

Riverbank 95367

ZIP code · CA · California > Stanislaus County > Riverbank

BUYER'S MARKET

\$492K

MEDIAN SALE PRICE

-11.4%

1-YR CHANGE

228

SALES (12 MO)

\$494K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



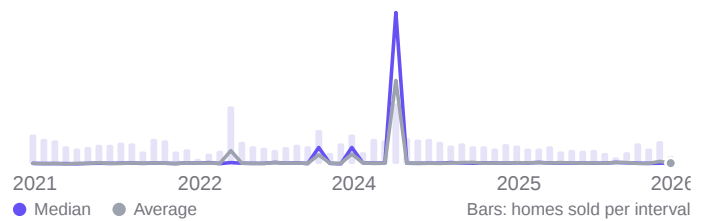
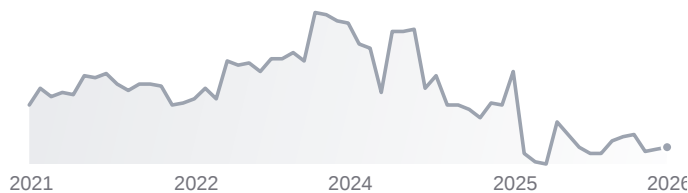
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$515K · Average \$506K

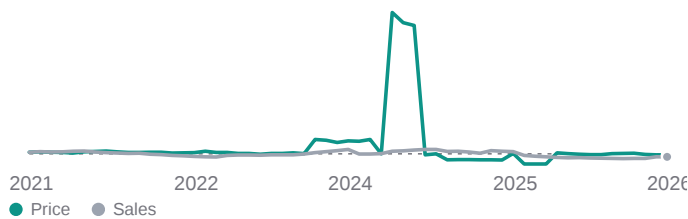


Growth (year over year)

Price -11.4% · Sales -27.2%

Price per square foot

\$286/ft²

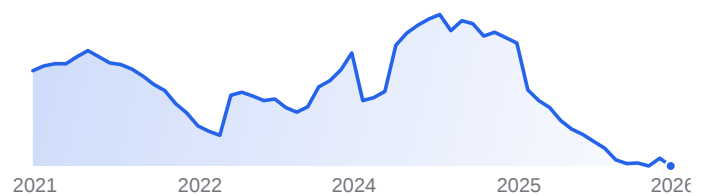
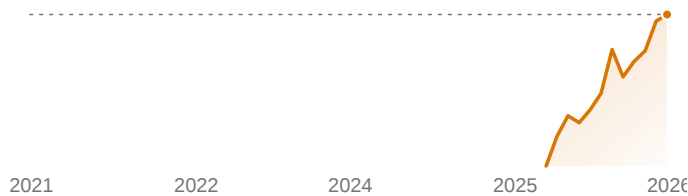


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

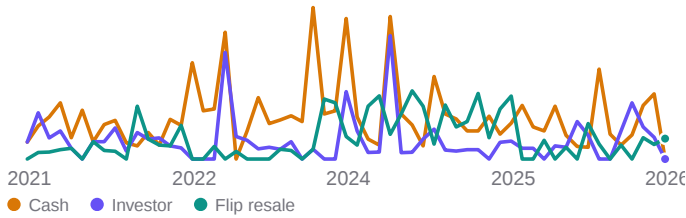
3.1%



BUYERS & OUTCOMES

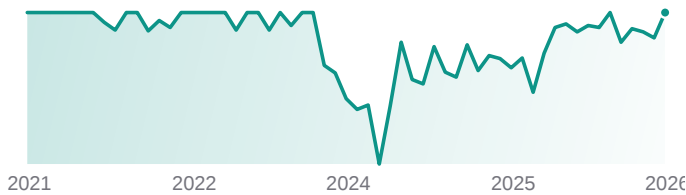
Buyer mix

Cash 0% · Investor 0% · Flip resale 9.1%



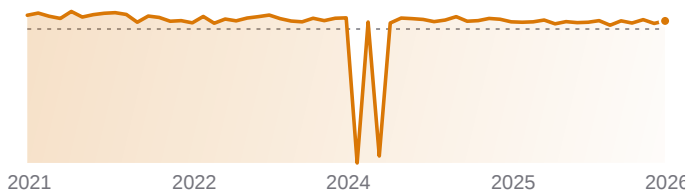
Sellers who sold at a gain

100%

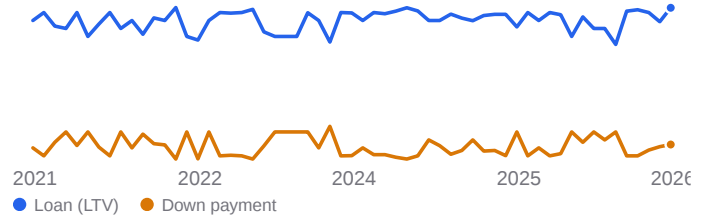


Median annualized return at resale

+5.2%

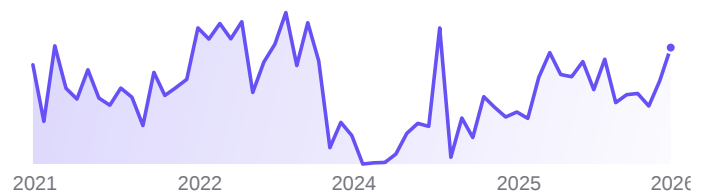


Financing (share of purchase price) Loan (LTV) 98% · Down payment 12%



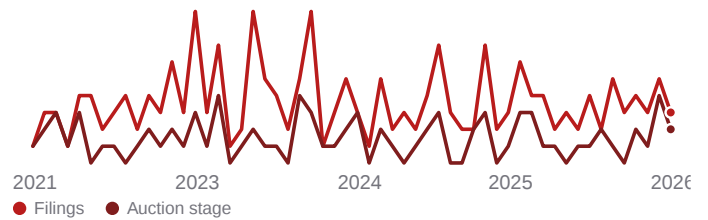
Typical hold before selling

11.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	7,317
Median value (AVM)	\$494K
Median size	1,608 ft²
Median bedrooms	3
Median year built	1995
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.1%
Owner occupied	83%
Company owned	18%
Median loan-to-value	49%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	21,399
Density	4,581 / mi²
Median household income	\$85K
Average household income	\$111K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	118
Homes occupied	97%
Bachelor's or higher	12%
Poverty rate	12.8%
Unemployment	2.3%
Average temp	61°F
Annual precip	13 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.