

Groveland 95321

ZIP code · CA · California > Tuolumne County > Groveland

BALANCED MARKET

\$338K

MEDIAN SALE PRICE

-5.7%

1-YR CHANGE

143

SALES (12 MO)

\$330K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



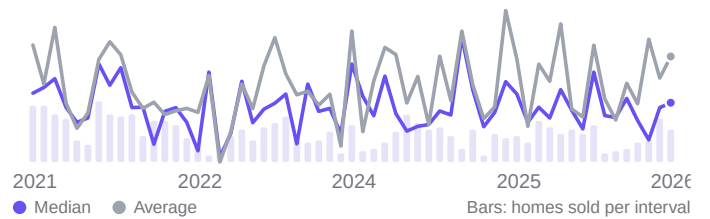
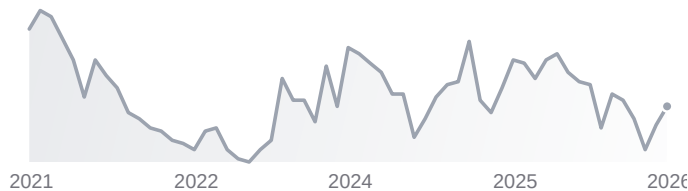
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$370K · Average \$476K

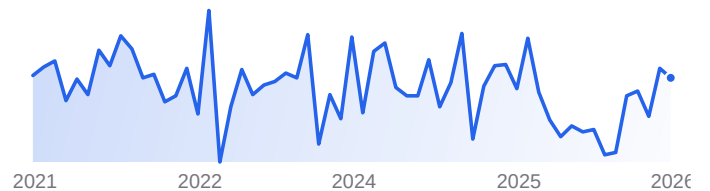
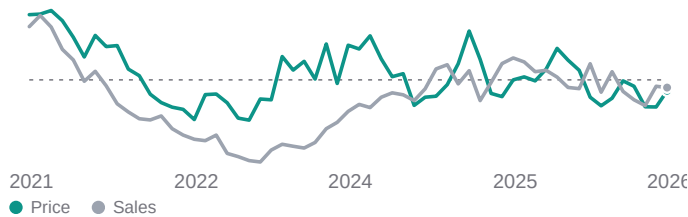


Growth (year over year)

Price -5.7% · Sales -4.0%

Price per square foot

\$232/ft²

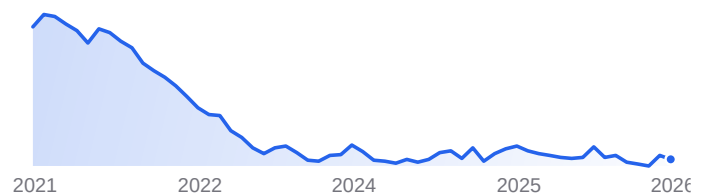
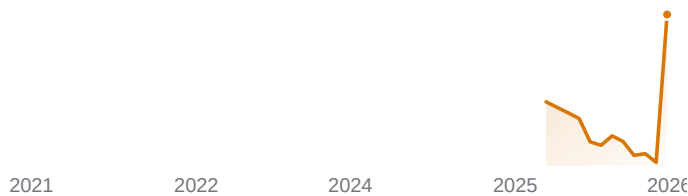


Sale premium vs estimated value

+8.6%

Annual turnover (share of homes sold)

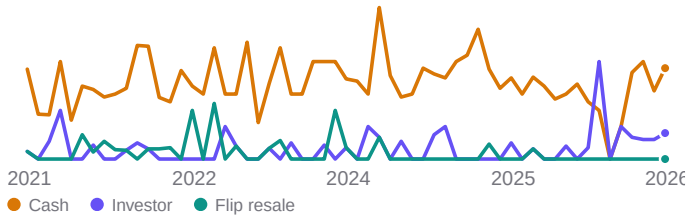
3.9%



BUYERS & OUTCOMES

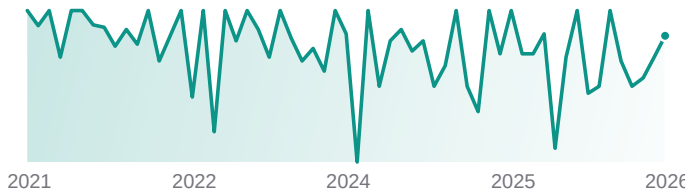
Buyer mix

Cash 47% · Investor 13% · Flip resale 0%



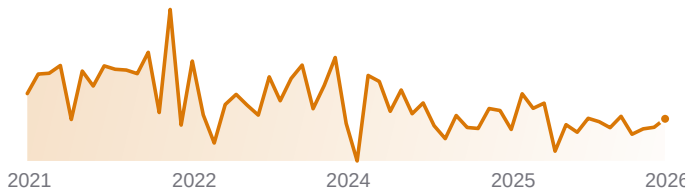
Sellers who sold at a gain

92%

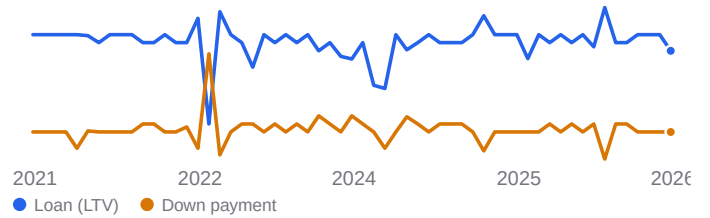


Median annualized return at resale

+4.4%

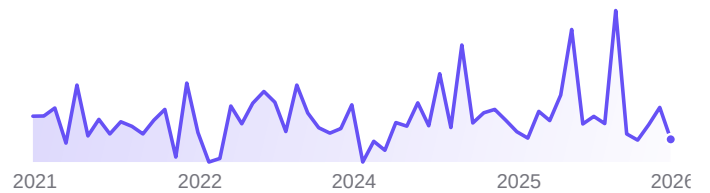


Financing (share of purchase price) Loan (LTV) 70% · Down payment 20%



Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,624
Median value (AVM)	\$330K
Median size	1,665 ft²
Median bedrooms	3
Median year built	1985
Single family	94%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.9%
Owner occupied	30%
Company owned	51%
Median loan-to-value	40%

Typical ownership tenure

12.5 yrs

COMMUNITY

Population	4,262
Density	5 / mi²
Median household income	\$76K
Average household income	\$100K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	96
Homes occupied	46%
Bachelor's or higher	22%
Poverty rate	9.7%
Unemployment	1.0%
Average temp	49°F
Annual precip	43 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.