

Le Grand 95333

ZIP code · CA · California > Merced County > Le Grand

BUYER'S MARKET

\$295K

MEDIAN SALE PRICE

14

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



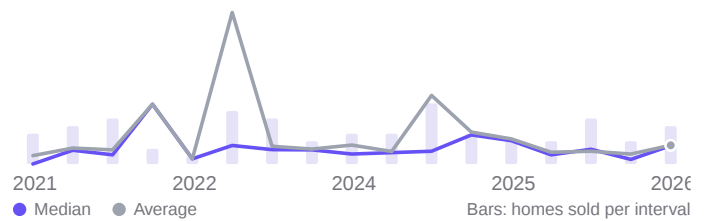
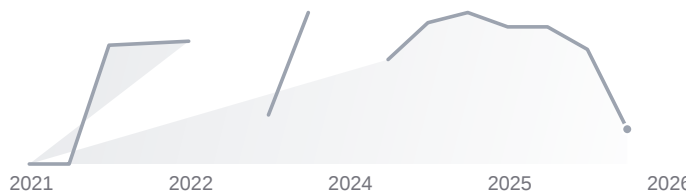
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$318K · Average \$322K

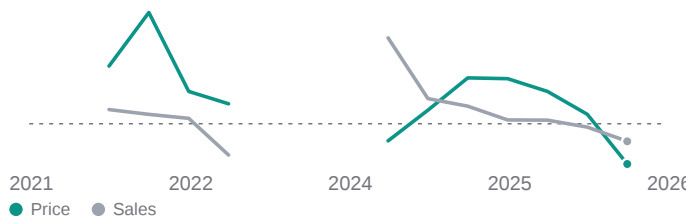


Growth (year over year)

Price -57.2% · Sales -25.0%

Price per square foot

\$241/ft²

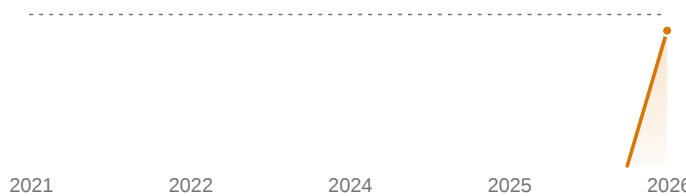


Sale premium vs estimated value

-4.9%

Annual turnover (share of homes sold)

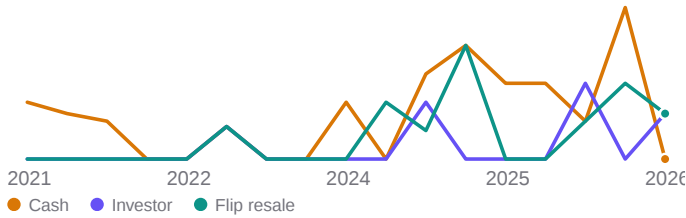
2.2%



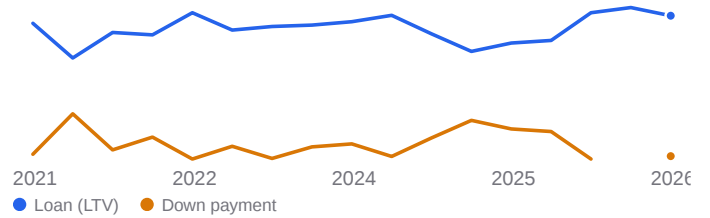
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 20% · Flip resale 20%

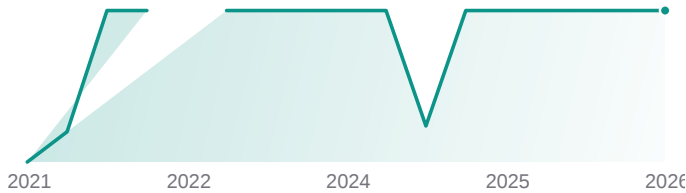


Financing (share of purchase price) Loan (LTV) 96% · Down payment 3.7%



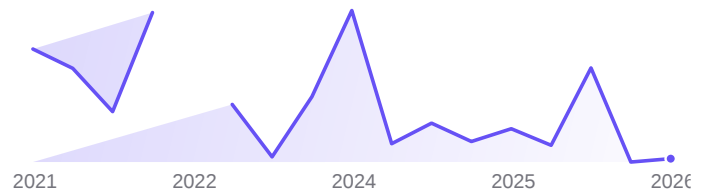
Sellers who sold at a gain

100%



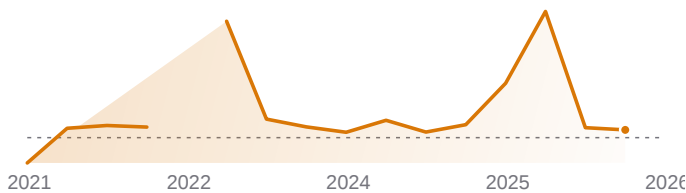
Typical hold before selling

0.9 yrs



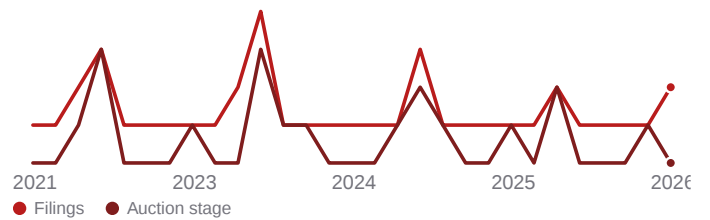
Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	636
Median value (AVM)	\$195K
Median size	1,213 ft²
Median bedrooms	3
Median year built	1977
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.1%
Owner occupied	81%
Company owned	19%
Median loan-to-value	36%
Typical ownership tenure	14.4 yrs

COMMUNITY

Population	3,090
Density	21 / mi²
Median household income	\$49K
Average household income	\$68K
Crime index (US avg 100)	163
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	95
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	16.6%
Unemployment	3.0%
Average temp	62°F
Annual precip	13 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.