

Madera 93638

ZIP code · CA · California > Madera County > Madera

BUYER'S MARKET

\$363K

MEDIAN SALE PRICE

-2.2%

1-YR CHANGE

255

SALES (12 MO)

\$198K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



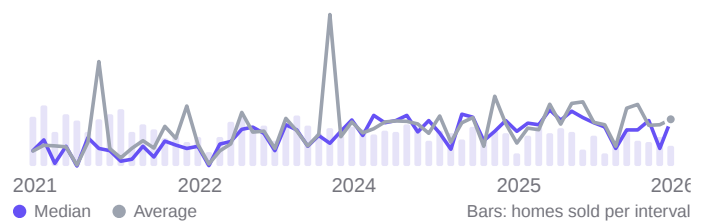
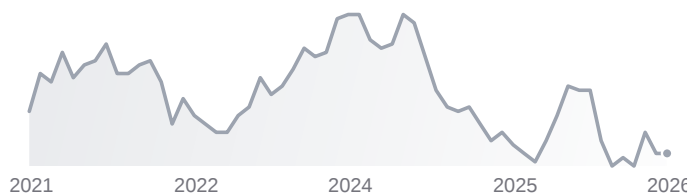
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$385K · Average \$388K

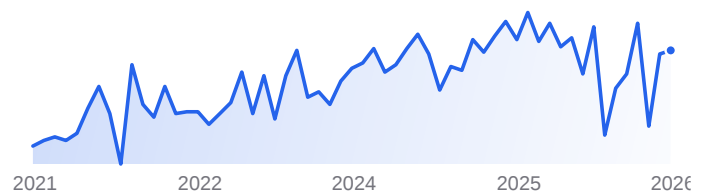
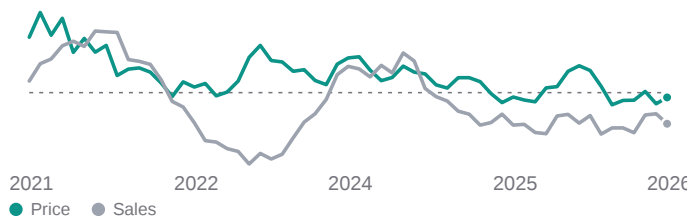


Growth (year over year)

Price -2.2% · Sales -13.9%

Price per square foot

\$264/ft²

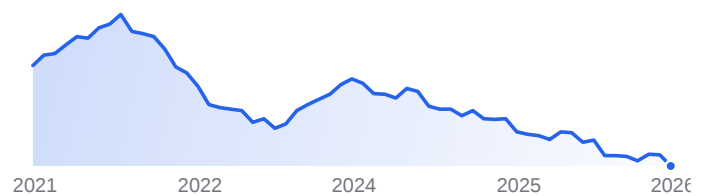
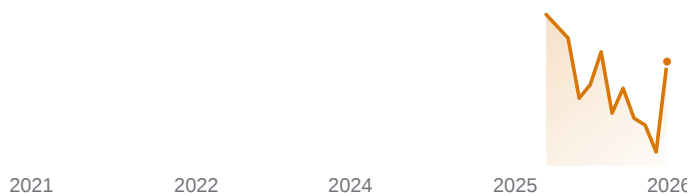


Sale premium vs estimated value

+1.4%

Annual turnover (share of homes sold)

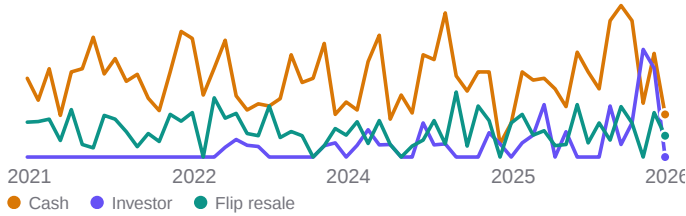
2.4%



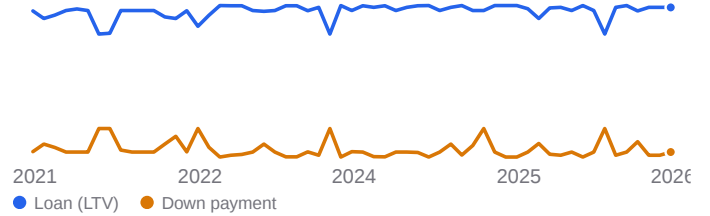
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 0% · Flip resale 6.3%

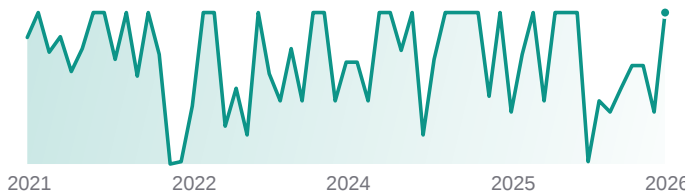


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



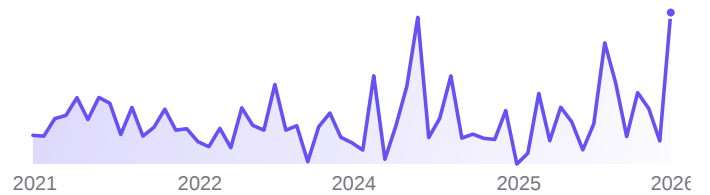
Sellers who sold at a gain

100%



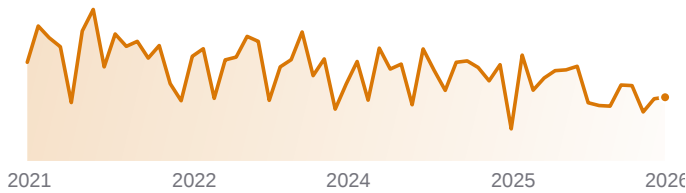
Typical hold before selling

23.8 yrs



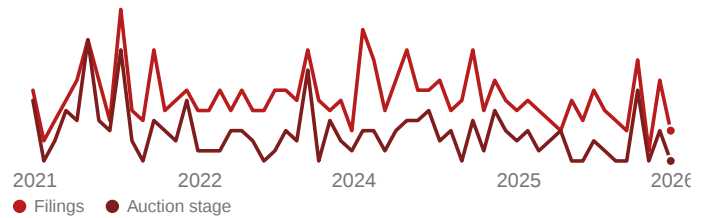
Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	10,451
Median value (AVM)	\$198K
Median size	1,355 ft²
Median bedrooms	3
Median year built	1988
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	36%
Underwater (LTV 125% or more)	11%
Owner occupied	70%
Company owned	18%
Median loan-to-value	69%
Typical ownership tenure	15.9 yrs

COMMUNITY

Population	53,500
Density	544 / mi²
Median household income	\$57K
Average household income	\$74K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	99
Homes occupied	97%
Bachelor's or higher	6%
Poverty rate	28.8%
Unemployment	2.5%
Average temp	62°F
Annual precip	13 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.