

Sonora 95370

ZIP code · CA · California > Tuolumne County > Sonora

BALANCED MARKET

\$370K

MEDIAN SALE PRICE

-12.5%

1-YR CHANGE

390

SALES (12 MO)

\$387K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



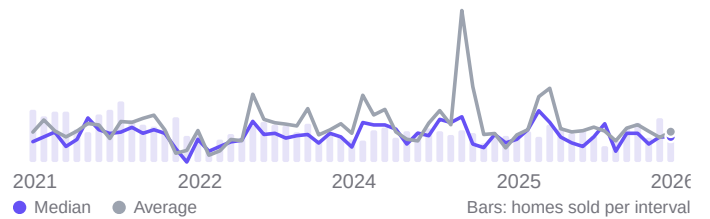
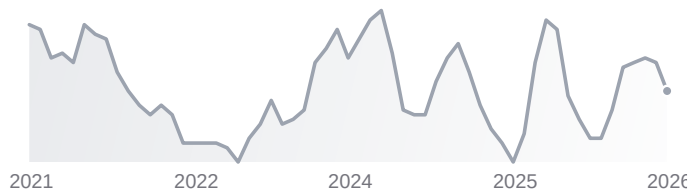
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$380K · Average \$402K

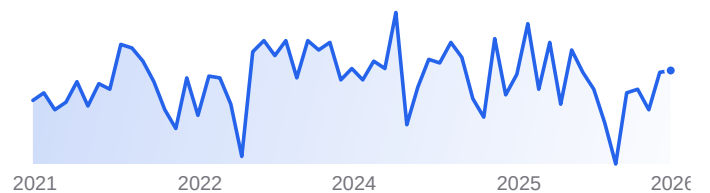
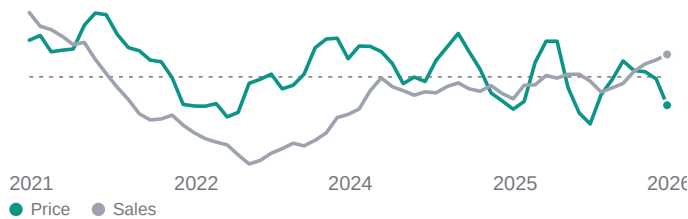


Growth (year over year)

Price -12.5% · Sales +9.9%

Price per square foot

\$255/ft²

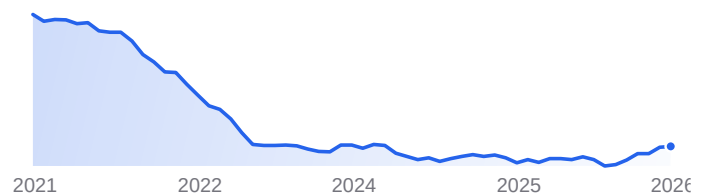
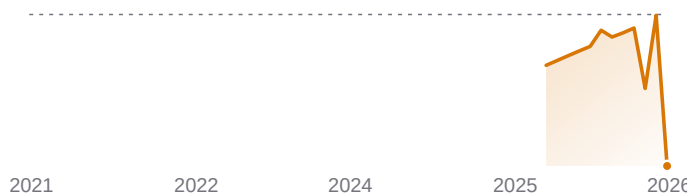


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

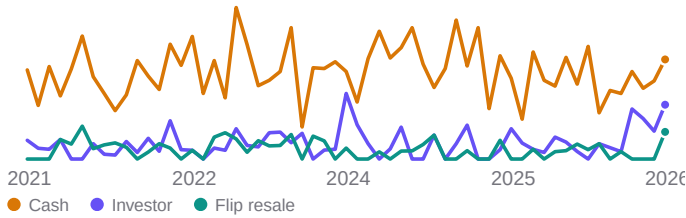
3.6%



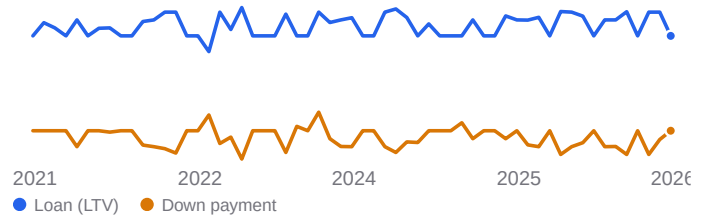
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 21% · Flip resale 10%

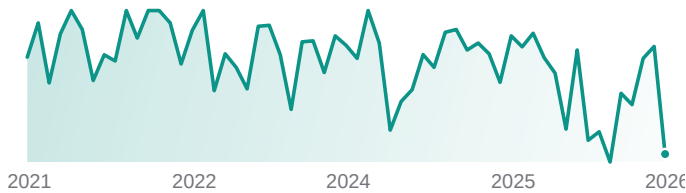


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



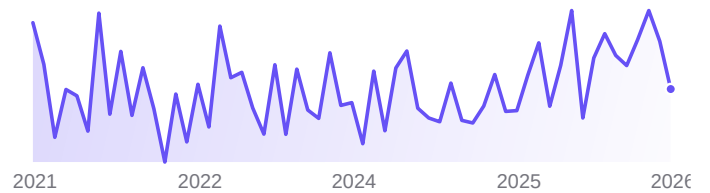
Sellers who sold at a gain

68%



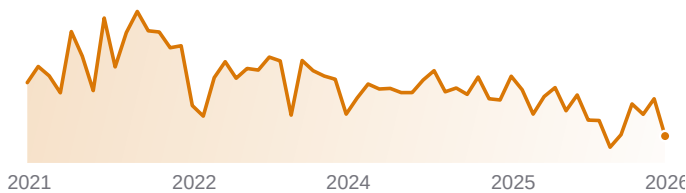
Typical hold before selling

8.3 yrs



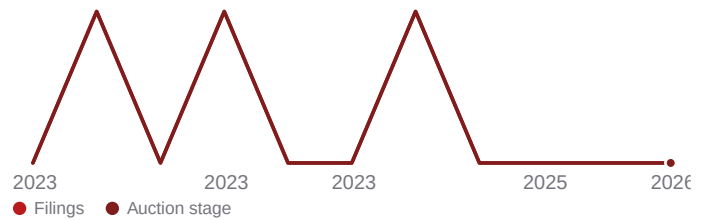
Median annualized return at resale

+1.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,859
Median value (AVM)	\$387K
Median size	1,583 ft²
Median bedrooms	3
Median year built	1978
Single family	84%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.9%
Owner occupied	66%
Company owned	41%
Median loan-to-value	48%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	27,153
Density	246 / mi²
Median household income	\$76K
Average household income	\$99K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	81
Homes occupied	87%
Bachelor's or higher	19%
Poverty rate	14.9%
Unemployment	1.1%
Average temp	58°F
Annual precip	35 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.