

Columbia 95310

ZIP code · CA · California > Tuolumne County > Columbia

SELLER'S MARKET

\$388K

MEDIAN SALE PRICE

+31.8%

1-YR CHANGE

42

SALES (12 MO)

\$366K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

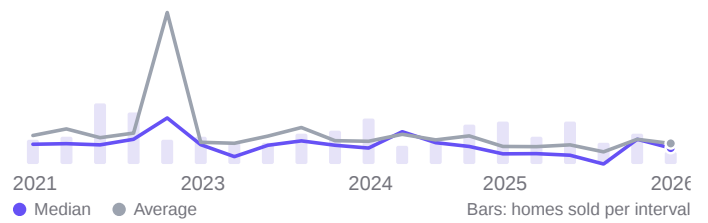
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$310K · Average \$361K

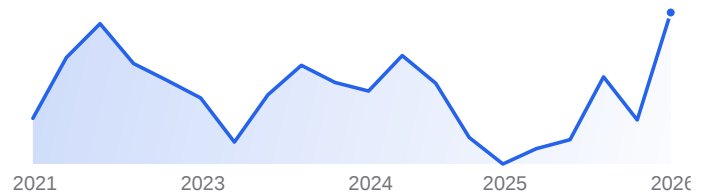
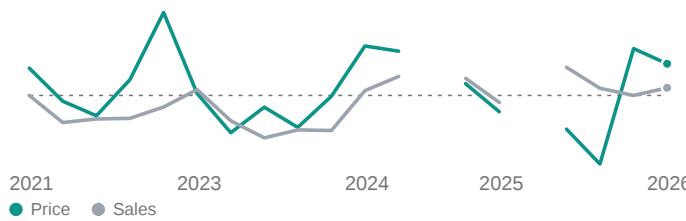


Growth (year over year)

Price +31.8% · Sales +7.7%

Price per square foot

\$282/ft²



Sale premium vs estimated value

+4.0%

Annual turnover (share of homes sold)

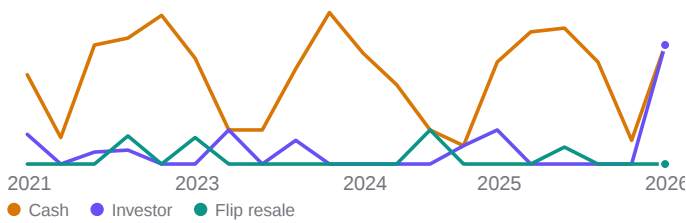
3.2%



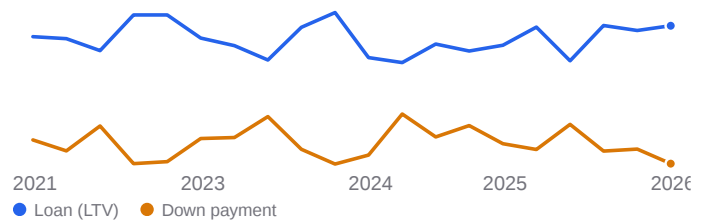
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 50% · Flip resale 0%

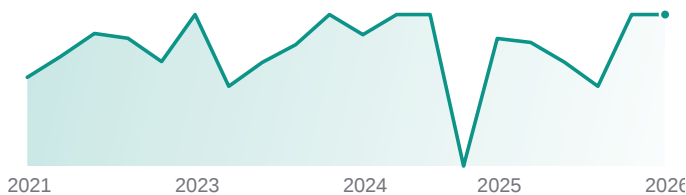


Financing (share of purchase price) Loan (LTV) 90% · Down payment 1.8%



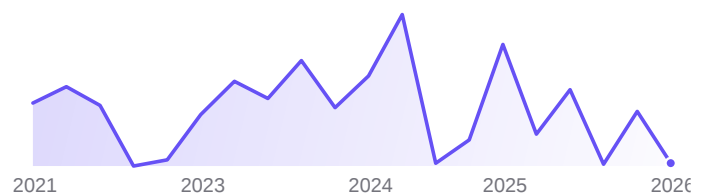
Sellers who sold at a gain

100%



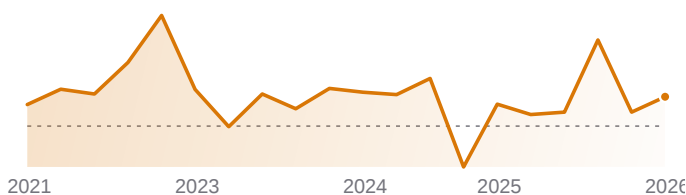
Typical hold before selling

5.0 yrs



Median annualized return at resale

+3.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,297
Median value (AVM)	\$366K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1979
Single family	64%
Condos	7.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.2%
Owner occupied	61%
Company owned	44%
Median loan-to-value	37%

Typical ownership tenure

21.6 yrs

COMMUNITY

Population	2,389
Density	27 / mi ²
Median household income	\$54K
Average household income	\$80K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	83
Homes occupied	82%
Bachelor's or higher	15%
Poverty rate	23.1%
Unemployment	1.1%
Average temp	53°F
Annual precip	43 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.