

Livingston 95334

ZIP code · CA · California > Merced County > Livingston

BALANCED MARKET

\$380K

MEDIAN SALE PRICE

+6.5%

1-YR CHANGE

49

SALES (12 MO)

\$358K

MEDIAN VALUE (AVM)

Market temperature

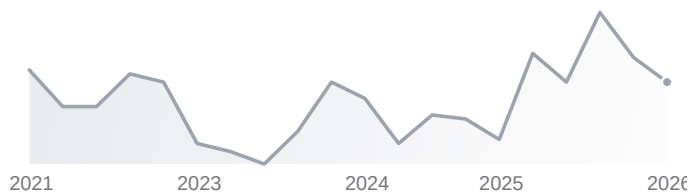
Balanced market · 41 / 100



MARKET TRENDS (5 YEARS)

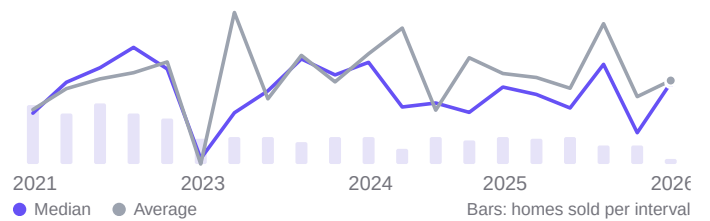
Market temperature (0–100)

41 / 100



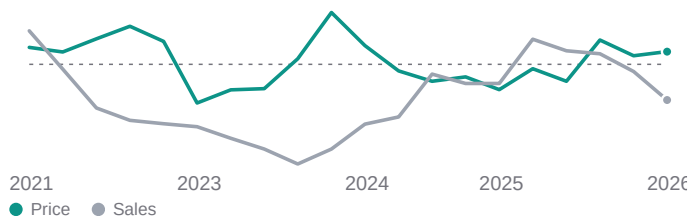
Sale prices

Median \$405K · Average \$407K



Growth (year over year)

Price +6.5% · Sales -18.3%



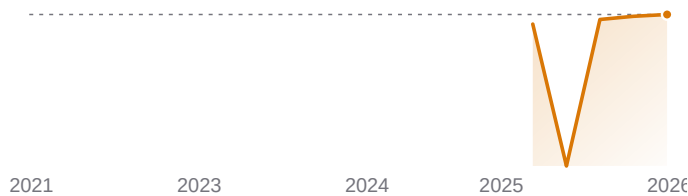
Price per square foot

\$187/ft²



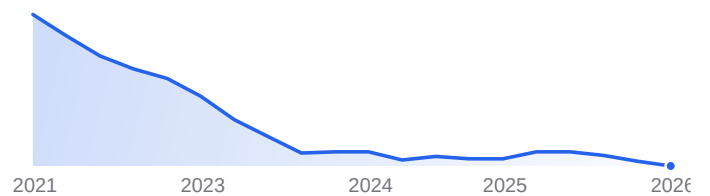
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

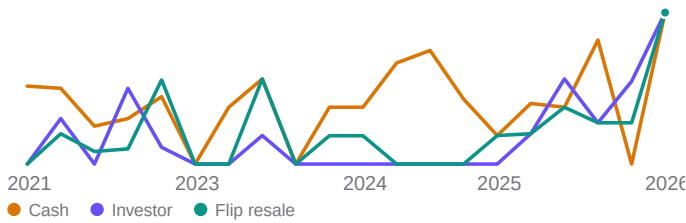
1.3%



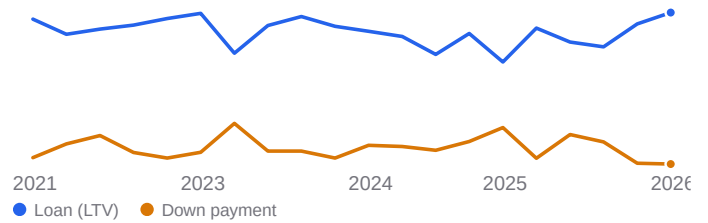
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 33% · Flip resale 33%

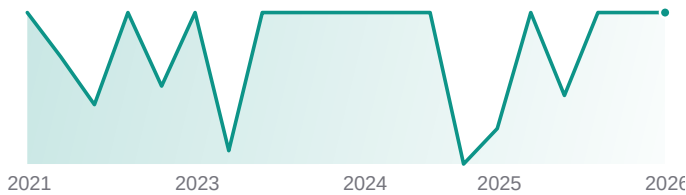


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



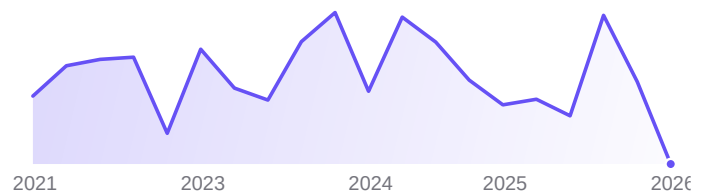
Sellers who sold at a gain

100%



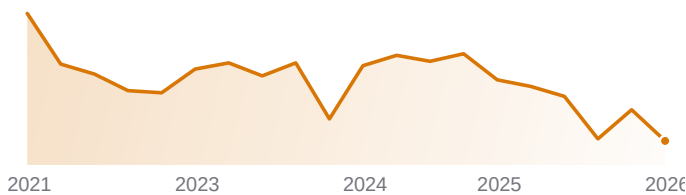
Typical hold before selling

0.3 yrs



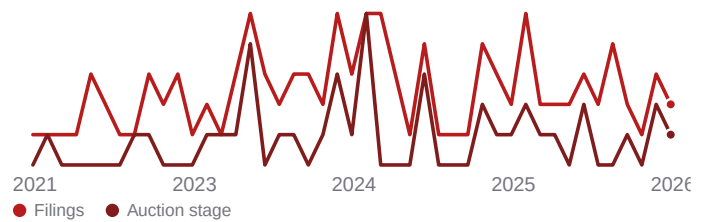
Median annualized return at resale

+1.7%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,804
Median value (AVM)	\$358K
Median size	1,556 ft²
Median bedrooms	3
Median year built	1992
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.5%
Owner occupied	77%
Company owned	16%
Median loan-to-value	45%
Typical ownership tenure	15.1 yrs

COMMUNITY

Population	17,755
Density	271 / mi²
Median household income	\$63K
Average household income	\$75K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	130
Homes occupied	97%
Bachelor's or higher	10%
Poverty rate	13.4%
Unemployment	3.2%
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.