

Coulterville 95311

ZIP code · CA · California > Mariposa County > Coulterville

BUYER'S MARKET

\$96K

MEDIAN SALE PRICE

-65.2%

1-YR CHANGE

39

SALES (12 MO)

\$249K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



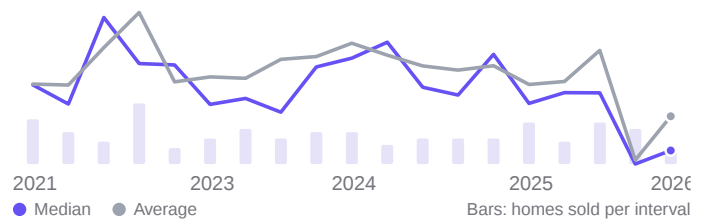
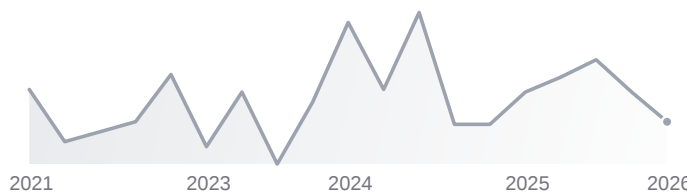
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$146K · Average \$208K

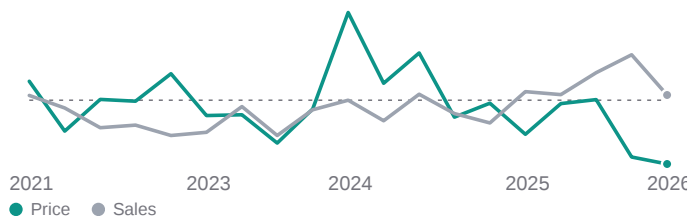


Growth (year over year)

Price -65.2% · Sales +5.4%

Price per square foot

\$155/ft²

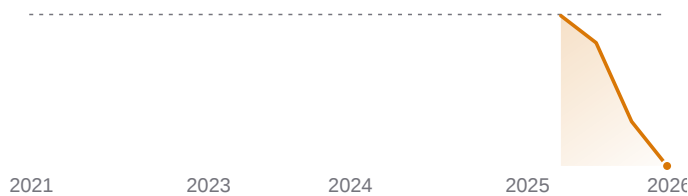


Sale premium vs estimated value

-66.7%

Annual turnover (share of homes sold)

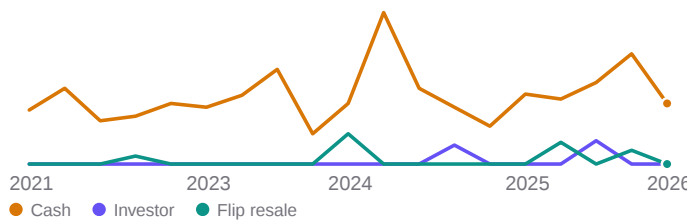
3.2%



BUYERS & OUTCOMES

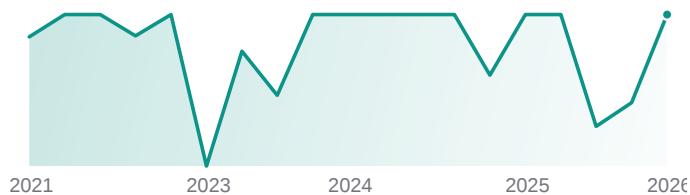
Buyer mix

Cash 40% · Investor 0% · Flip resale 0%



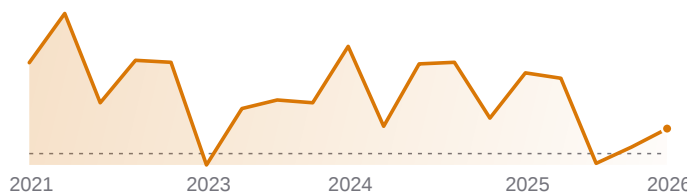
Sellers who sold at a gain

100%

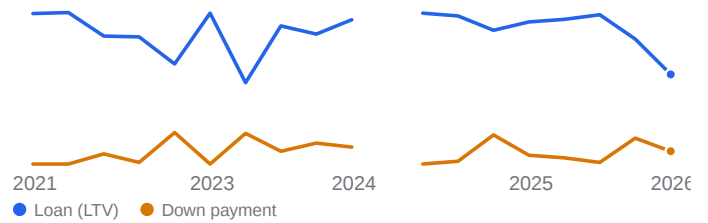


Median annualized return at resale

+2.3%

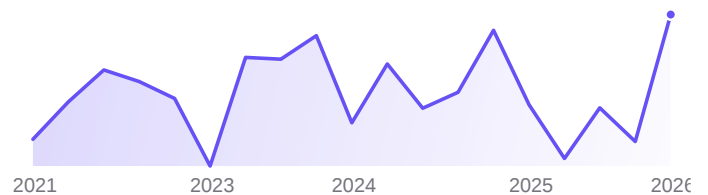


Financing (share of purchase price) Loan (LTV) 59% · Down payment 10%



Typical hold before selling

13.5 yrs



HOUSING STOCK

Homes	1,237
Median value (AVM)	\$249K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1983
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.1%
Owner occupied	57%
Company owned	23%
Median loan-to-value	26%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	2,357
Density	9 / mi²
Median household income	\$58K
Average household income	\$79K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	97
Homes occupied	69%
Bachelor's or higher	15%
Poverty rate	13.1%
Unemployment	1.4%
Average temp	58°F
Annual precip	32 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.