

Murphys 95247

ZIP code · CA · California > Calaveras County > Murphys

SELLER'S MARKET

\$585K

MEDIAN SALE PRICE

+10.6%

1-YR CHANGE

97

SALES (12 MO)

\$482K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

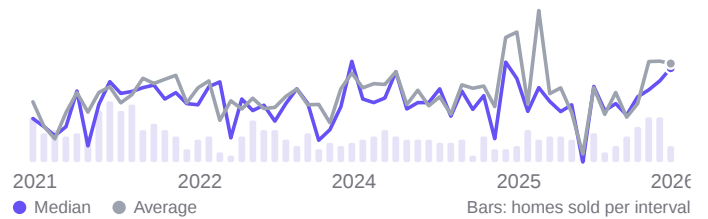
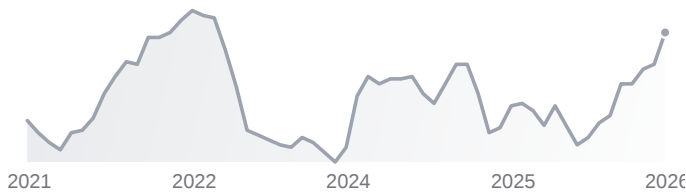
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

76 / 100

Sale prices

Median \$635K · Average \$655K

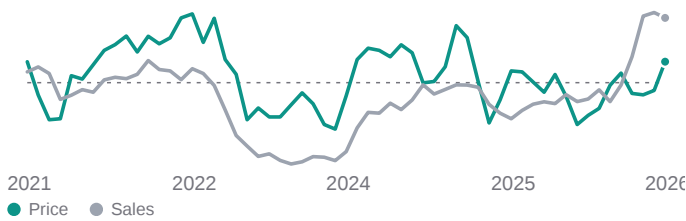


Growth (year over year)

Price +10.6% · Sales +32.9%

Price per square foot

\$307/ft²

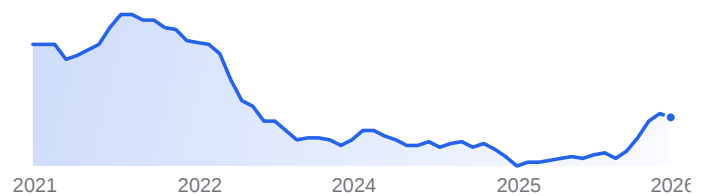


Sale premium vs estimated value

-2.5%

Annual turnover (share of homes sold)

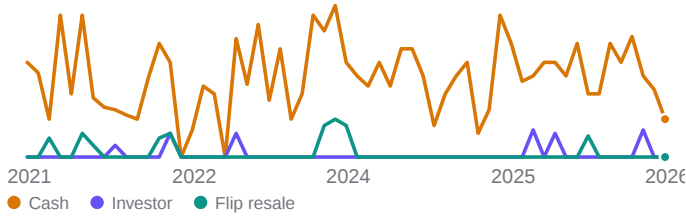
4.8%



BUYERS & OUTCOMES

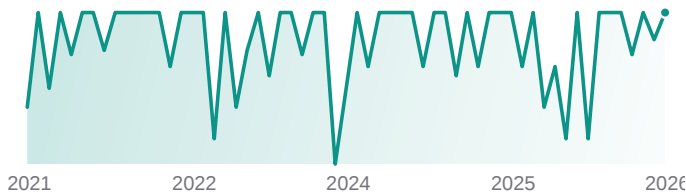
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



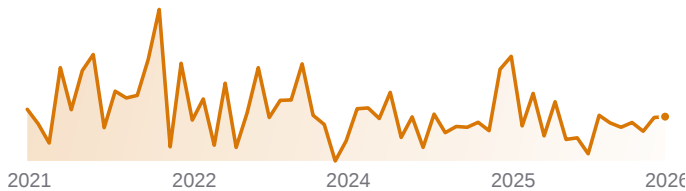
Sellers who sold at a gain

100%

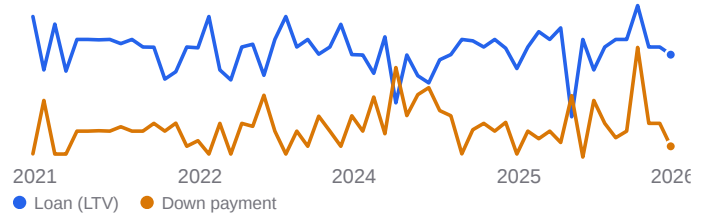


Median annualized return at resale

+4.9%

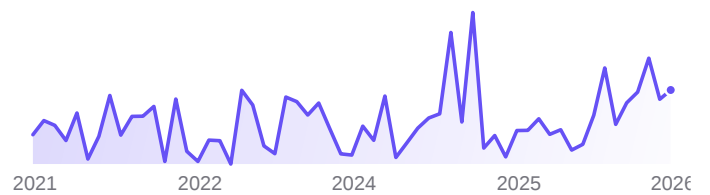


Financing (share of purchase price) Loan (LTV) 70% · Down payment 10%



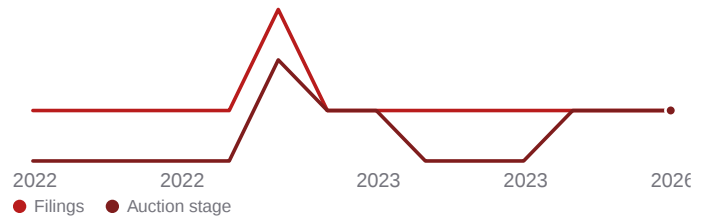
Typical hold before selling

14.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,040
Median value (AVM)	\$482K
Median size	1,798 ft²
Median bedrooms	3
Median year built	1985
Single family	85%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.8%
Owner occupied	53%
Company owned	15%
Median loan-to-value	38%

Typical ownership tenure

13.7 yrs

COMMUNITY

Population	4,397
Density	84 / mi²
Median household income	\$67K
Average household income	\$87K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	84
Homes occupied	78%
Bachelor's or higher	23%
Poverty rate	7.3%
Unemployment	1.4%
Average temp	57°F
Annual precip	38 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.