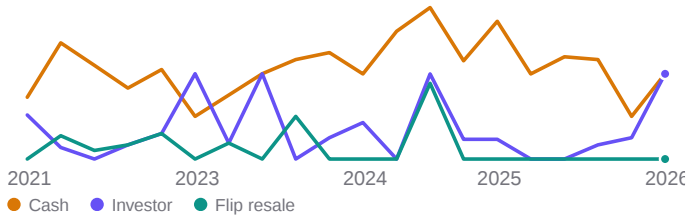
3.4%



BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 33% · Flip resale 0%



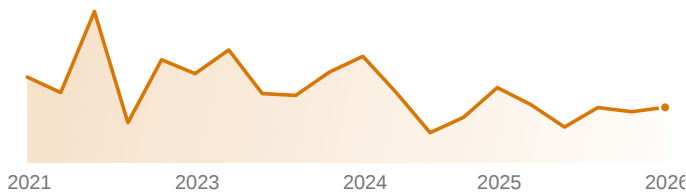
Sellers who sold at a gain

100%

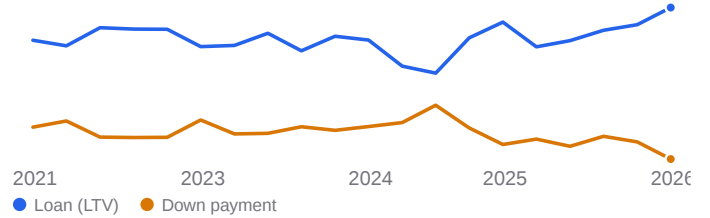


Median annualized return at resale

+4.8%

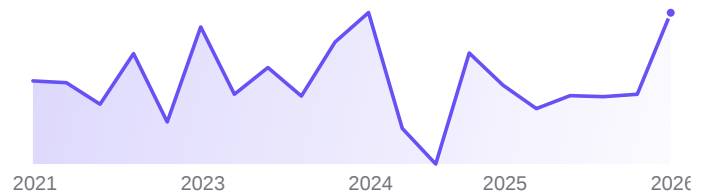


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.5%



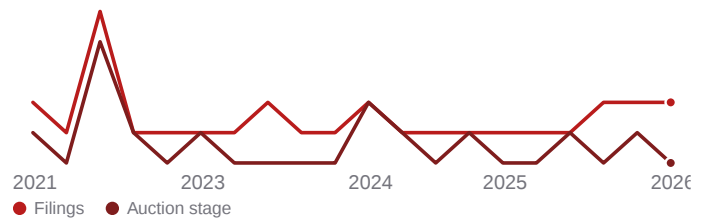
Typical hold before selling

17.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,614
Median value (AVM)	\$526K
Median size	1,671 ft²
Median bedrooms	3
Median year built	1980
Single family	67%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.4%
Owner occupied	50%
Company owned	35%
Median loan-to-value	28%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	1,807
Density	5 / mi²
Median household income	\$80K
Average household income	\$125K
Crime index (US avg 100)	180
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	118
Homes occupied	64%
Bachelor's or higher	33%
Poverty rate	3.4%
Unemployment	3.1%
Average temp	59°F
Annual precip	30 in
Sunshine	70%

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