

Hughson 95326

ZIP code · CA · California > Stanislaus County > Hughson

BUYER'S MARKET

\$563K

MEDIAN SALE PRICE

-2.0%

1-YR CHANGE

97

SALES (12 MO)

\$556K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



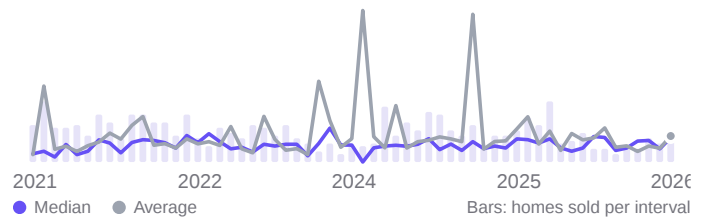
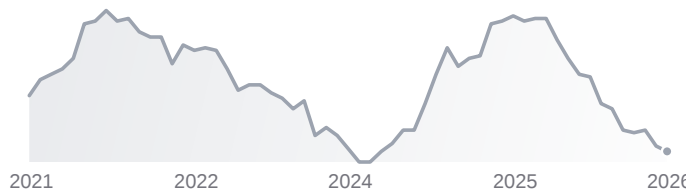
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$593K · Average \$603K

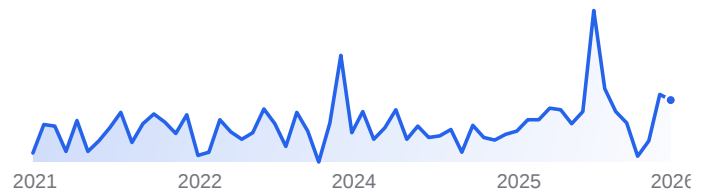
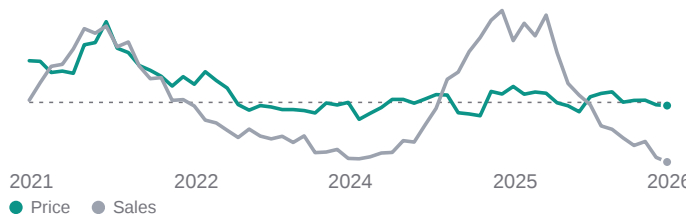


Growth (year over year)

Price -2.0% · Sales -37.0%

Price per square foot

\$323/ft²

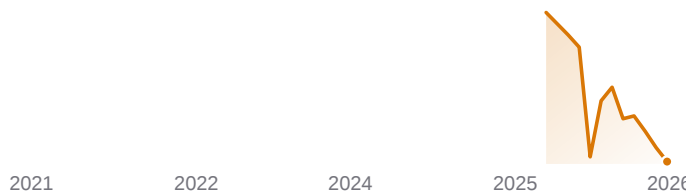


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

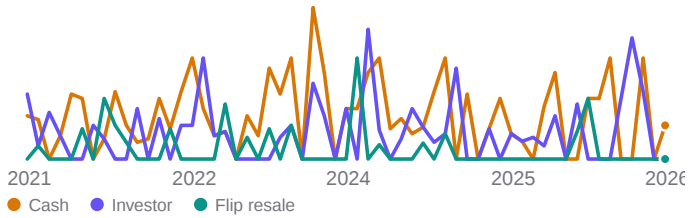
3.1%



BUYERS & OUTCOMES

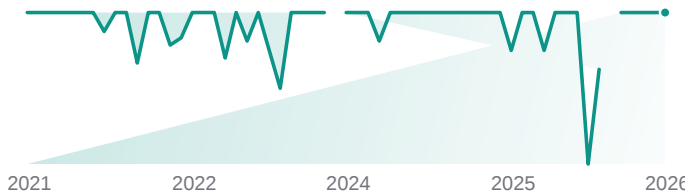
Buyer mix

Cash 11% · Investor 0% · Flip resale 0%



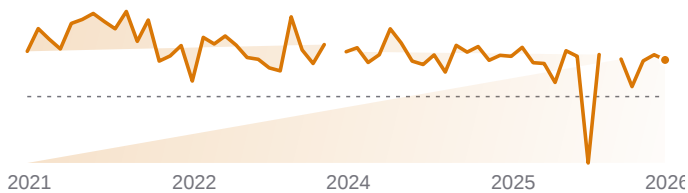
Sellers who sold at a gain

100%

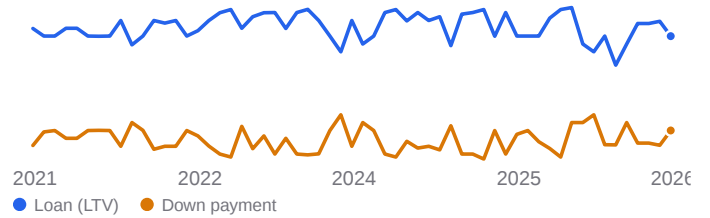


Median annualized return at resale

+5.1%

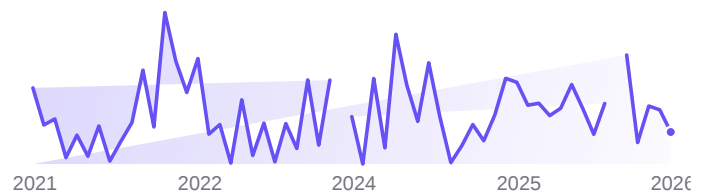


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



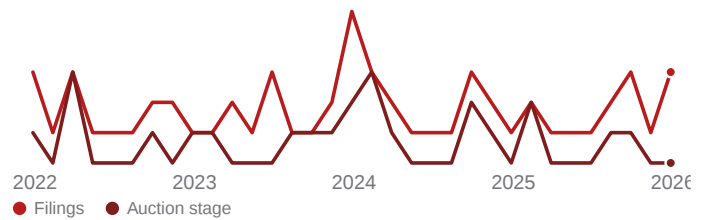
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	3,089
Median value (AVM)	\$556K
Median size	1,772 ft²
Median bedrooms	3
Median year built	1990
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.3%
Owner occupied	87%
Company owned	25%
Median loan-to-value	49%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	13,039
Density	444 / mi²
Median household income	\$92K
Average household income	\$119K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	129
Homes occupied	96%
Bachelor's or higher	14%
Poverty rate	13.2%
Unemployment	2.2%
Average temp	61°F
Annual precip	13 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.