

Raymond 93653

ZIP code · CA · California · Madera County

BALANCED MARKET

\$149K

MEDIAN SALE PRICE

-12.4%

1-YR CHANGE

8

SALES (12 MO)

\$281K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



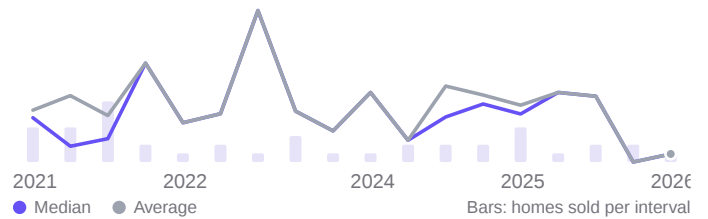
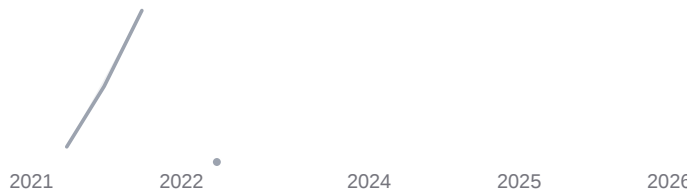
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$227K · Average \$227K

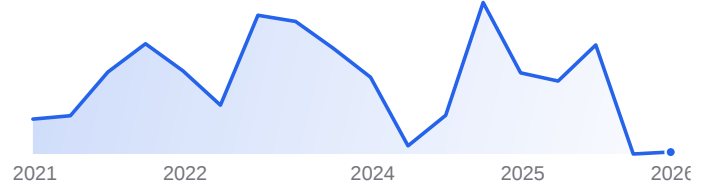
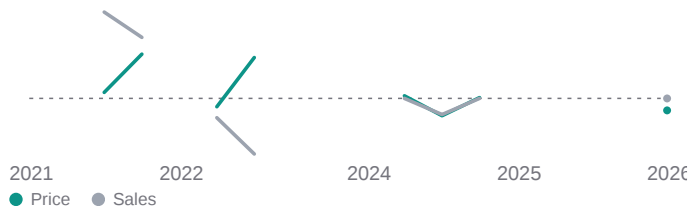


Growth (year over year)

Price -12.4% · Sales +0.0%

Price per square foot

\$147/ft²

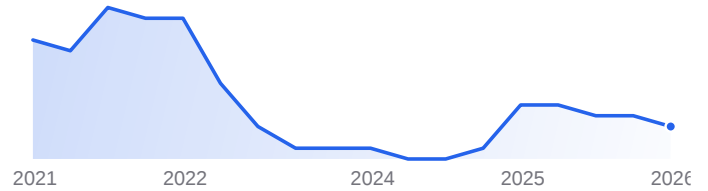


Sale premium vs estimated value

-17.5%

Annual turnover (share of homes sold)

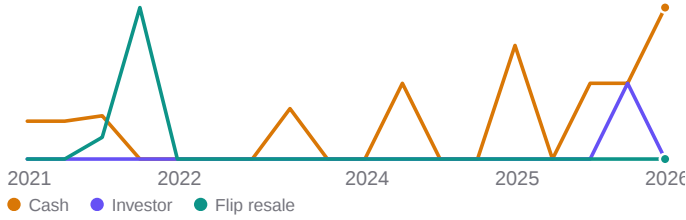
2.6%



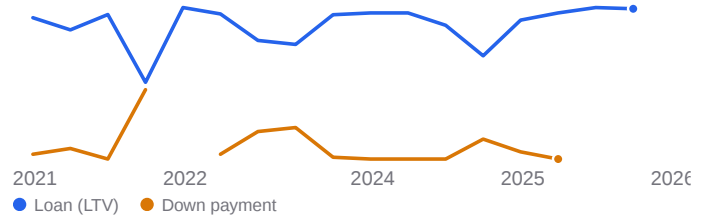
BUYERS & OUTCOMES

Buyer mix

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

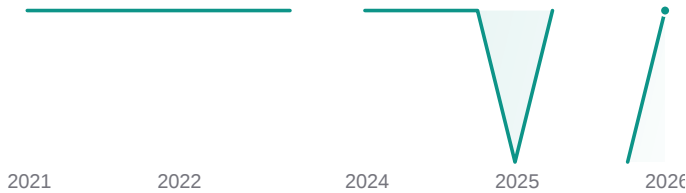


Financing (share of purchase price) Loan (LTV) 101% · Down payment 1.8%



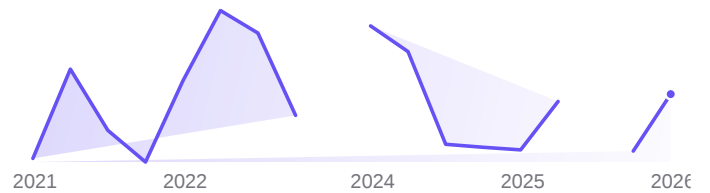
Sellers who sold at a gain

100%



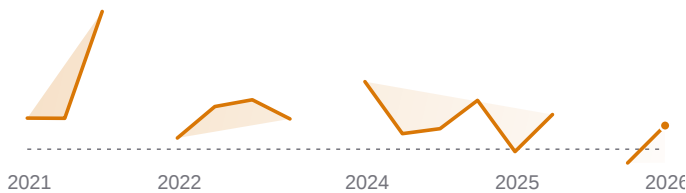
Typical hold before selling

15.1 yrs



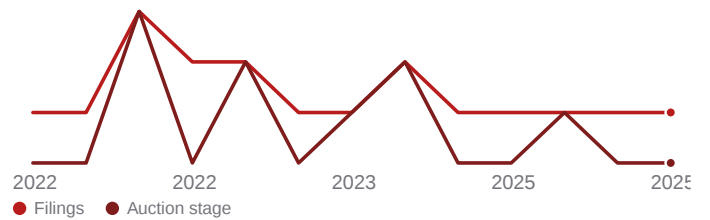
Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	304
Median value (AVM)	\$281K
Median size	1,540 ft²
Median bedrooms	3
Median year built	1992
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	7.7%
Owner occupied	65%
Company owned	23%
Median loan-to-value	53%
Typical ownership tenure	14.5 yrs

COMMUNITY

Population	1,823
Density	8 / mi ²
Median household income	\$78K
Average household income	\$99K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	100
Homes occupied	87%
Bachelor's or higher	16%
Poverty rate	11.4%
Unemployment	1.7%
Average temp	62°F
Annual precip	18 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.