

Vallecito 95251

ZIP code · CA · California > Calaveras County > Vallecito

BALANCED MARKET

\$170K

MEDIAN SALE PRICE

-26.9%

1-YR CHANGE

10

SALES (12 MO)

\$381K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



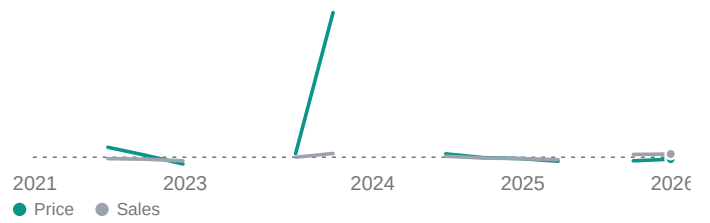
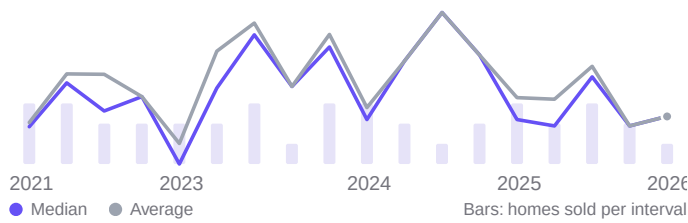
MARKET TRENDS (5 YEARS)

Sale prices

Median \$170K · Average \$170K

Growth (year over year)

Price -26.9% · Sales +42.9%



Price per square foot

\$295/ft²

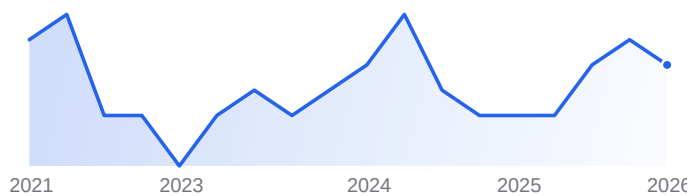
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

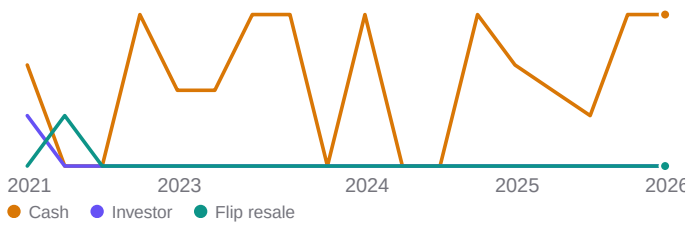
4.2%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



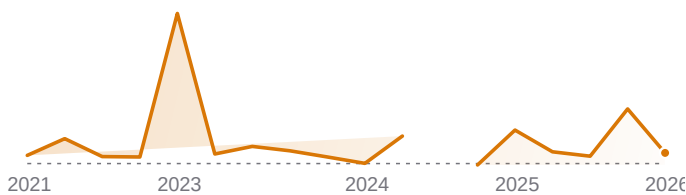
Sellers who sold at a gain

100%

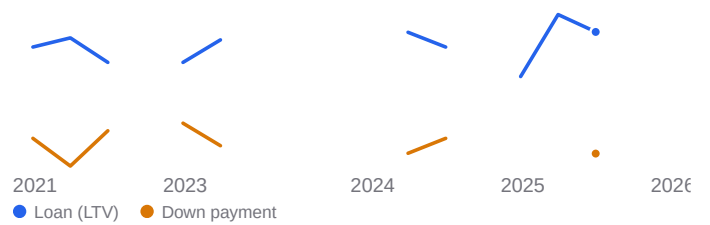


Median annualized return at resale

+4.0%

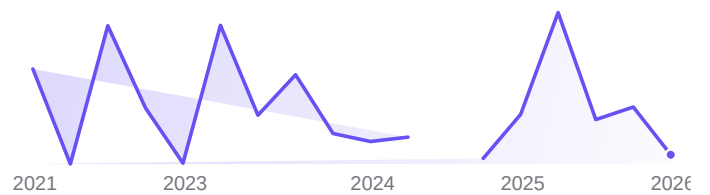


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



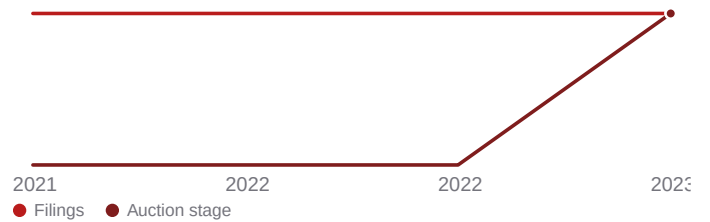
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	240
Median value (AVM)	\$381K
Median size	1,194 ft²
Median bedrooms	3
Median year built	1974
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.9%
Owner occupied	53%
Company owned	9.6%
Median loan-to-value	39%
Typical ownership tenure	21.4 yrs

COMMUNITY

Population	449
Density	60 / mi²
Median household income	\$78K
Average household income	\$87K
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	15%
Poverty rate	8.9%
Unemployment	1.6%
Average temp	59°F
Annual precip	32 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.