

Yountville 94599

ZIP code · CA · California > Napa County > Yountville

BUYER'S MARKET

\$1.1M

MEDIAN SALE PRICE

-41.0%

1-YR CHANGE

27

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



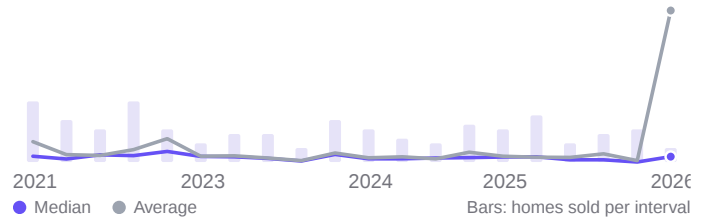
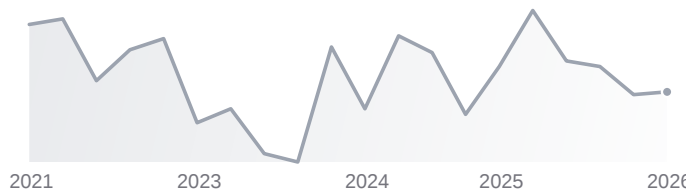
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$1.4M · Average \$18M

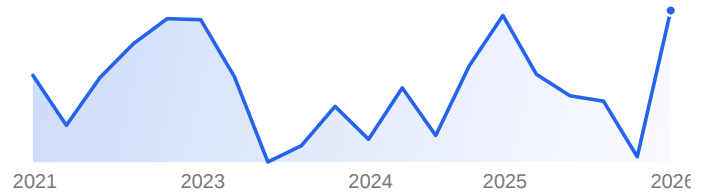
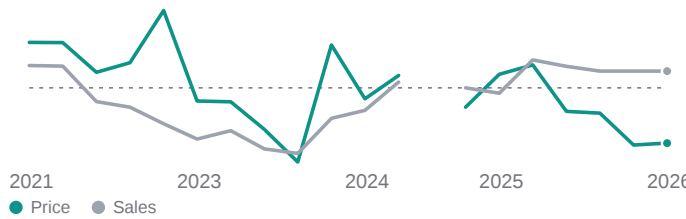


Growth (year over year)

Price -41.0% · Sales +12.5%

Price per square foot

\$1196/ft²

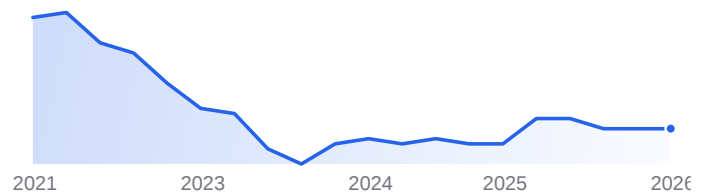


Sale premium vs estimated value

-40.4%

Annual turnover (share of homes sold)

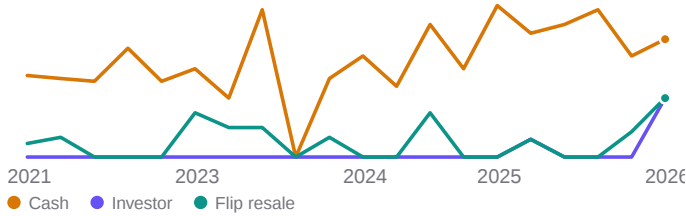
2.7%



BUYERS & OUTCOMES

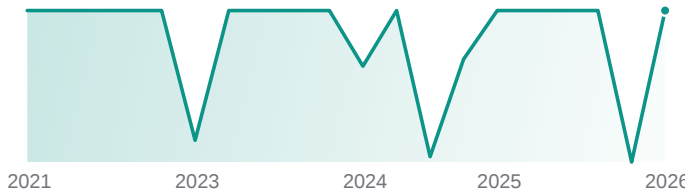
Buyer mix

Cash 67% · Investor 33% · Flip resale 33%



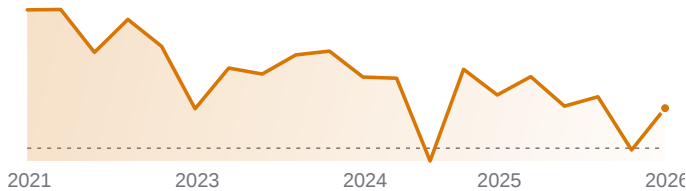
Sellers who sold at a gain

100%

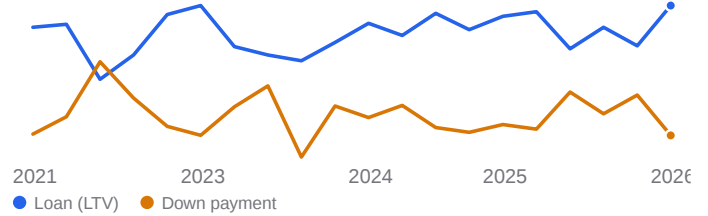


Median annualized return at resale

+2.7%

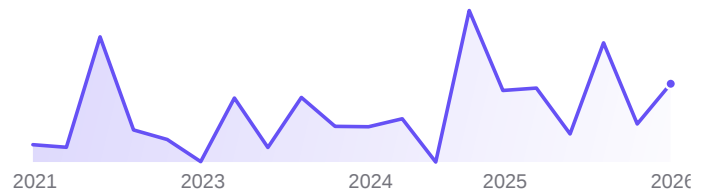


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



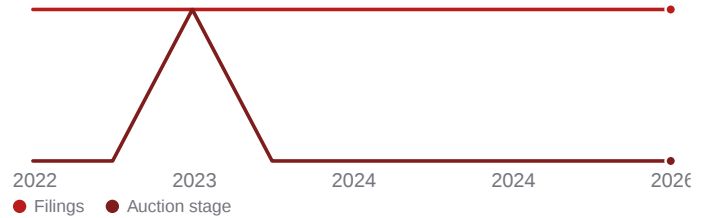
Typical hold before selling

13.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,014
Median value (AVM)	\$1.2M
Median size	1,402 ft²
Median bedrooms	3
Median year built	1984
Single family	48%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.8%
Owner occupied	60%
Company owned	48%
Median loan-to-value	28%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	2,917
Density	1,713 / mi²
Median household income	\$75K
Average household income	\$160K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	56
Earthquake index (US avg 100)	284
Homes occupied	79%
Bachelor's or higher	22%
Poverty rate	10.4%
Unemployment	0.8%
Average temp	60°F
Annual precip	30 in
Sunshine	78%

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.