

Valley Springs 95252

ZIP code · CA · California > Calaveras County > Valley Springs

BALANCED MARKET

\$450K

MEDIAN SALE PRICE

+2.4%

1-YR CHANGE

168

SALES (12 MO)

\$431K

MEDIAN VALUE (AVM)

Market temperature

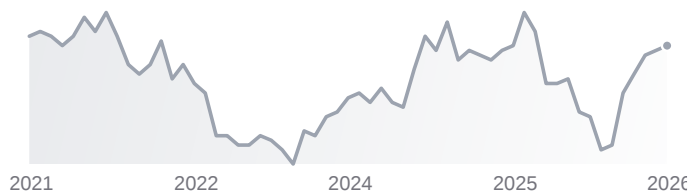
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

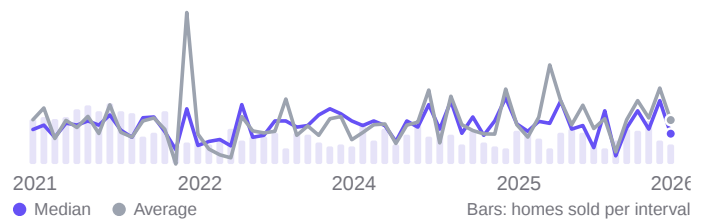
Market temperature (0–100)

56 / 100



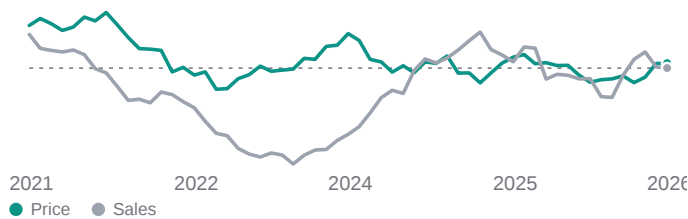
Sale prices

Median \$419K · Average \$452K



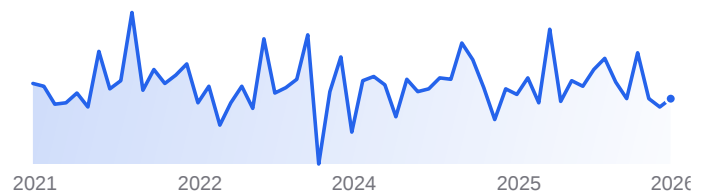
Growth (year over year)

Price +2.4% · Sales +0.0%



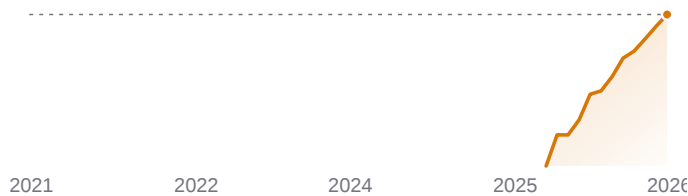
Price per square foot

\$261/ft²



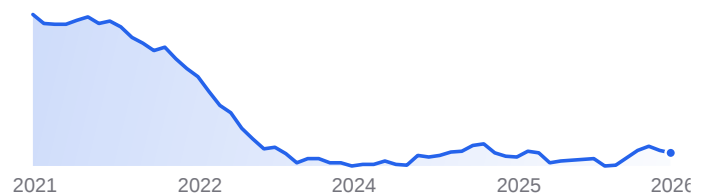
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

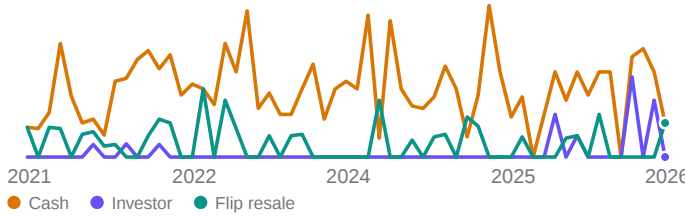
4.0%



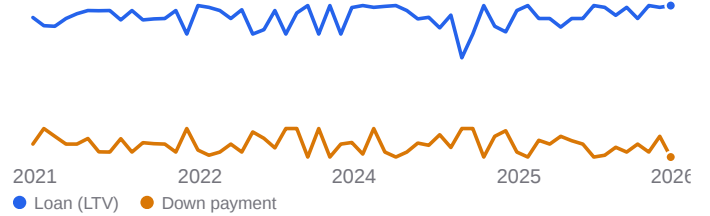
BUYERS & OUTCOMES

Buyer mix

Cash 10% · Investor 0% · Flip resale 10%

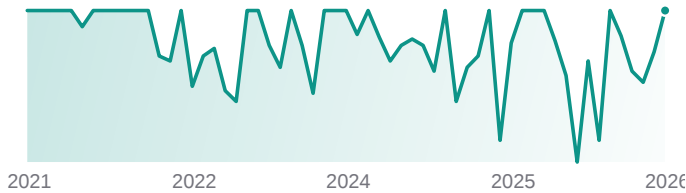


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



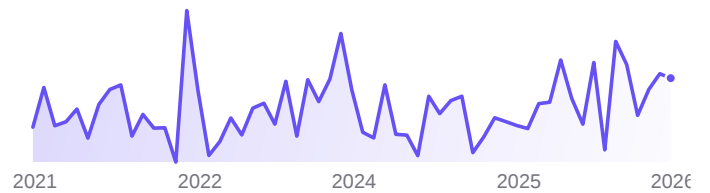
Sellers who sold at a gain

100%



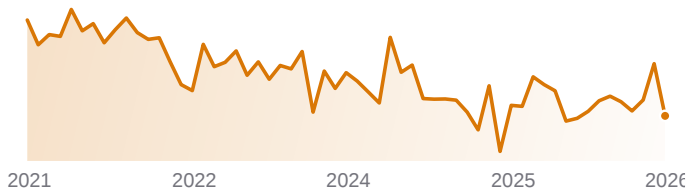
Typical hold before selling

10.6 yrs



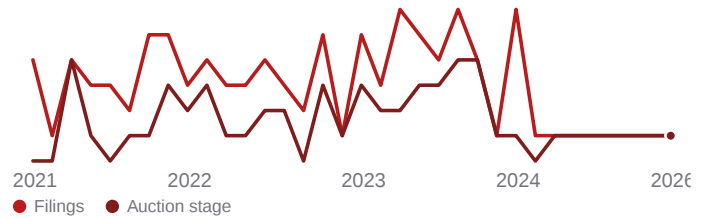
Median annualized return at resale

+3.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,168
Median value (AVM)	\$431K
Median size	1,613 ft²
Median bedrooms	3
Median year built	1990
Single family	94%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	2.7%
Owner occupied	80%
Company owned	11%
Median loan-to-value	59%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	14,518
Density	111 / mi²
Median household income	\$87K
Average household income	\$110K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	77
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	7.6%
Unemployment	1.7%
Average temp	60°F
Annual precip	24 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.