

Keyes 95328

ZIP code · CA · California > Stanislaus County > Keyes

STRONG BUYER'S MARKET

\$321K

MEDIAN SALE PRICE

-40.4%

1-YR CHANGE

34

SALES (12 MO)

\$383K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



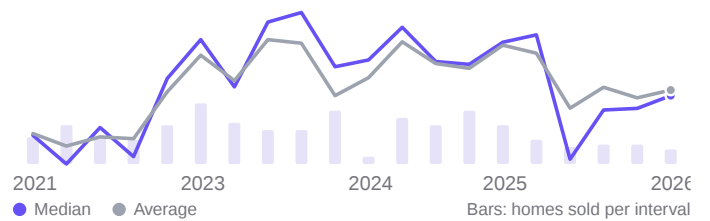
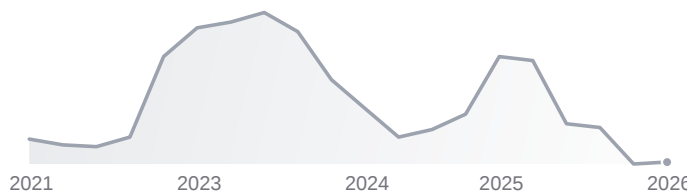
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

17 / 100

Sale prices

Median \$415K · Average \$424K

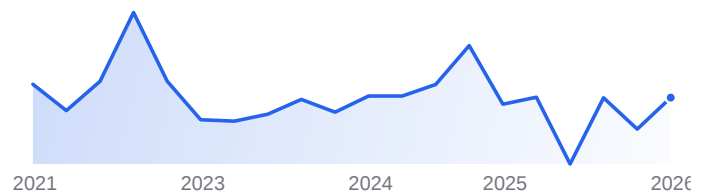
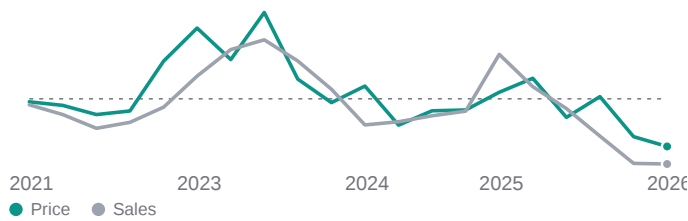


Growth (year over year)

Price -40.4% · Sales -55.3%

Price per square foot

\$245/ft²

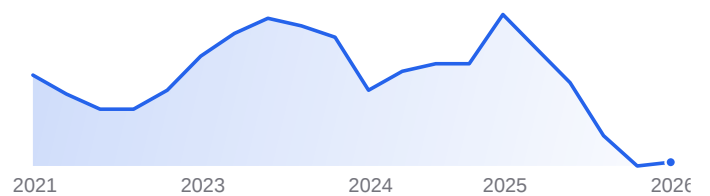
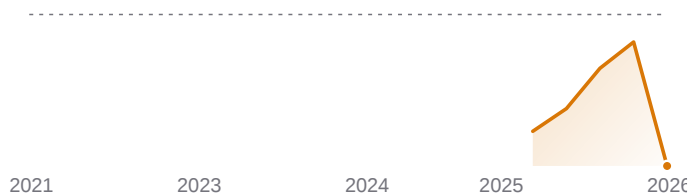


Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

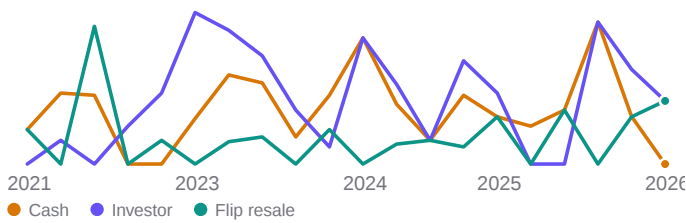
2.8%



BUYERS & OUTCOMES

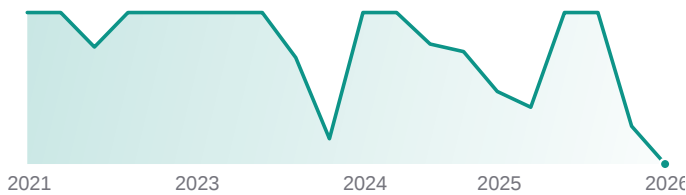
Buyer mix

Cash 0% · Investor 17% · Flip resale 17%



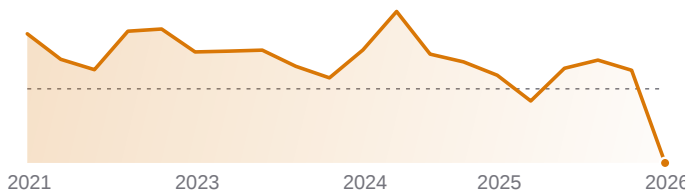
Sellers who sold at a gain

60%

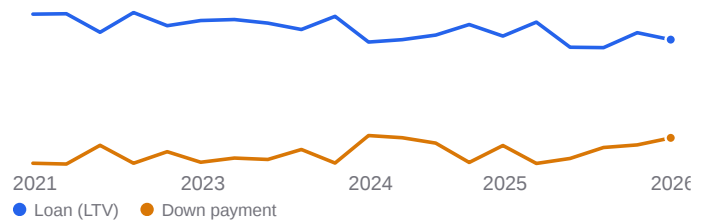


Median annualized return at resale

-15.0%

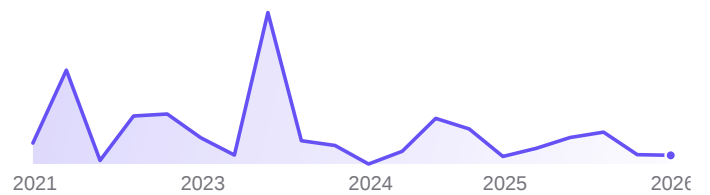


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



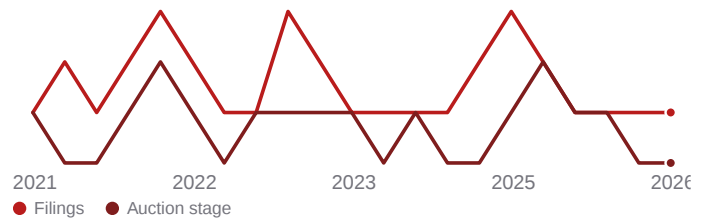
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,218
Median value (AVM)	\$383K
Median size	1,435 ft²
Median bedrooms	3
Median year built	1992
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.7%
Owner occupied	80%
Company owned	14%
Median loan-to-value	52%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	2,933
Density	2,956 / mi²
Median household income	\$58K
Average household income	\$90K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	149
Homes occupied	92%
Bachelor's or higher	6%
Poverty rate	17.6%
Unemployment	2.0%
Average temp	61°F
Annual precip	13 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.