

Hickman 95323

ZIP code · CA · California > Stanislaus County > Hickman

STRONG SELLER'S MARKET

\$511K

MEDIAN SALE PRICE

+62.3%

1-YR CHANGE

15

SALES (12 MO)

\$571K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 90 / 100

Buyer's market

Balanced

Seller's market

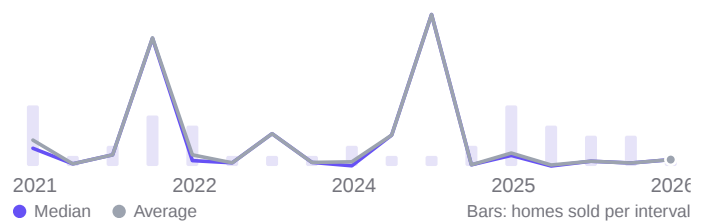
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

90 / 100

Sale prices

Median \$600K · Average \$600K

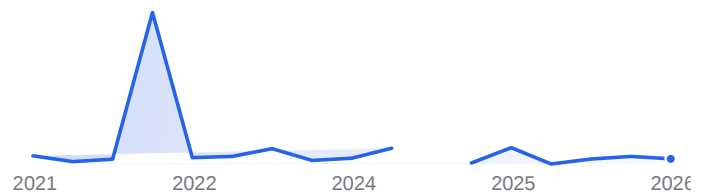
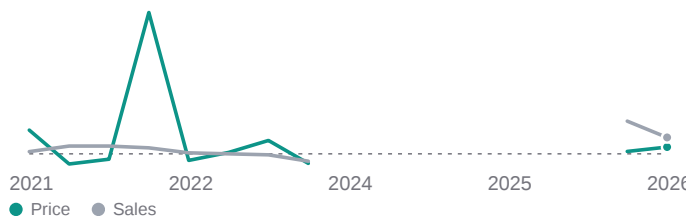


Growth (year over year)

Price +62.3% · Sales +150.0%

Price per square foot

\$341/ft²

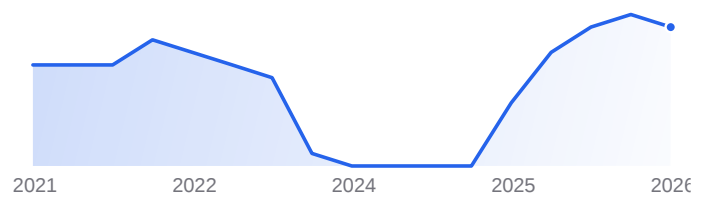


Sale premium vs estimated value

+44.3%

Annual turnover (share of homes sold)

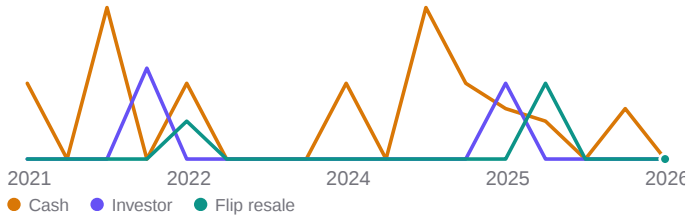
4.1%



BUYERS & OUTCOMES

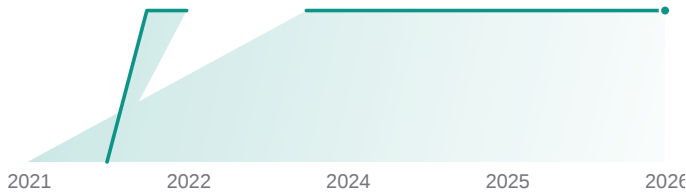
Buyer mix

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



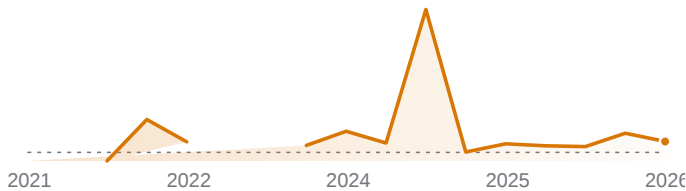
Sellers who sold at a gain

100%

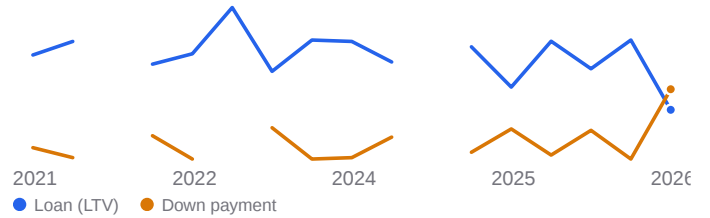


Median annualized return at resale

+6.5%

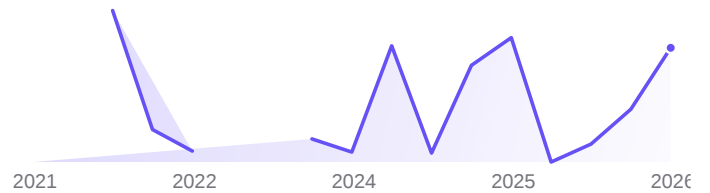


Financing (share of purchase price) Loan (LTV) 42% · Down payment 58%



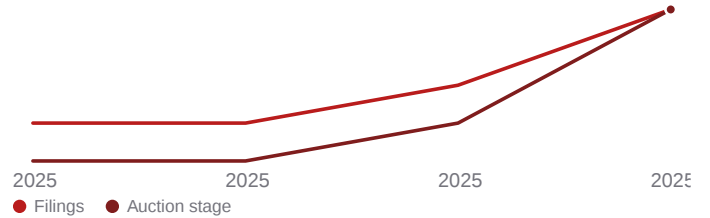
Typical hold before selling

24.8 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	365
Median value (AVM)	\$571K
Median size	1,448 ft²
Median bedrooms	3
Median year built	1970
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.8%
Owner occupied	83%
Company owned	39%
Median loan-to-value	32%
Typical ownership tenure	14.2 yrs

COMMUNITY

Population	1,096
Density	33 / mi²
Median household income	\$75K
Average household income	\$113K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	98
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	9.6%
Unemployment	1.9%
Average temp	61°F
Annual precip	14 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.