

Newman 95360

ZIP code · CA · California > Stanislaus County > Newman

BUYER'S MARKET

\$379K

MEDIAN SALE PRICE

-5.0%

1-YR CHANGE

93

SALES (12 MO)

\$418K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



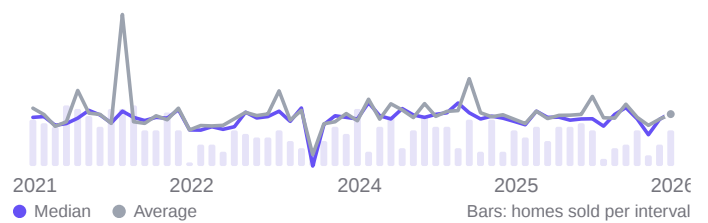
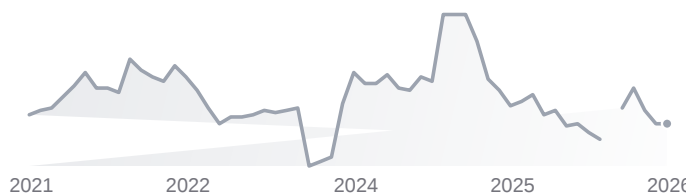
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$440K · Average \$431K

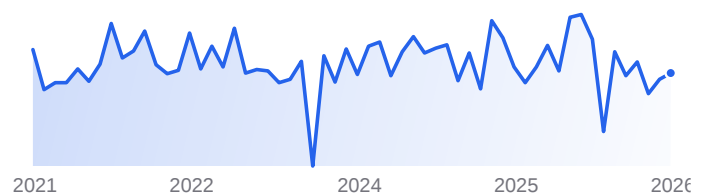
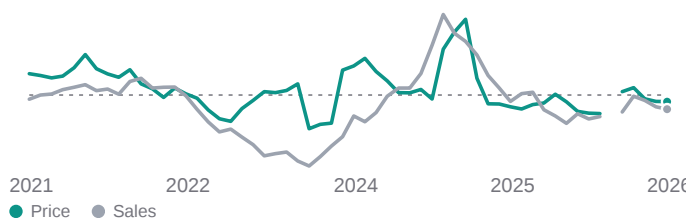


Growth (year over year)

Price -5.0% · Sales -10.6%

Price per square foot

\$237/ft²

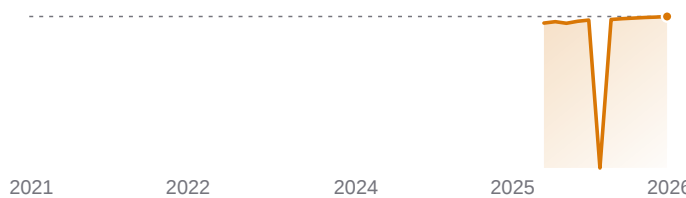


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

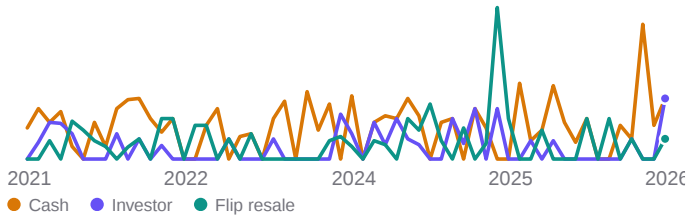
2.5%



BUYERS & OUTCOMES

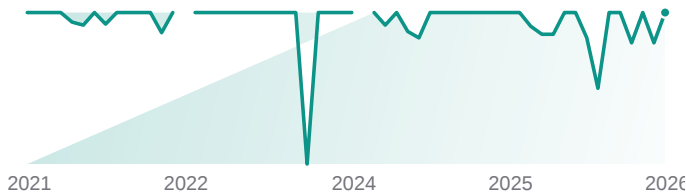
Buyer mix

Cash 30% · Investor 30% · Flip resale 10%



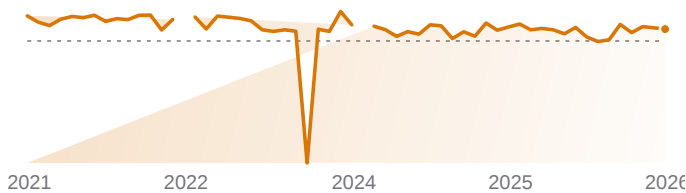
Sellers who sold at a gain

100%

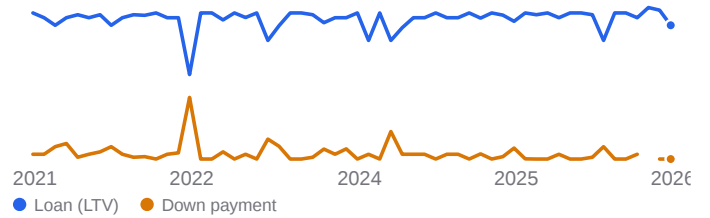


Median annualized return at resale

+5.1%

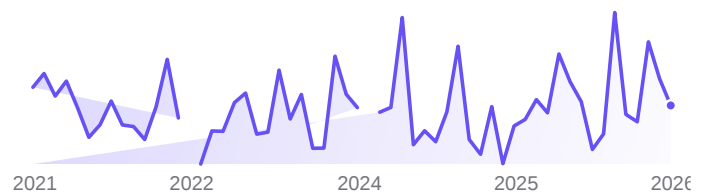


Financing (share of purchase price) Loan (LTV) 90% · Down payment 1.8%



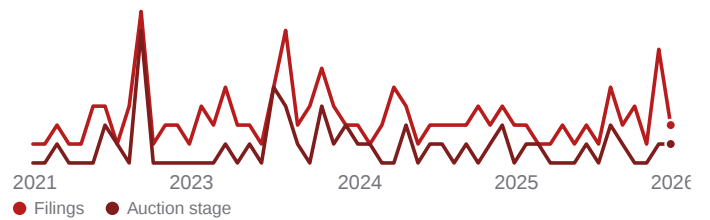
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,675
Median value (AVM)	\$418K
Median size	1,610 ft²
Median bedrooms	3
Median year built	1993
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.6%
Owner occupied	81%
Company owned	17%
Median loan-to-value	46%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	14,321
Density	42 / mi²
Median household income	\$69K
Average household income	\$100K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	310
Homes occupied	97%
Bachelor's or higher	7%
Poverty rate	8.6%
Unemployment	2.3%
Average temp	61°F
Annual precip	16 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.