

Jamestown 95327

ZIP code · CA · California > Tuolumne County > Jamestown

SELLER'S MARKET

\$470K

MEDIAN SALE PRICE

+39.3%

1-YR CHANGE

64

SALES (12 MO)

\$383K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



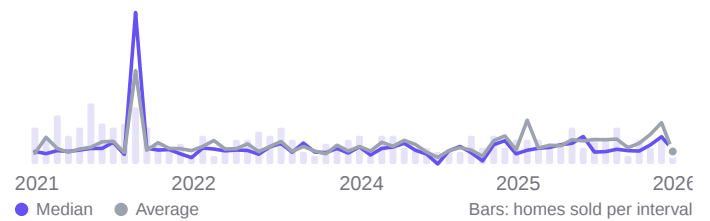
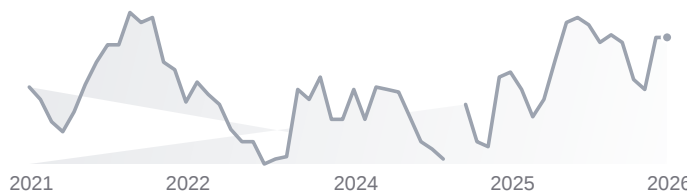
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$355K · Average \$324K

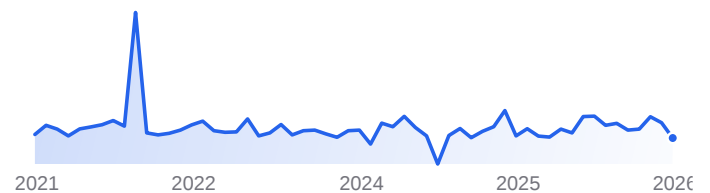
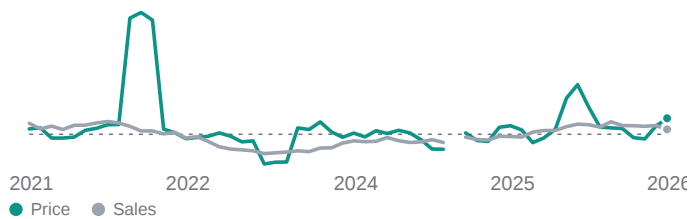


Growth (year over year)

Price +39.3% · Sales +12.3%

Price per square foot

\$191/ft²

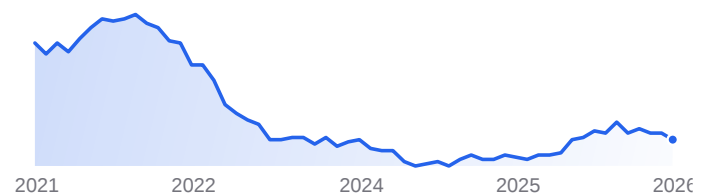


Sale premium vs estimated value

-7.7%

Annual turnover (share of homes sold)

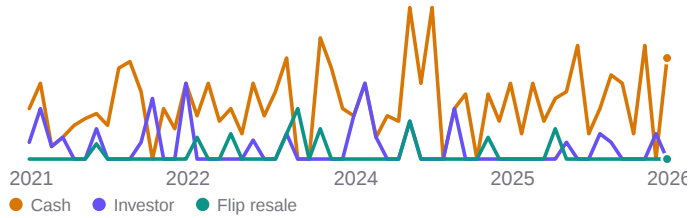
2.6%



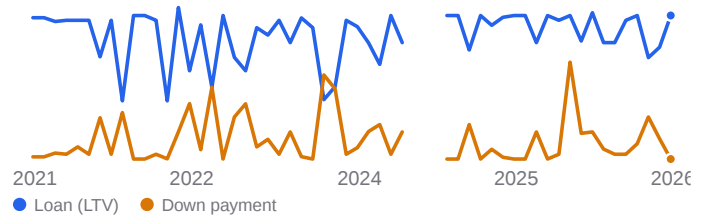
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

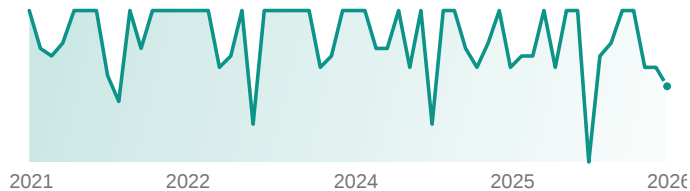


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



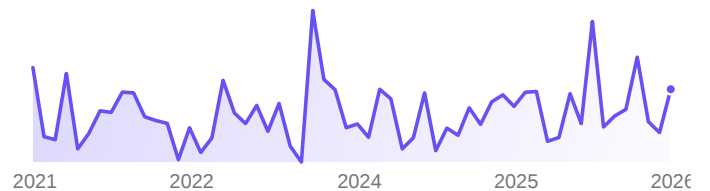
Sellers who sold at a gain

67%



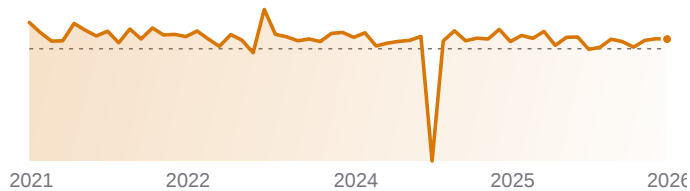
Typical hold before selling

12.8 yrs



Median annualized return at resale

+4.0%



HOUSING STOCK

Homes	2,454
Median value (AVM)	\$383K
Median size	1,504 ft²
Median bedrooms	3
Median year built	1980
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	3.3%
Owner occupied	64%
Company owned	37%
Median loan-to-value	41%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	8,519
Density	44 / mi²
Median household income	\$73K
Average household income	\$97K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	82
Homes occupied	85%
Bachelor's or higher	7%
Poverty rate	11.3%
Unemployment	0.7%
Average temp	61°F
Annual precip	23 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.