

Gustine 95322

ZIP code · CA · California > Merced County > Gustine

STRONG BUYER'S MARKET

\$378K

MEDIAN SALE PRICE

-4.2%

1-YR CHANGE

45

SALES (12 MO)

\$386K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



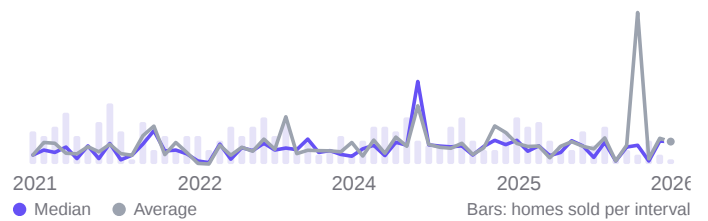
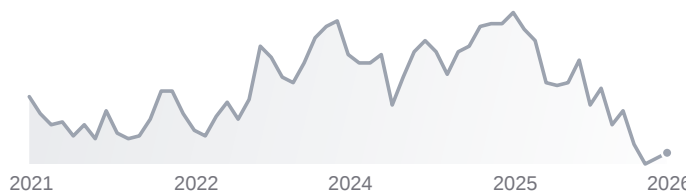
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

19 / 100

Sale prices

Median \$430K · Average \$430K

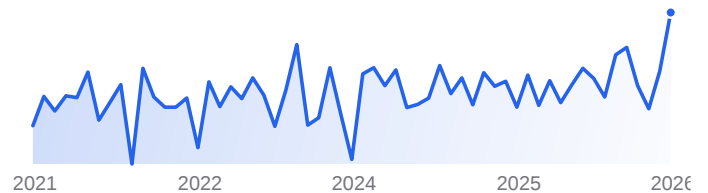
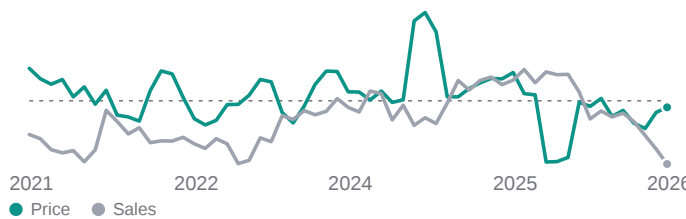


Growth (year over year)

Price -4.2% · Sales -40.8%

Price per square foot

\$393/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

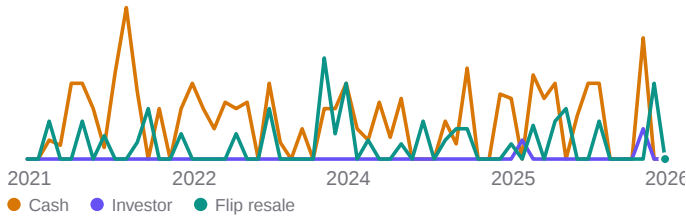
1.6%



BUYERS & OUTCOMES

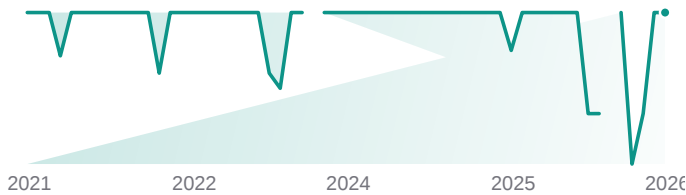
Buyer mix

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



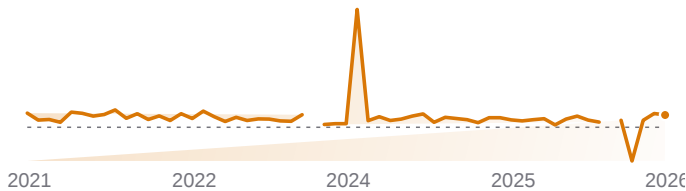
Sellers who sold at a gain

100%

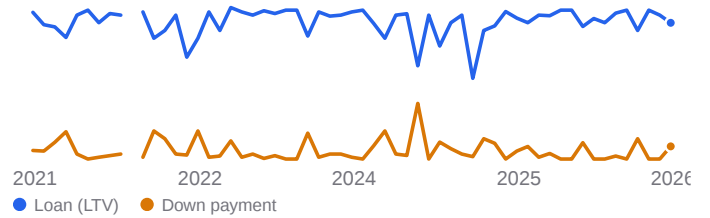


Median annualized return at resale

+9.1%

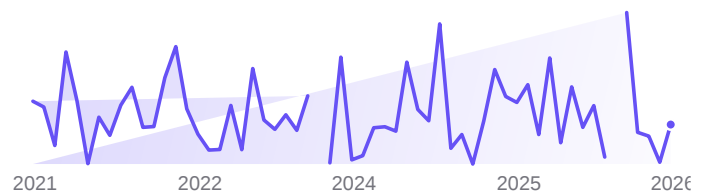


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



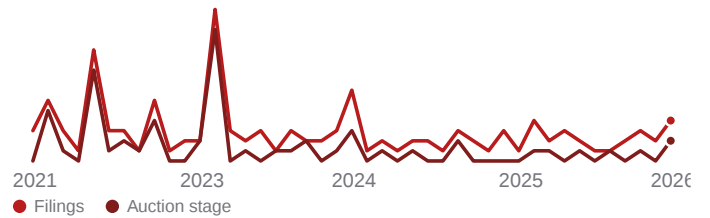
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	2,891
Median value (AVM)	\$386K
Median size	1,490 ft²
Median bedrooms	3
Median year built	1981
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.6%
Owner occupied	71%
Company owned	22%
Median loan-to-value	42%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	10,830
Density	45 / mi²
Median household income	\$62K
Average household income	\$76K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	347
Homes occupied	95%
Bachelor's or higher	10%
Poverty rate	6.1%
Unemployment	2.7%
Average temp	62°F
Annual precip	11 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.