

Atwater 95301

ZIP code · CA · California > Merced County > Atwater

BUYER'S MARKET

\$398K

MEDIAN SALE PRICE

-13.2%

1-YR CHANGE

266

SALES (12 MO)

\$381K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



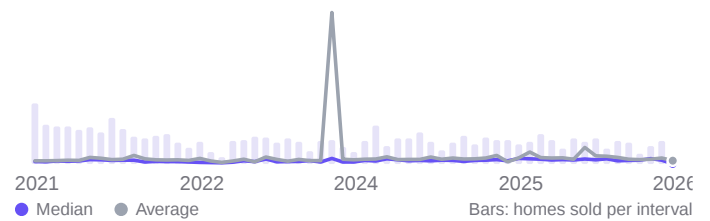
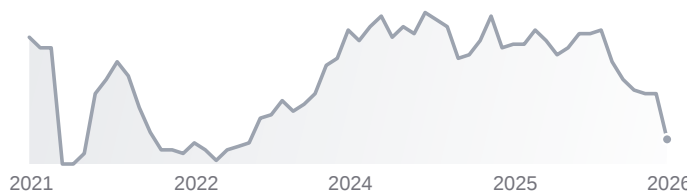
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$309K · Average \$405K

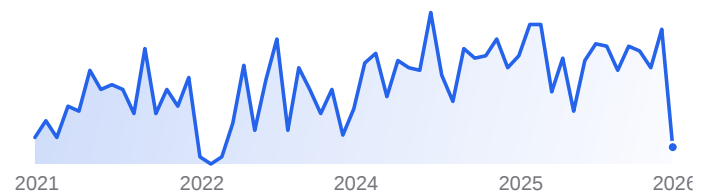
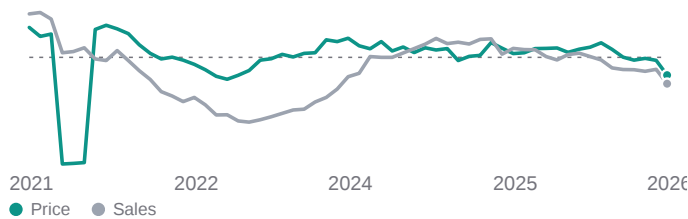


Growth (year over year)

Price -13.2% · Sales -19.6%

Price per square foot

\$222/ft²

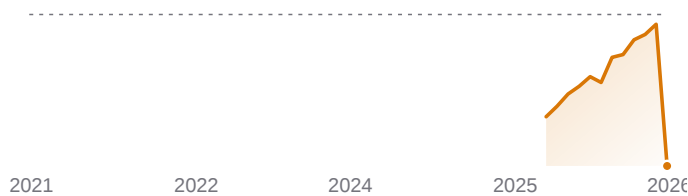


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

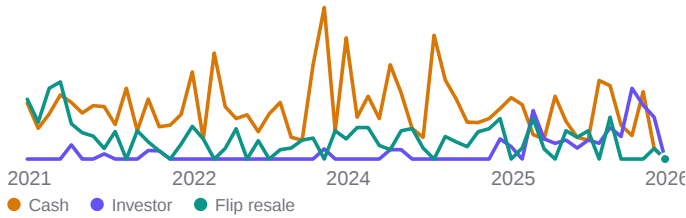
2.5%



BUYERS & OUTCOMES

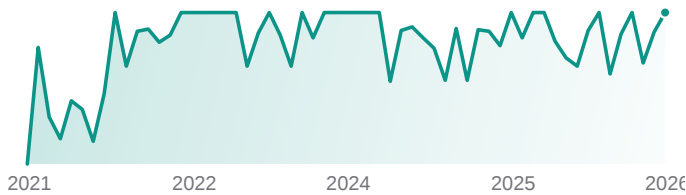
Buyer mix

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



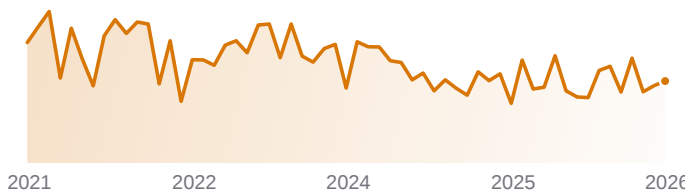
Sellers who sold at a gain

100%

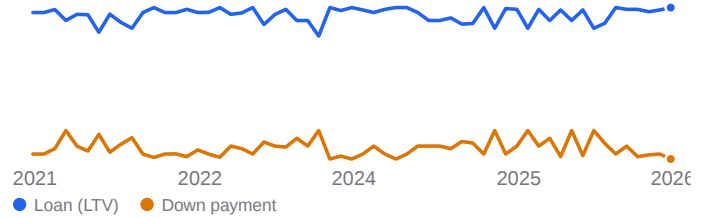


Median annualized return at resale

+5.5%

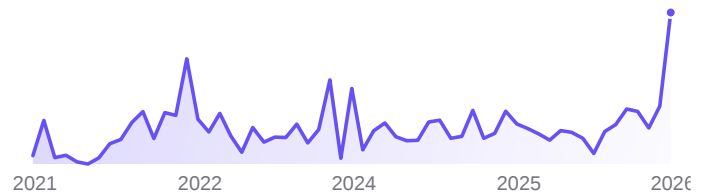


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



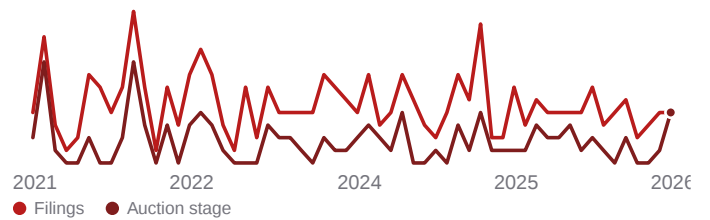
Typical hold before selling

24.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	10,662
Median value (AVM)	\$381K
Median size	1,634 ft²
Median bedrooms	3
Median year built	1985
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.3%
Owner occupied	76%
Company owned	18%
Median loan-to-value	48%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	42,091
Density	660 / mi²
Median household income	\$71K
Average household income	\$96K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	126
Homes occupied	97%
Bachelor's or higher	14%
Poverty rate	13.2%
Unemployment	3.0%
Average temp	62°F
Annual precip	12 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.