

West Point 95255

ZIP code · CA · California > Calaveras County > West Point

BUYER'S MARKET

\$164K

MEDIAN SALE PRICE

-26.3%

1-YR CHANGE

29

SALES (12 MO)

\$256K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



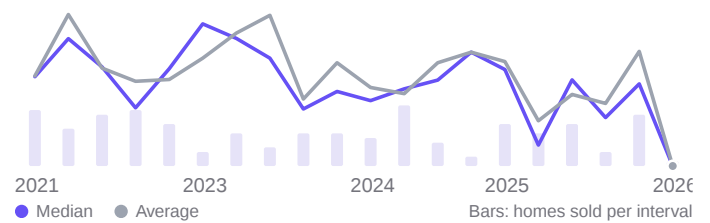
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$44K · Average \$44K

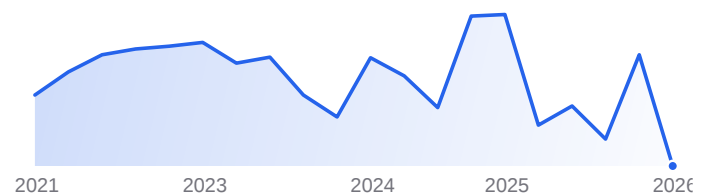
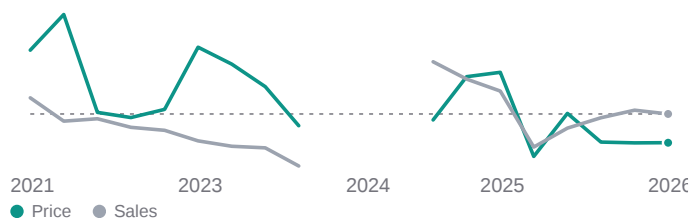


Growth (year over year)

Price -26.3% · Sales +0.0%

Price per square foot

\$62/ft²

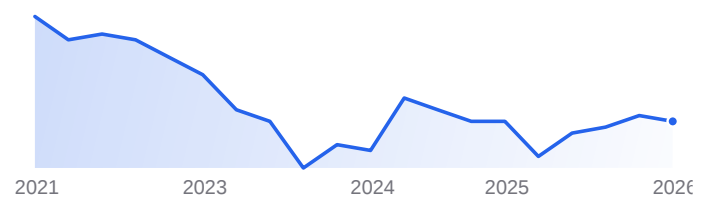


Sale premium vs estimated value

-76.9%

Annual turnover (share of homes sold)

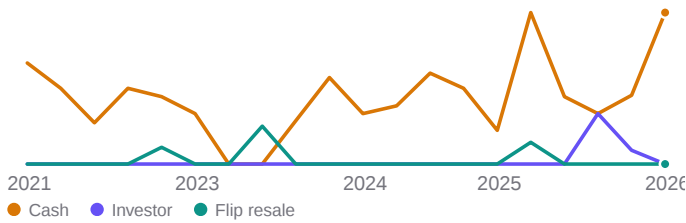
3.7%



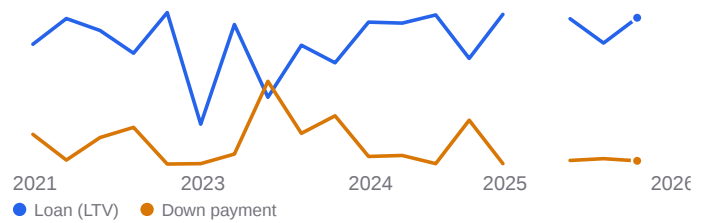
BUYERS & OUTCOMES

Buyer mix

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

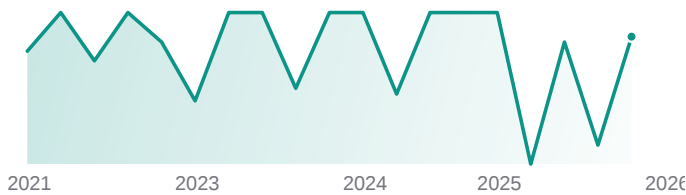


Financing (share of purchase price) Loan (LTV) 96% · Down payment 3.6%



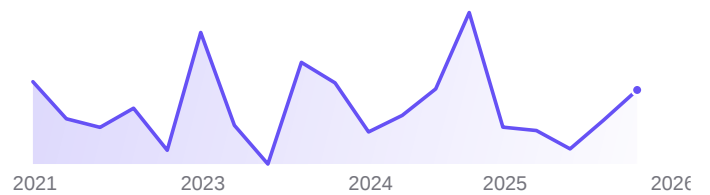
Sellers who sold at a gain

91%



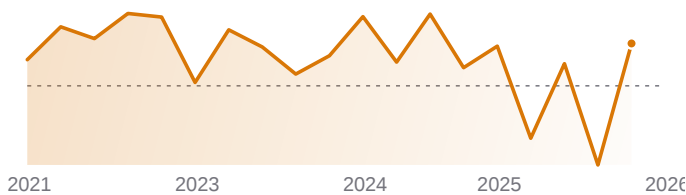
Typical hold before selling

10.6 yrs



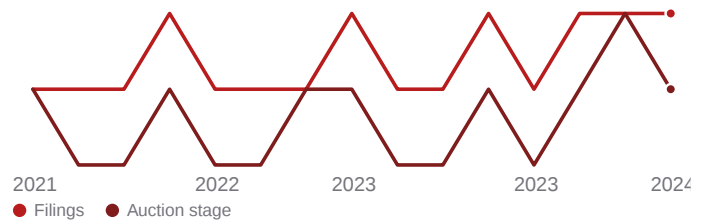
Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	775
Median value (AVM)	\$256K
Median size	1,200 ft²
Median bedrooms	2
Median year built	1970
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.0%
Owner occupied	47%
Company owned	13%
Median loan-to-value	19%
Typical ownership tenure	17.2 yrs

COMMUNITY

Population	2,447
Density	31 / mi²
Median household income	\$64K
Average household income	\$72K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	102
Homes occupied	78%
Bachelor's or higher	9%
Poverty rate	18.2%
Unemployment	1.2%
Average temp	53°F
Annual precip	50 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.