

Fresno 93705

ZIP code · CA · California > Fresno County > Fresno

BALANCED MARKET

\$313K

MEDIAN SALE PRICE

-2.8%

1-YR CHANGE

297

SALES (12 MO)

\$207K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

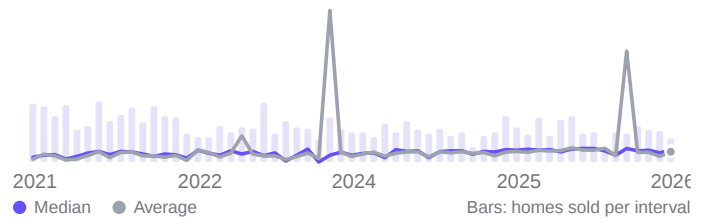
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$320K · Average \$308K

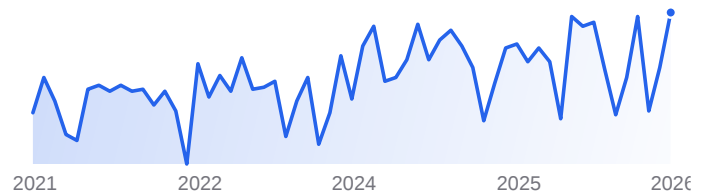
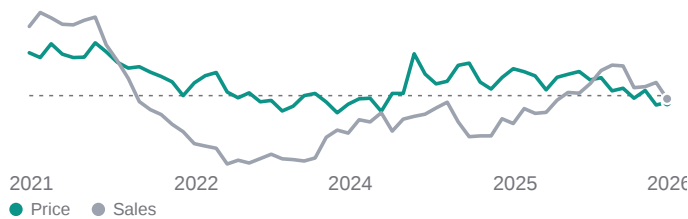


Growth (year over year)

Price -2.8% · Sales -1.3%

Price per square foot

\$253/ft²

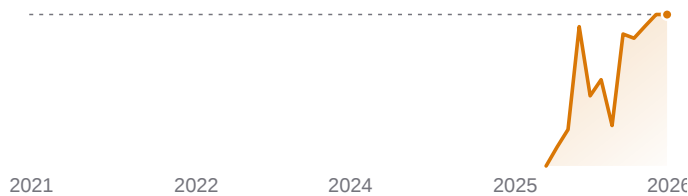


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

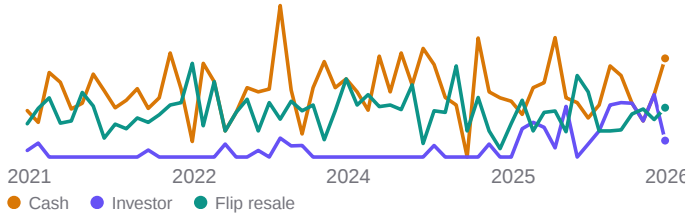
3.4%



BUYERS & OUTCOMES

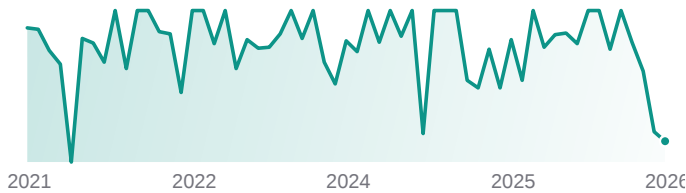
Buyer mix

Cash 32% · Investor 5.3% · Flip resale 16%



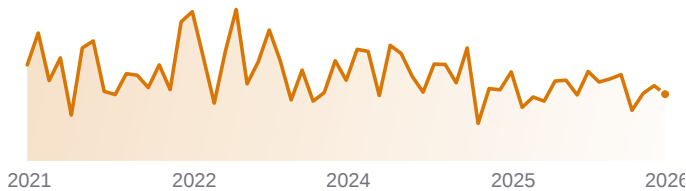
Sellers who sold at a gain

81%

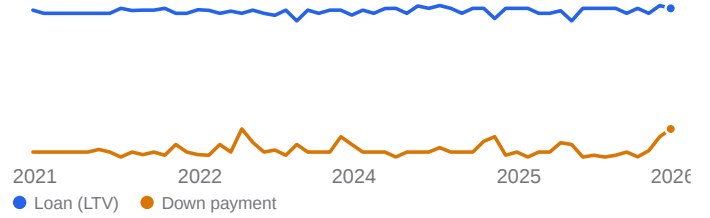


Median annualized return at resale

+5.6%

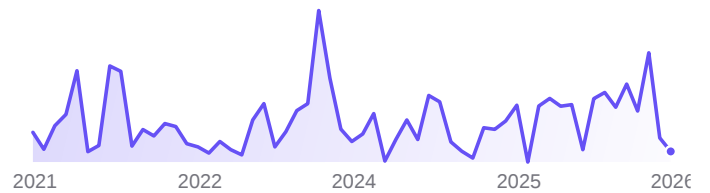


Financing (share of purchase price) Loan (LTV) 98% · Down payment 20%



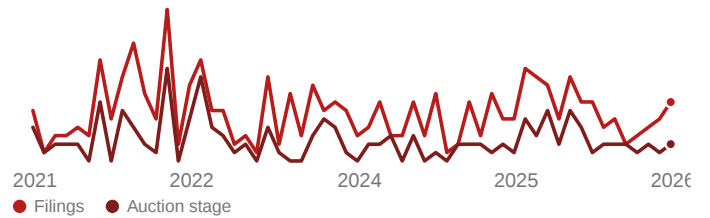
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 7 · Auction stage 2



HOUSING STOCK

Homes	8,671
Median value (AVM)	\$207K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1956
Single family	86%
Condos	6.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	7.1%
Owner occupied	71%
Company owned	19%
Median loan-to-value	67%

Typical ownership tenure

12.8 yrs

COMMUNITY

Population	38,932
Density	7,953 / mi²
Median household income	\$48K
Average household income	\$69K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	100
Homes occupied	96%
Bachelor's or higher	11%
Poverty rate	22.9%
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.