

North Fork 93643

ZIP code · CA · California > Madera County > North Fork

STRONG BUYER'S MARKET

\$164K

MEDIAN SALE PRICE

-53.7%

1-YR CHANGE

37

SALES (12 MO)

\$334K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 12 / 100



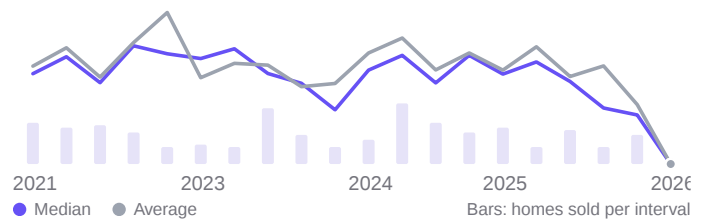
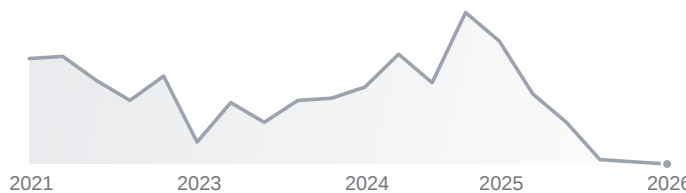
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

12 / 100

Sale prices

Median \$83K · Average \$83K

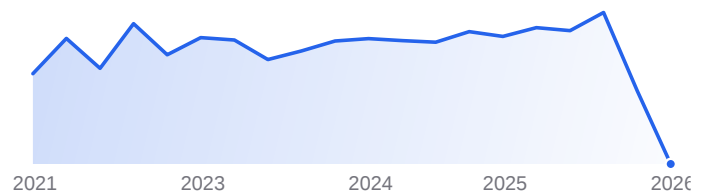
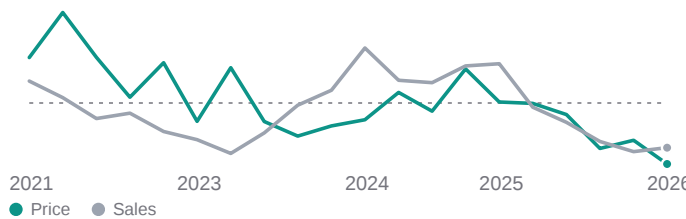


Growth (year over year)

Price -53.7% · Sales -39.3%

Price per square foot

\$57/ft²

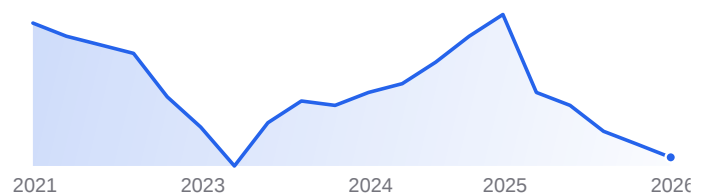


Sale premium vs estimated value

-12.1%

Annual turnover (share of homes sold)

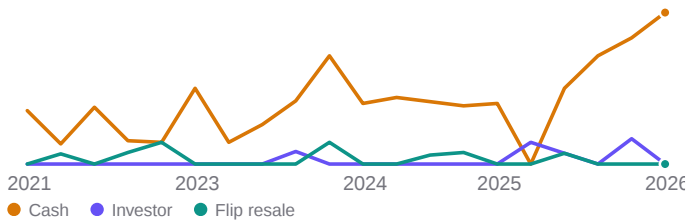
2.6%



BUYERS & OUTCOMES

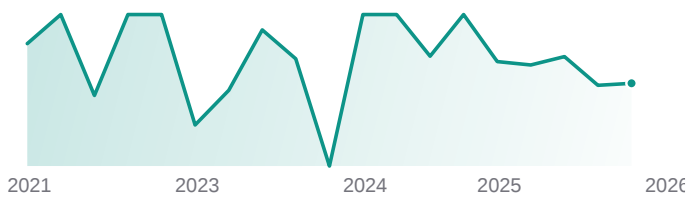
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



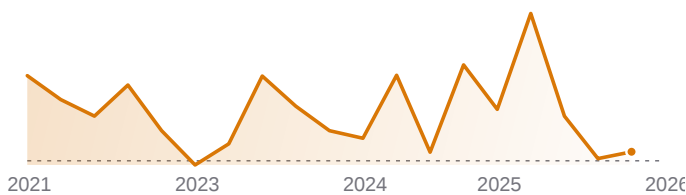
Sellers who sold at a gain

81%

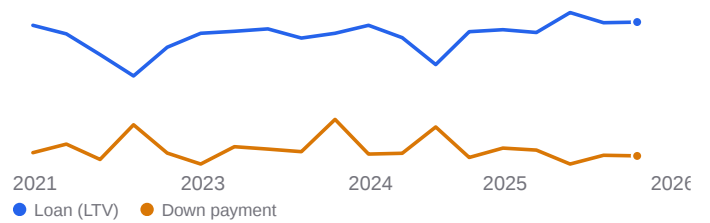


Median annualized return at resale

+0.8%

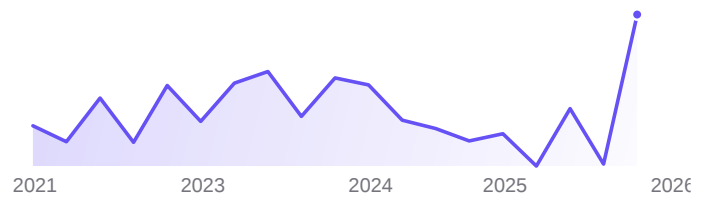


Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.7%



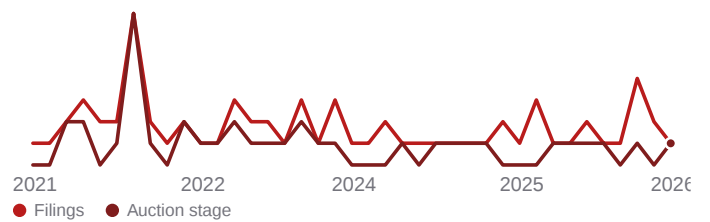
Typical hold before selling

20.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,415
Median value (AVM)	\$334K
Median size	1,636 ft²
Median bedrooms	3
Median year built	1984
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	4.1%
Owner occupied	54%
Company owned	38%
Median loan-to-value	44%
Typical ownership tenure	15.7 yrs

COMMUNITY

Population	2,883
Density	15 / mi²
Median household income	\$55K
Average household income	\$74K
Crime index (US avg 100)	172
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	150
Homes occupied	73%
Bachelor's or higher	13%
Poverty rate	17.3%
Unemployment	1.6%
Average temp	53°F
Annual precip	38 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.