

Saint Helena 94574

ZIP code · CA · California > Napa County

BALANCED MARKET

\$2.2M

MEDIAN SALE PRICE

+17.3%

1-YR CHANGE

101

SALES (12 MO)

\$1.7M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



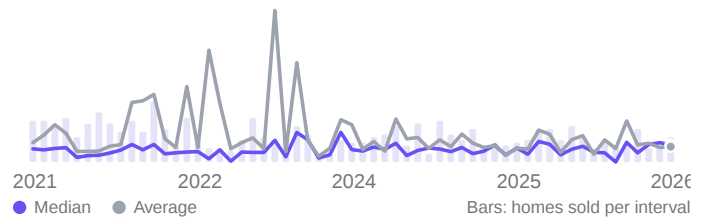
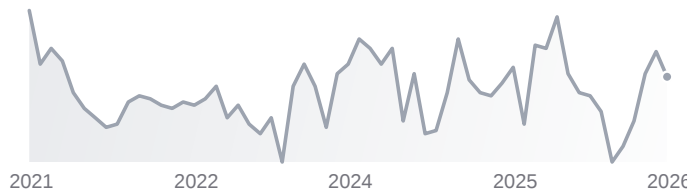
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$2.2M · Average \$2M

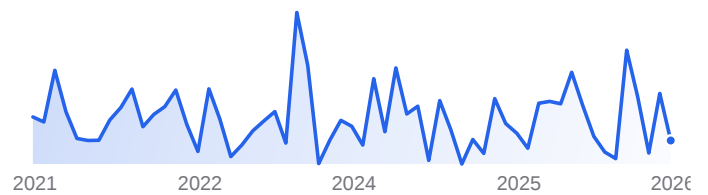
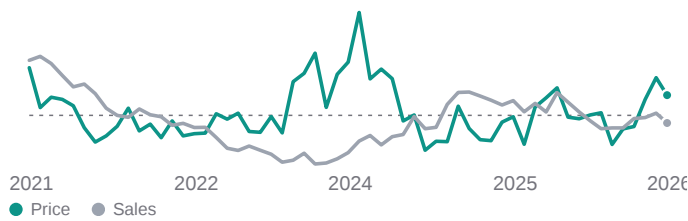


Growth (year over year)

Price +17.3% · Sales -6.5%

Price per square foot

\$733/ft²

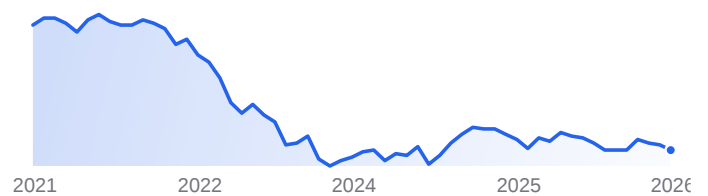


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

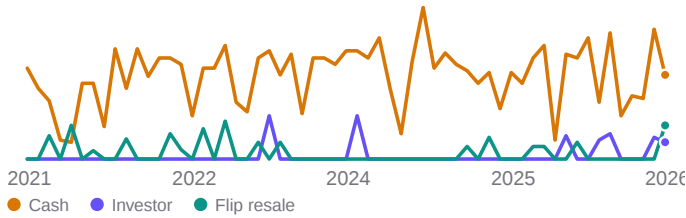
3.2%



BUYERS & OUTCOMES

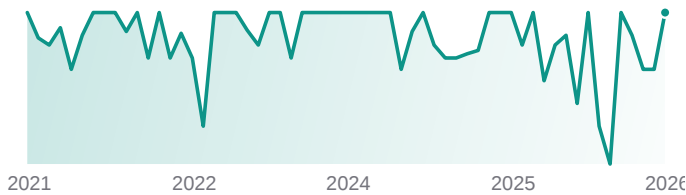
Buyer mix

Cash 56% · Investor 11% · Flip resale 22%



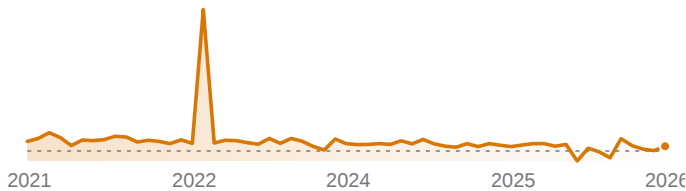
Sellers who sold at a gain

100%

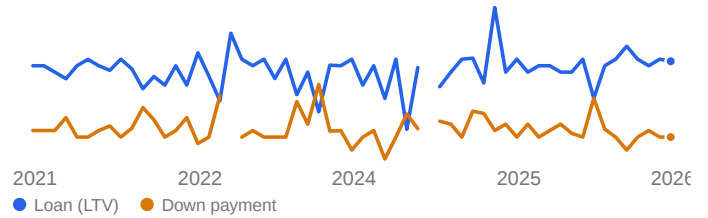


Median annualized return at resale

+2.9%

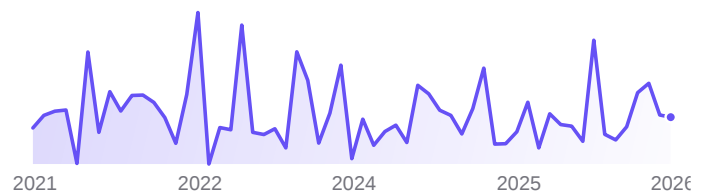


Financing (share of purchase price) Loan (LTV) 78% · Down payment 20%



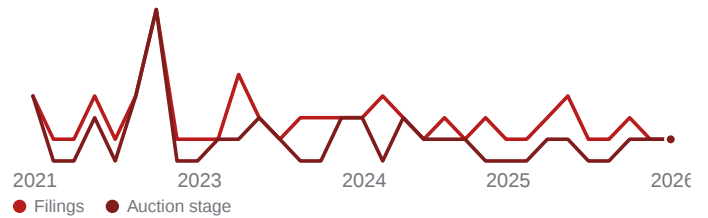
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,139
Median value (AVM)	\$1.7M
Median size	1,885 ft²
Median bedrooms	3
Median year built	1969
Single family	48%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.5%
Owner occupied	59%
Company owned	51%
Median loan-to-value	26%

Typical ownership tenure

11.6 yrs

COMMUNITY

Population	7,889
Density	61 / mi²
Median household income	\$129K
Average household income	\$219K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	267
Homes occupied	80%
Bachelor's or higher	31%
Poverty rate	8.0%
Unemployment	1.1%
Average temp	59°F
Annual precip	35 in
Sunshine	78%

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.