

Douglas Flat 95229

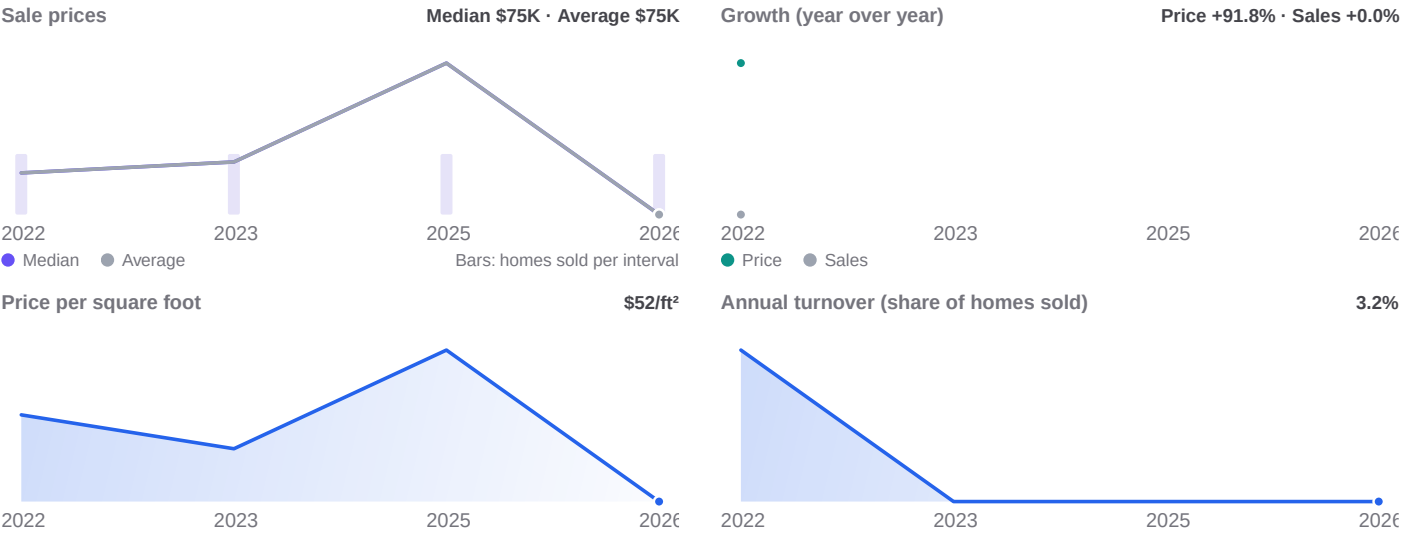
ZIP code · CA · California > Calaveras County > Douglas Flat

\$75K
 MEDIAN SALE PRICE

1
 SALES (12 MO)

\$416K
 MEDIAN VALUE (AVM)

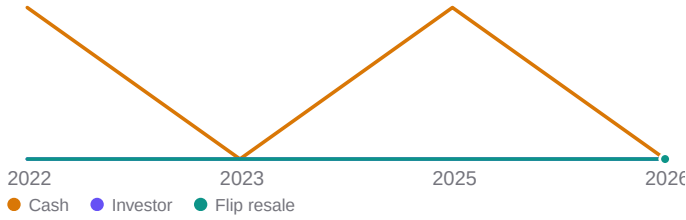
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

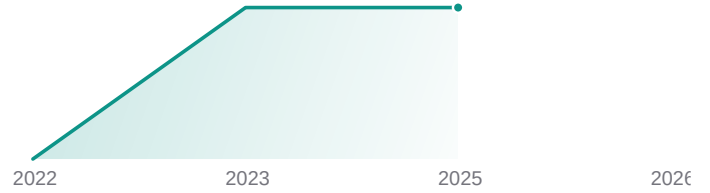
Buyer mix

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



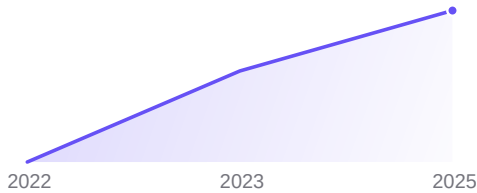
Sellers who sold at a gain

100%



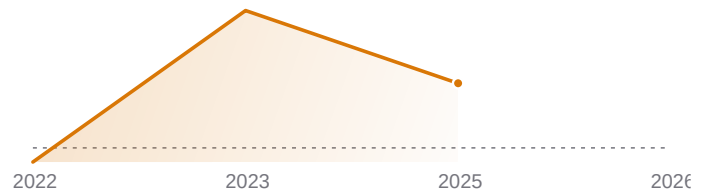
Typical hold before selling

24.6 yrs



Median annualized return at resale

+4.4%



HOUSING STOCK

Homes	31
Median value (AVM)	\$416K
Median size	1,360 ft²
Median bedrooms	3
Median year built	1968
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0%
Owner occupied	52%
Company owned	9.7%
Median loan-to-value	0%
Typical ownership tenure	17.7 yrs

COMMUNITY

Population	19
Density	63 / mi²
Median household income	\$79K
Average household income	\$86K

Crime index (US avg 100)	96
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	85
Homes occupied	86%
Bachelor's or higher	14%
Poverty rate	9.0%
Unemployment	1.7%
Average temp	59°F
Annual precip	33 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.