

Soulsbyville 95372

ZIP code · CA · California > Tuolumne County > Soulsbyville

BUYER'S MARKET

\$307K

MEDIAN SALE PRICE

-17.2%

1-YR CHANGE

33

SALES (12 MO)

\$366K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



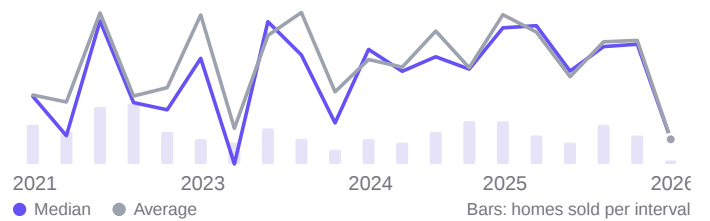
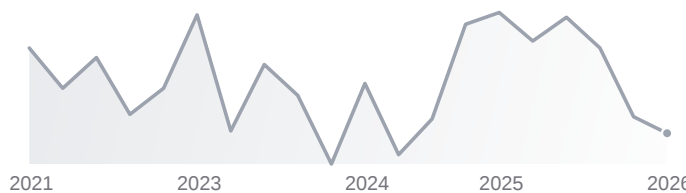
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$244K · Average \$244K

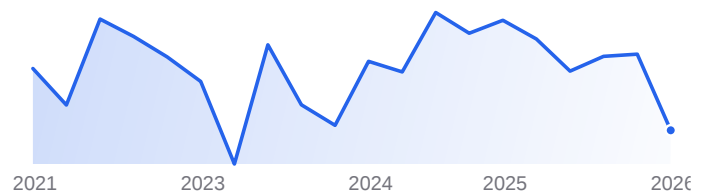
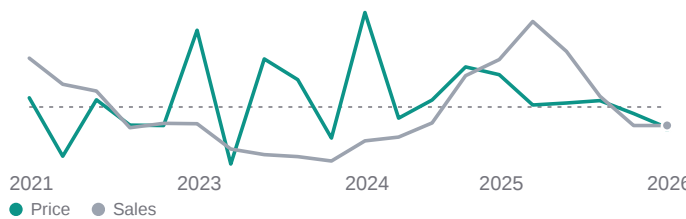


Growth (year over year)

Price -17.2% · Sales -15.4%

Price per square foot

\$168/ft²

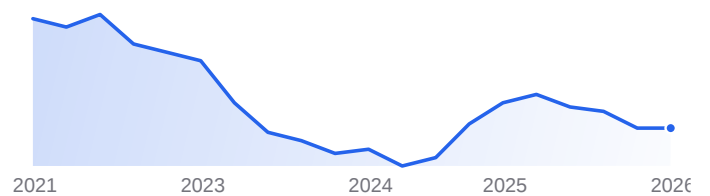


Sale premium vs estimated value

-32.1%

Annual turnover (share of homes sold)

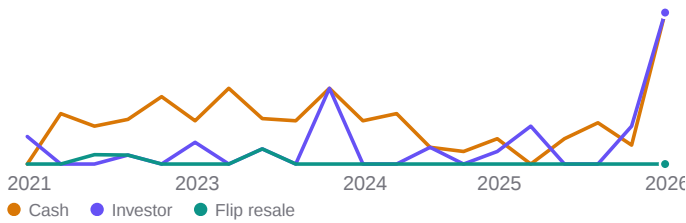
4.2%



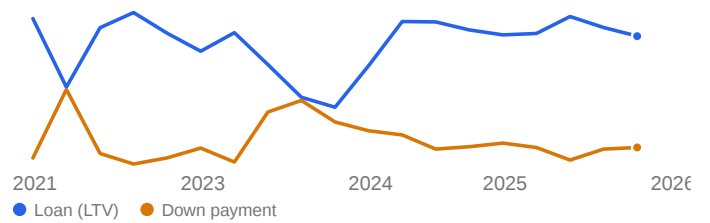
BUYERS & OUTCOMES

Buyer mix

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

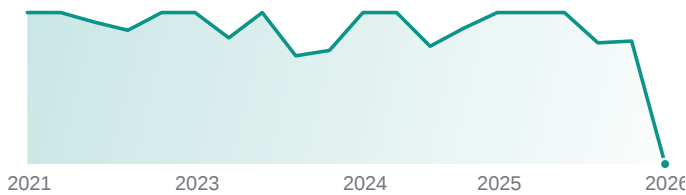


Financing (share of purchase price) Loan (LTV) 81% · Down payment 15%



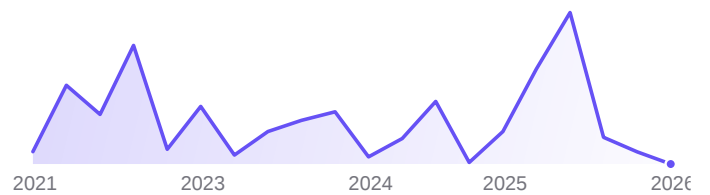
Sellers who sold at a gain

0%



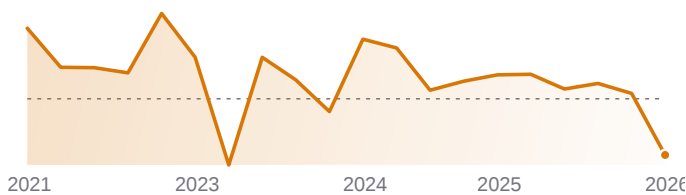
Typical hold before selling

4.2 yrs



Median annualized return at resale

-8.0%



HOUSING STOCK

Homes	779
Median value (AVM)	\$366K
Median size	1,490 ft²
Median bedrooms	3
Median year built	1981
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	2.6%
Owner occupied	72%
Company owned	36%
Median loan-to-value	57%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	1,283
Density	539 / mi²
Median household income	\$83K
Average household income	\$97K
Crime index (US avg 100)	30
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	93
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	6.6%
Unemployment	1.3%
Average temp	57°F
Annual precip	38 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.