

Fresno 93704

ZIP code · CA · California > Fresno County > Fresno

SELLER'S MARKET

\$402K

MEDIAN SALE PRICE

+14.7%

1-YR CHANGE

330

SALES (12 MO)

\$277K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

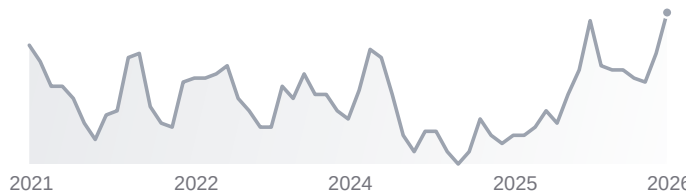
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

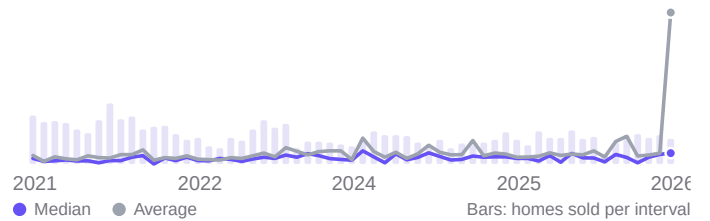
Market temperature (0–100)

74 / 100



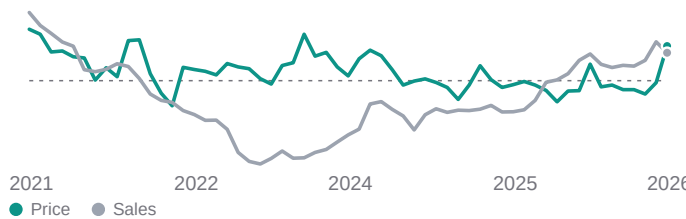
Sale prices

Median \$424K · Average \$2.1M



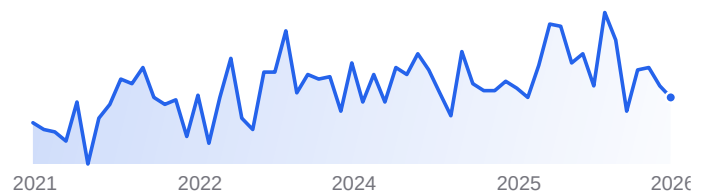
Growth (year over year)

Price +14.7% · Sales +11.9%



Price per square foot

\$230/ft²



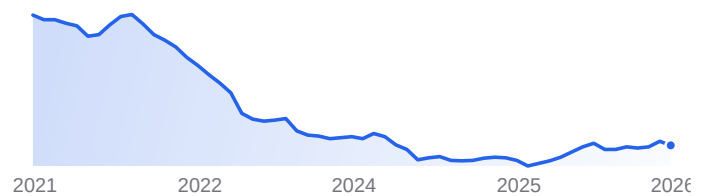
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

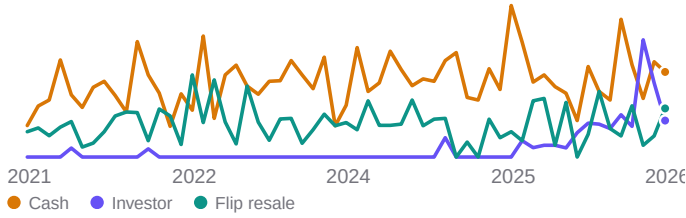
4.0%



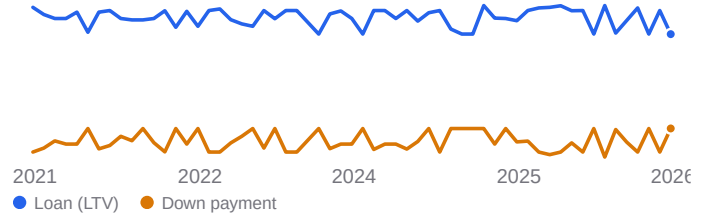
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 11% · Flip resale 15%

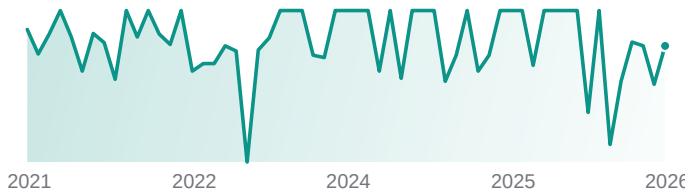


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



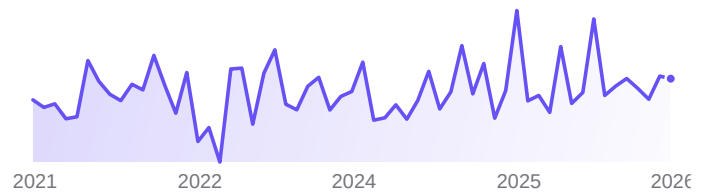
Sellers who sold at a gain

96%



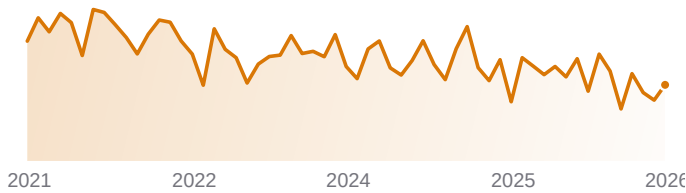
Typical hold before selling

8.8 yrs



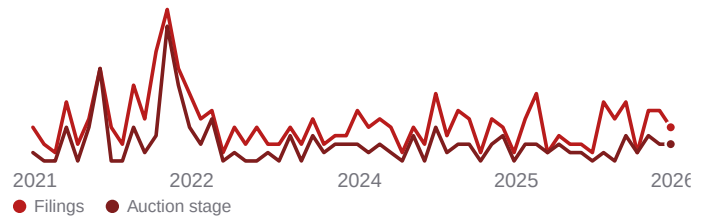
Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	8,318
Median value (AVM)	\$277K
Median size	1,628 ft²
Median bedrooms	3
Median year built	1951
Single family	84%
Condos	8.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	6.6%
Owner occupied	74%
Company owned	26%
Median loan-to-value	66%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	27,331
Density	4,933 / mi ²
Median household income	\$72K
Average household income	\$97K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	96
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	16.8%
Unemployment	2.3%
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.