

French Camp 95231

ZIP code · CA · California > San Joaquin County > French Camp

BALANCED MARKET

\$333K

MEDIAN SALE PRICE

-25.1%

1-YR CHANGE

18

SALES (12 MO)

\$441K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



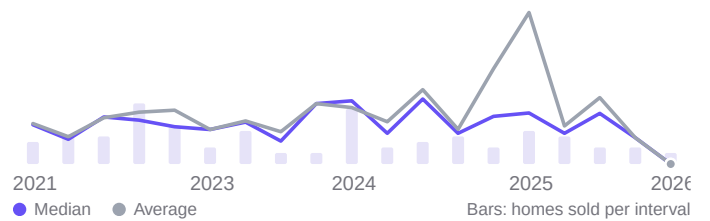
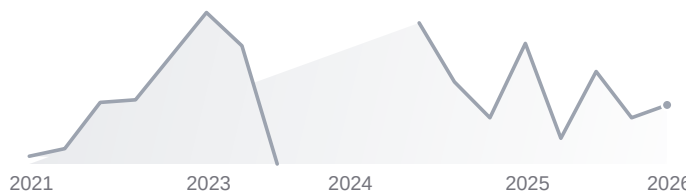
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$119K · Average \$119K

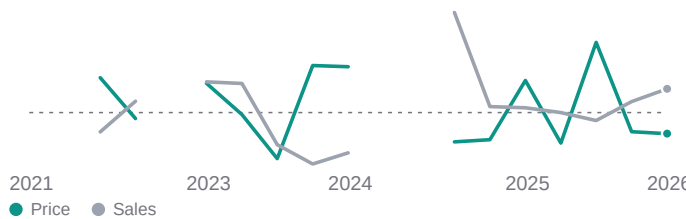


Growth (year over year)

Price -25.1% · Sales +28.6%

Price per square foot

\$89/ft²

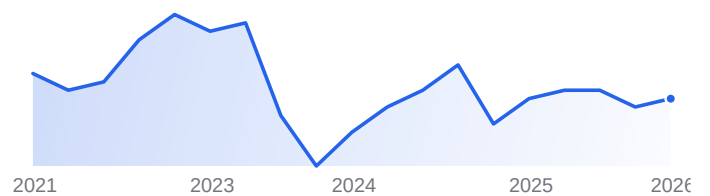
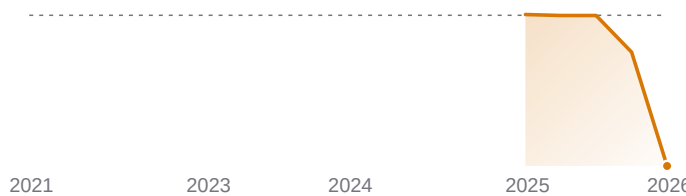


Sale premium vs estimated value

-63.6%

Annual turnover (share of homes sold)

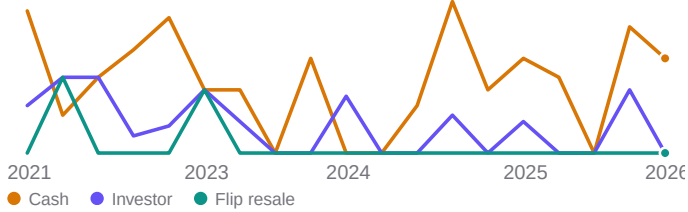
2.6%



BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



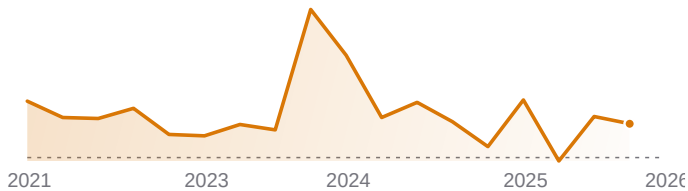
Sellers who sold at a gain

100%

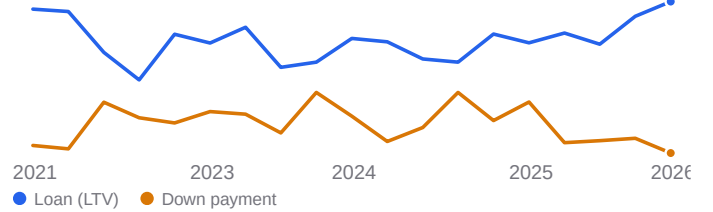


Median annualized return at resale

+6.2%

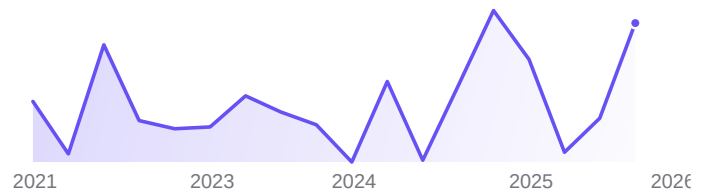


Financing (share of purchase price) Loan (LTV) 100% · Down payment 0.3%



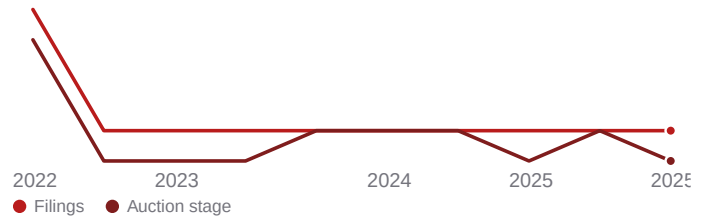
Typical hold before selling

25.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	682
Median value (AVM)	\$441K
Median size	1,373 ft²
Median bedrooms	3
Median year built	1961
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	3.5%
Owner occupied	70%
Company owned	22%
Median loan-to-value	40%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	4,256
Density	461 / mi²
Median household income	\$80K
Average household income	\$96K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	160
Homes occupied	89%
Bachelor's or higher	6%
Poverty rate	9.6%
Unemployment	2.0%
Average temp	61°F
Annual precip	14 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.