

Mendota 93640

ZIP code · CA · California > Fresno County > Mendota

BUYER'S MARKET

\$271K

MEDIAN SALE PRICE

-28.9%

1-YR CHANGE

24

SALES (12 MO)

\$177K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



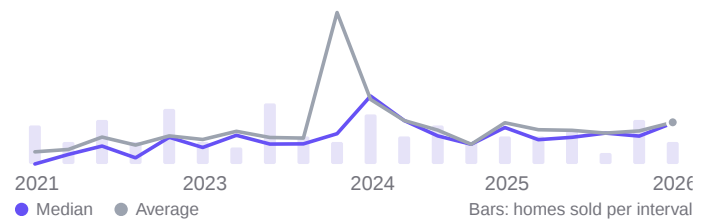
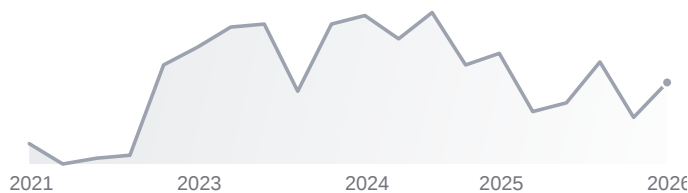
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$320K · Average \$324K

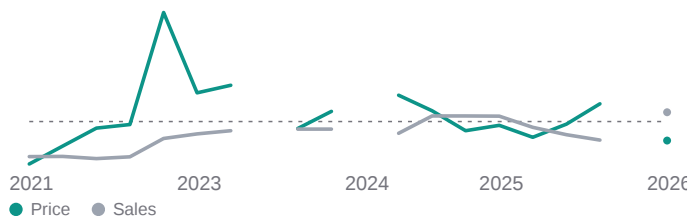


Growth (year over year)

Price -28.9% · Sales +14.3%

Price per square foot

\$251/ft²

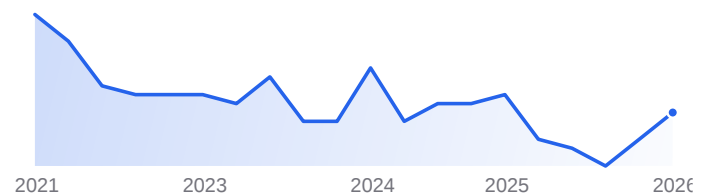


Sale premium vs estimated value

+31.2%

Annual turnover (share of homes sold)

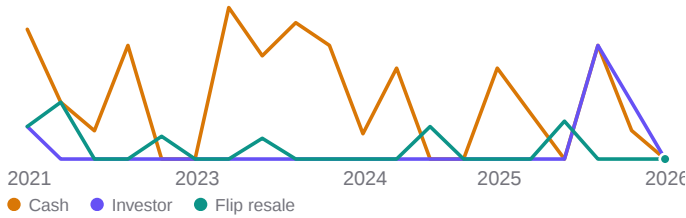
1.3%



BUYERS & OUTCOMES

Buyer mix

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



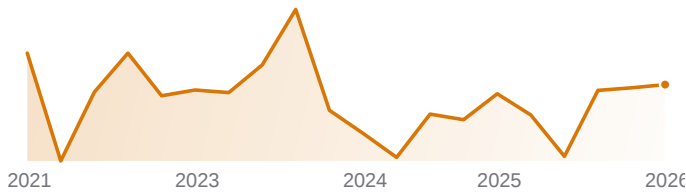
Sellers who sold at a gain

100%

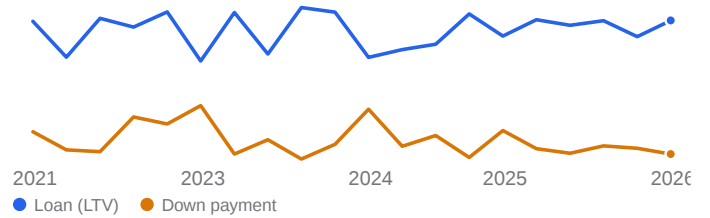


Median annualized return at resale

+6.8%

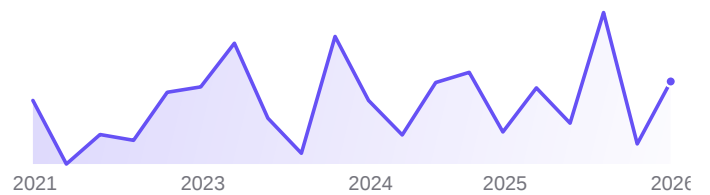


Financing (share of purchase price) Loan (LTV) 90% · Down payment 5.0%



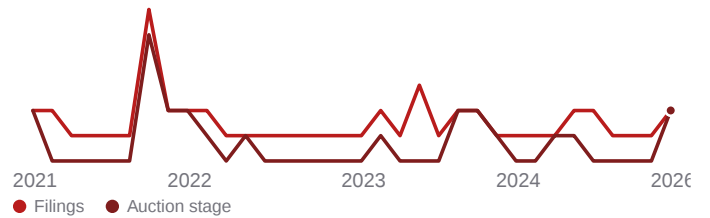
Typical hold before selling

15.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,878
Median value (AVM)	\$177K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1990
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	6.3%
Owner occupied	78%
Company owned	12%
Median loan-to-value	65%
Typical ownership tenure	15.7 yrs

COMMUNITY

Population	11,133
Density	63 / mi²
Median household income	\$37K
Average household income	\$50K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	199
Homes occupied	98%
Bachelor's or higher	3%
Poverty rate	29.5%
Unemployment	2.3%
Average temp	62°F
Annual precip	8 in
Sunshine	79%

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.