

Ballico 95303

ZIP code · CA · California > Merced County > Ballico

\$1.1M

MEDIAN SALE PRICE

3

SALES (12 MO)

\$579K

MEDIAN VALUE (AVM)

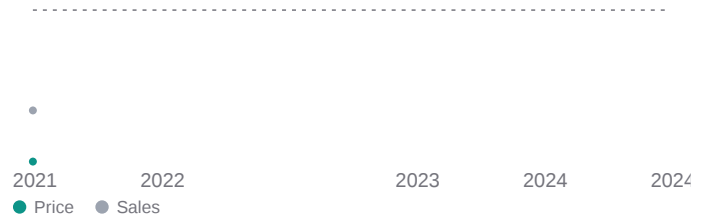
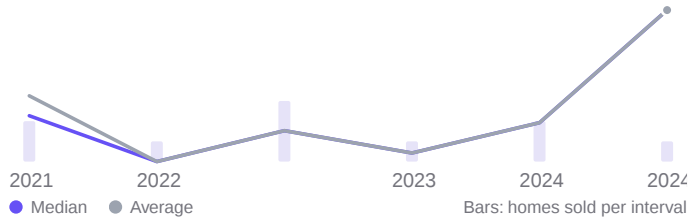
MARKET TRENDS (5 YEARS)

Sale prices

Median \$1.1M · Average \$1.1M

Growth (year over year)

Price -25.2% · Sales -16.7%

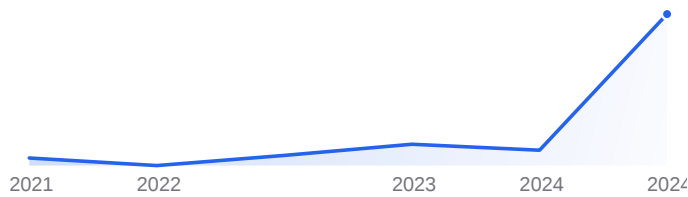


Price per square foot

\$1020/ft²

Annual turnover (share of homes sold)

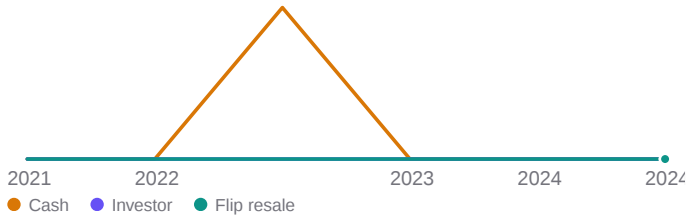
2.2%



BUYERS & OUTCOMES

Buyer mix

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



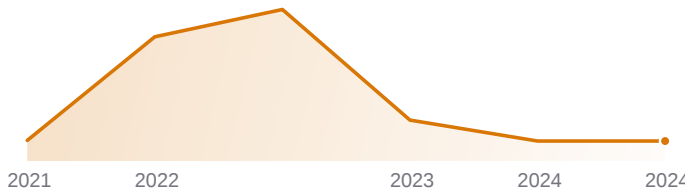
Sellers who sold at a gain

100%

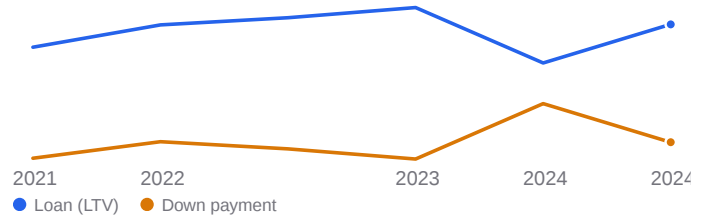


Median annualized return at resale

+2.4%

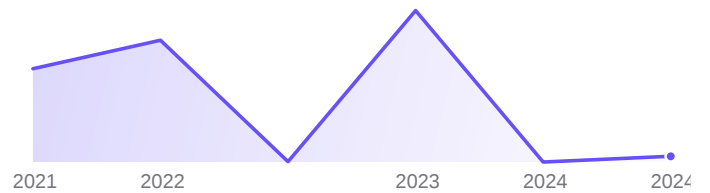


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



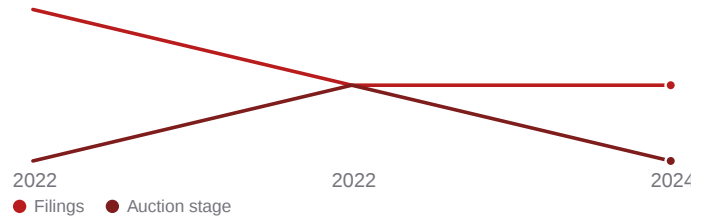
Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	134
Median value (AVM)	\$579K
Median size	1,746 ft²
Median bedrooms	3
Median year built	1960
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.9%
Owner occupied	88%
Company owned	23%
Median loan-to-value	37%
Typical ownership tenure	14.4 yrs

COMMUNITY

Population	1,789
Density	46 / mi²
Median household income	\$84K
Average household income	\$160K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	123
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	12.2%
Unemployment	3.5%
Average temp	62°F
Annual precip	13 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through July 2024, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.