

Catheys Valley 95306

ZIP code · CA · California · Mariposa County · Catheys Valley

BALANCED MARKET

\$273K

MEDIAN SALE PRICE

-18.7%

1-YR CHANGE

15

SALES (12 MO)

\$350K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

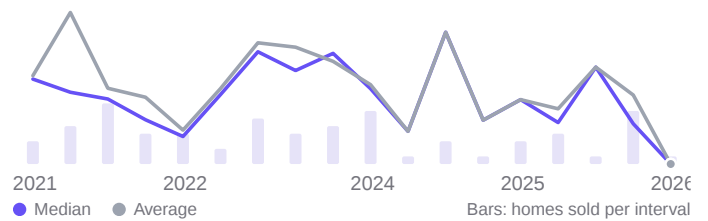
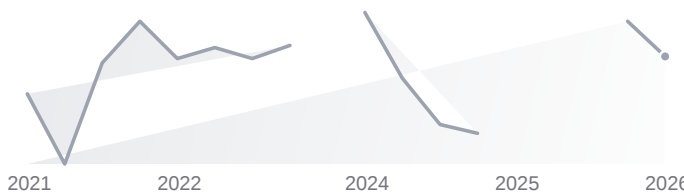
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$100K · Average \$100K

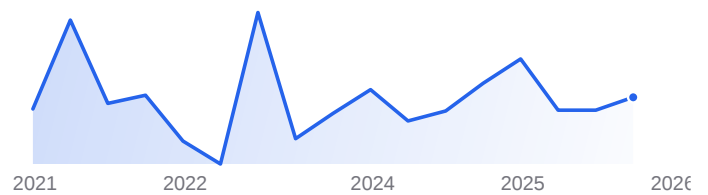
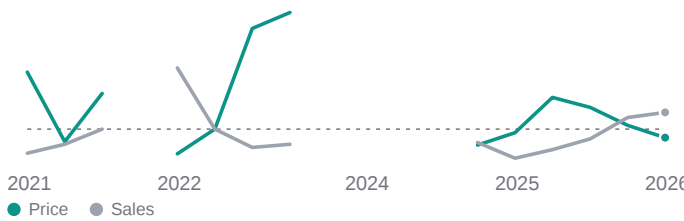


Growth (year over year)

Price -18.7% · Sales +36.4%

Price per square foot

\$257/ft²

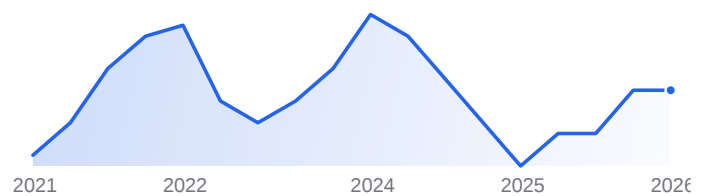
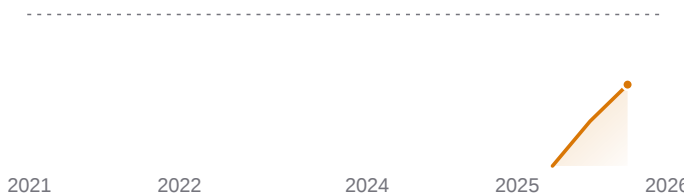


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

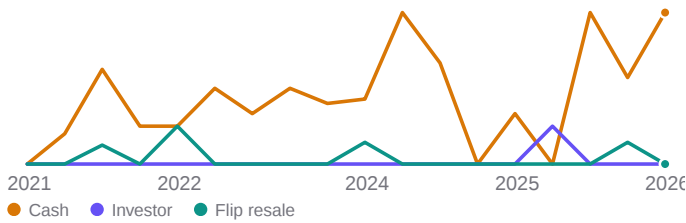
3.7%



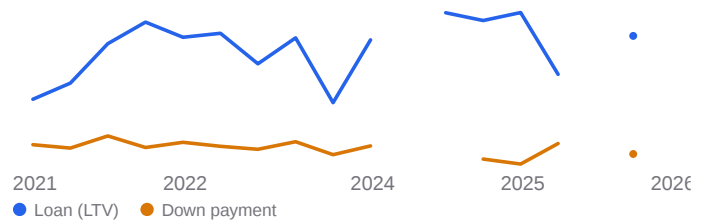
BUYERS & OUTCOMES

Buyer mix

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

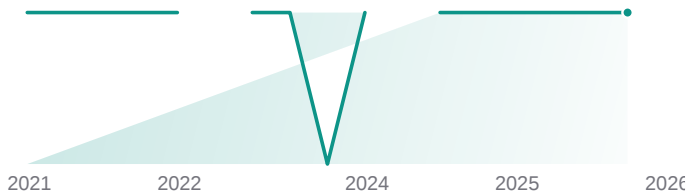


Financing (share of purchase price) Loan (LTV) 85% · Down payment 8.3%



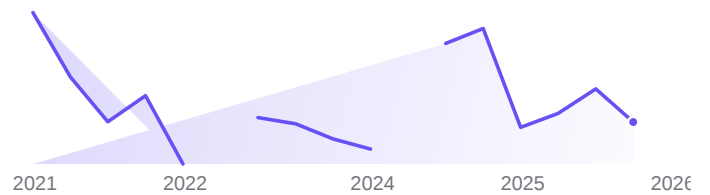
Sellers who sold at a gain

100%



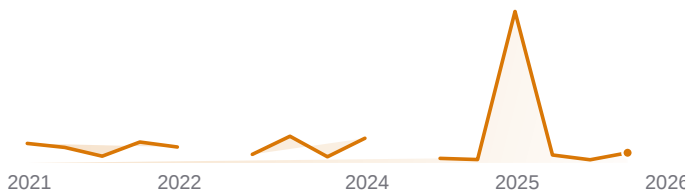
Typical hold before selling

5.9 yrs



Median annualized return at resale

+4.4%



HOUSING STOCK

Homes	409
Median value (AVM)	\$350K
Median size	1,800 ft²
Median bedrooms	3
Median year built	1990
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	6.1%
Owner occupied	71%
Company owned	32%
Median loan-to-value	37%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	592
Density	4 / mi ²
Median household income	\$69K
Average household income	\$92K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	94
Homes occupied	86%
Bachelor's or higher	18%
Poverty rate	20.5%
Unemployment	1.1%
Average temp	62°F
Annual precip	17 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.