

Clovis 93612

ZIP code · CA · California > Fresno County > Clovis

BALANCED MARKET

\$374K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

221

SALES (12 MO)

\$238K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

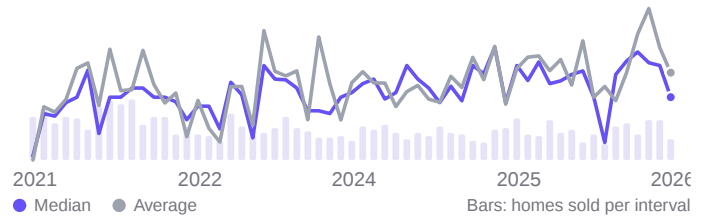
Market temperature (0–100)

53 / 100



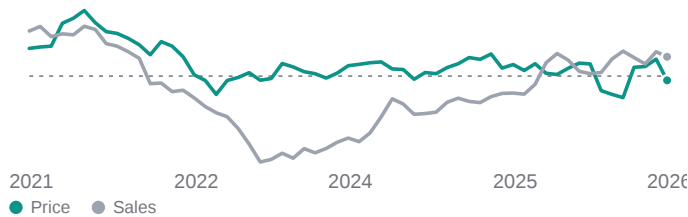
Sale prices

Median \$350K · Average \$377K



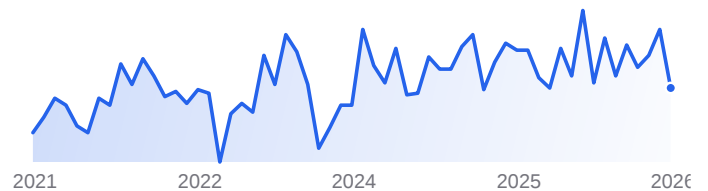
Growth (year over year)

Price -1.7% · Sales +7.8%



Price per square foot

\$251/ft²



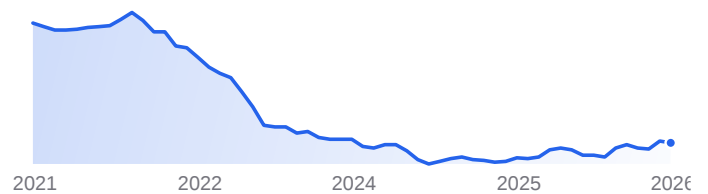
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

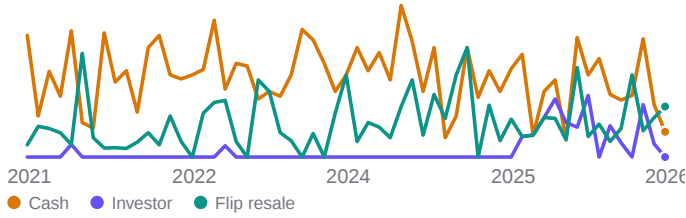
2.9%



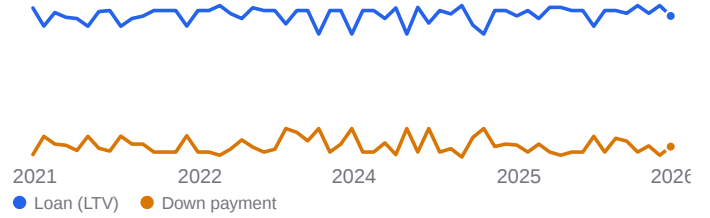
BUYERS & OUTCOMES

Buyer mix

Cash 7.7% · Investor 0% · Flip resale 15%

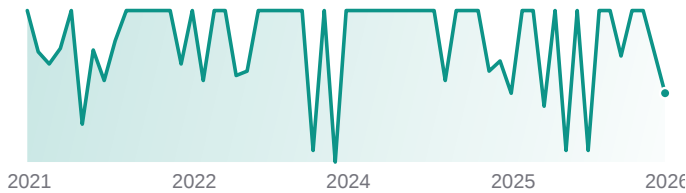


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



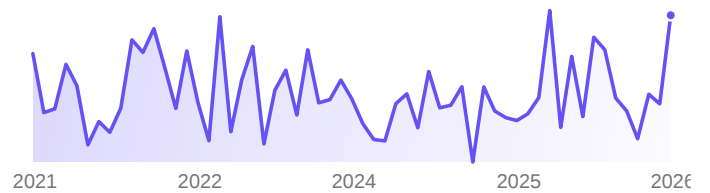
Sellers who sold at a gain

91%



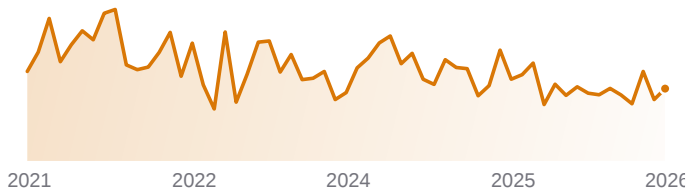
Typical hold before selling

17.9 yrs



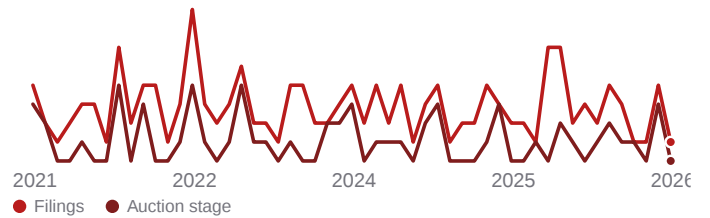
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,498
Median value (AVM)	\$238K
Median size	1,398 ft²
Median bedrooms	3
Median year built	1972
Single family	85%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	7.0%
Owner occupied	69%
Company owned	25%
Median loan-to-value	65%

Typical ownership tenure

13.2 yrs

COMMUNITY

Population	39,996
Density	5,944 / mi²
Median household income	\$61K
Average household income	\$76K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	94
Homes occupied	96%
Bachelor's or higher	16%
Poverty rate	11.8%
Unemployment	2.4%
Average temp	63°F
Annual precip	12 in
Sunshine	79%

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.