

Hilmar 95324

ZIP code · CA · California > Merced County

BALANCED MARKET

\$542K

MEDIAN SALE PRICE

+17.0%

1-YR CHANGE

52

SALES (12 MO)

\$456K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



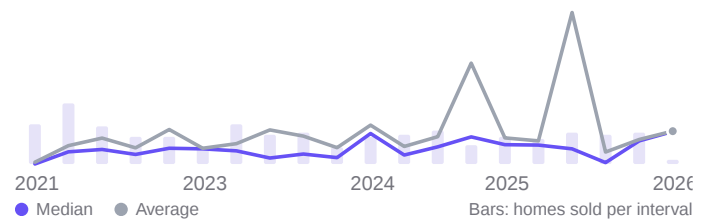
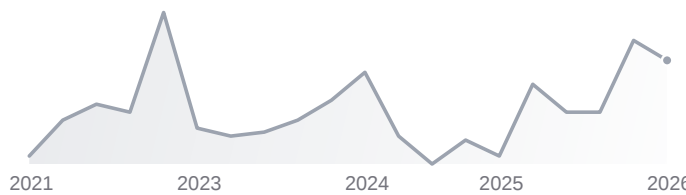
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$581K · Average \$583K

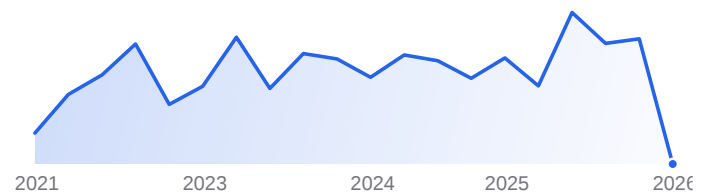
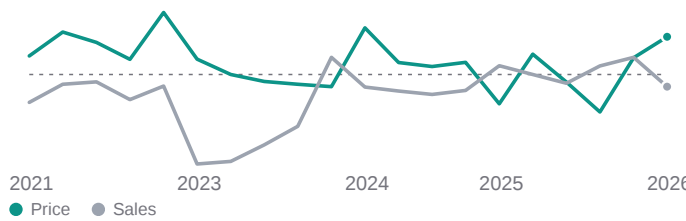


Growth (year over year)

Price +17.0% · Sales -5.5%

Price per square foot

\$212/ft²

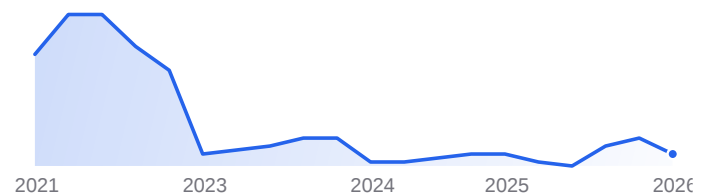


Sale premium vs estimated value

-7.6%

Annual turnover (share of homes sold)

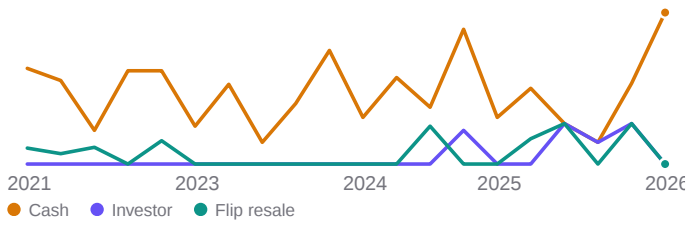
2.4%



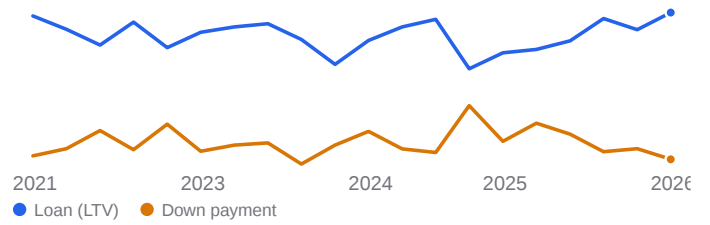
BUYERS & OUTCOMES

Buyer mix

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

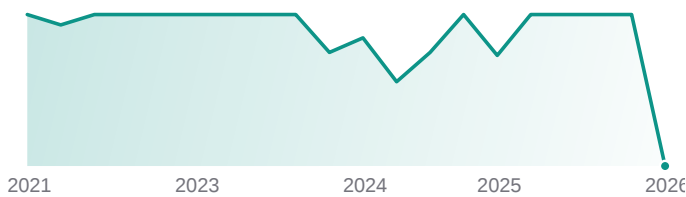


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



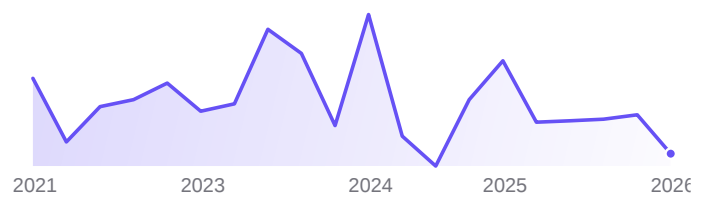
Sellers who sold at a gain

50%



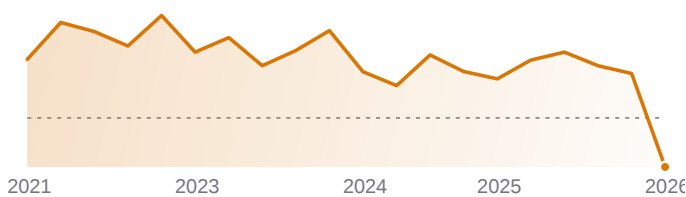
Typical hold before selling

4.2 yrs



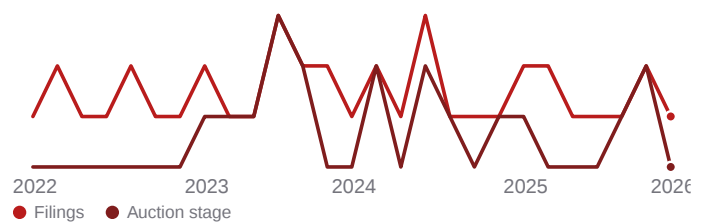
Median annualized return at resale

-4.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,198
Median value (AVM)	\$456K
Median size	1,522 ft²
Median bedrooms	3
Median year built	1988
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.4%
Owner occupied	77%
Company owned	25%
Median loan-to-value	42%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	7,741
Density	186 / mi²
Median household income	\$72K
Average household income	\$109K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	171
Homes occupied	96%
Bachelor's or higher	9%
Poverty rate	9.1%
Unemployment	2.9%
Average temp	62°F
Annual precip	12 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.