

Snelling 95369

ZIP code · CA · California > Merced County > Snelling

BALANCED MARKET

\$620K

MEDIAN SALE PRICE

+52.6%

1-YR CHANGE

2

SALES (12 MO)

\$315K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



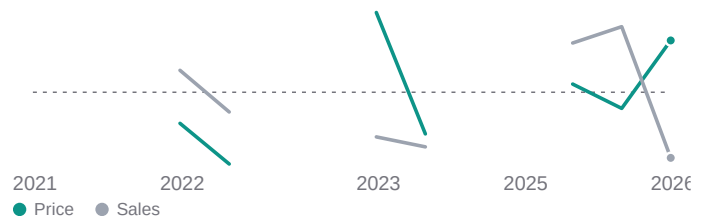
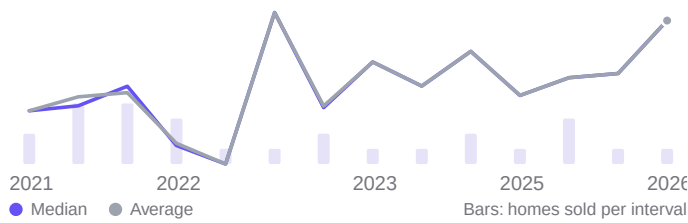
MARKET TRENDS (5 YEARS)

Sale prices

Median \$620K · Average \$620K

Growth (year over year)

Price +52.6% · Sales -66.7%

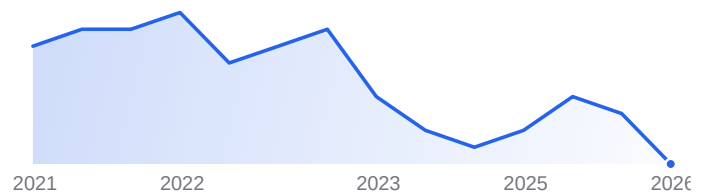


Price per square foot

\$269/ft²

Annual turnover (share of homes sold)

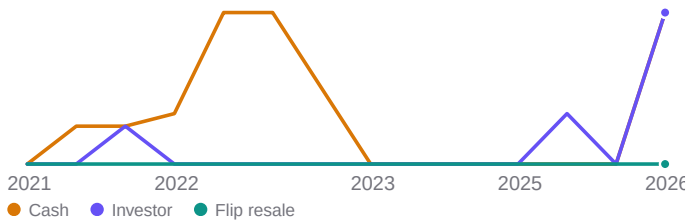
0.8%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 100% · Flip resale 0%



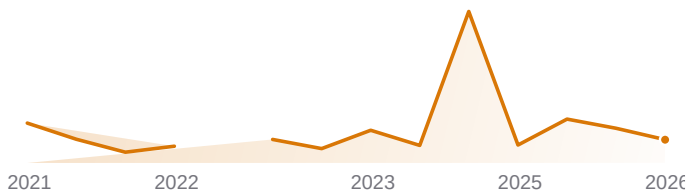
Sellers who sold at a gain

100%

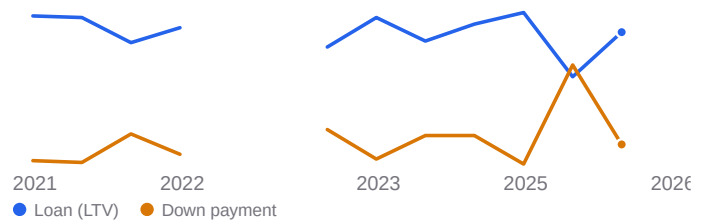


Median annualized return at resale

+6.2%

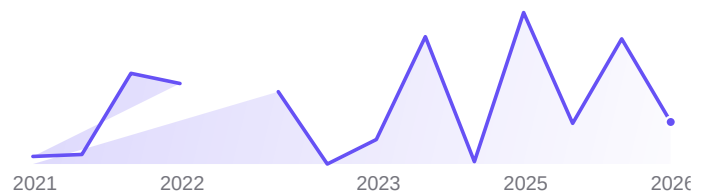


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



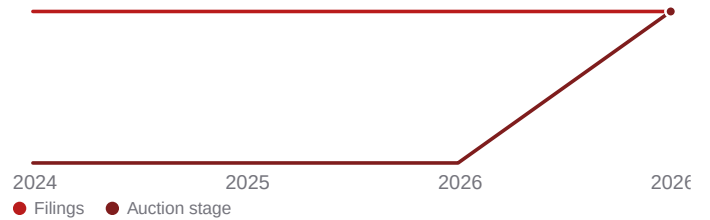
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	238
Median value (AVM)	\$315K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1971
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.6%
Owner occupied	65%
Company owned	27%
Median loan-to-value	29%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	1,835
Density	10 / mi²
Median household income	\$71K
Average household income	\$88K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	95
Homes occupied	83%
Bachelor's or higher	11%
Poverty rate	13.2%
Unemployment	2.6%
Average temp	62°F
Annual precip	15 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.