

Stevinson 95374

ZIP code · CA · California > Merced County > Stevenson

SELLER'S MARKET

\$285K

MEDIAN SALE PRICE

-37.4%

1-YR CHANGE

7

SALES (12 MO)

\$539K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

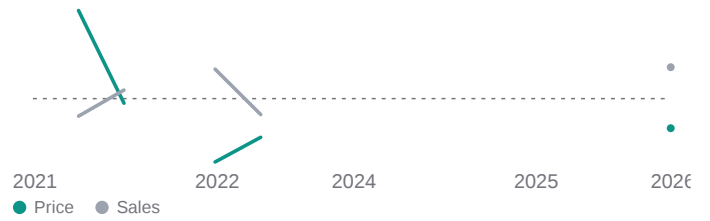
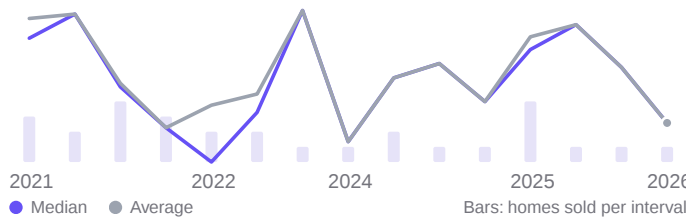
MARKET TRENDS (5 YEARS)

Sale prices

Median \$285K · Average \$285K

Growth (year over year)

Price -37.4% · Sales +40.0%



Price per square foot

\$290/ft²

Sale premium vs estimated value

-4.7%



Annual turnover (share of homes sold)

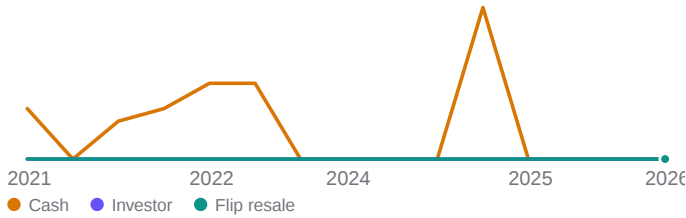
2.3%



BUYERS & OUTCOMES

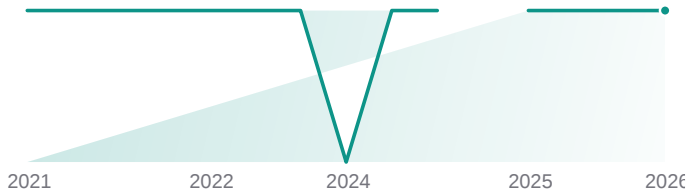
Buyer mix

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



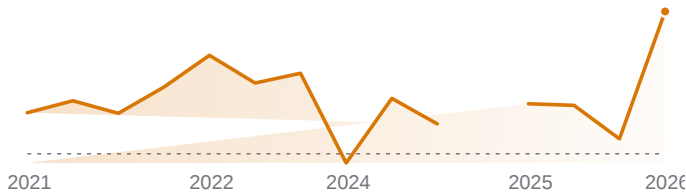
Sellers who sold at a gain

100%

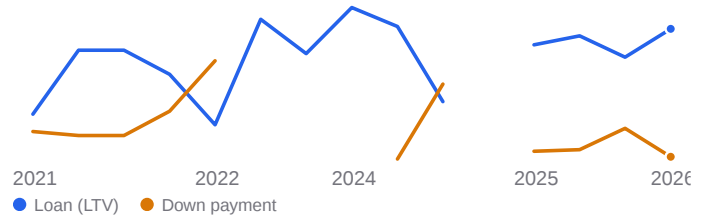


Median annualized return at resale

+23.8%

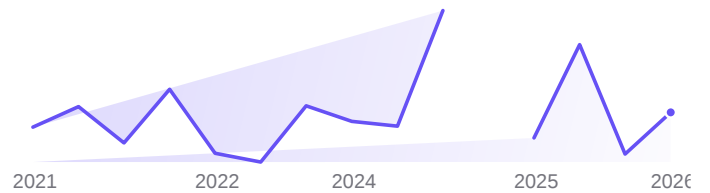


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



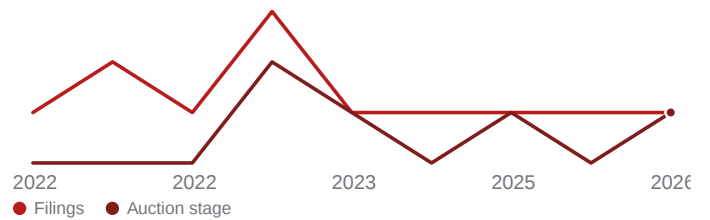
Typical hold before selling

12.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	303
Median value (AVM)	\$539K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1967
Single family	31%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.5%
Owner occupied	87%
Company owned	21%
Median loan-to-value	36%
Typical ownership tenure	13.5 yrs

COMMUNITY

Population	2,070
Density	28 / mi²
Median household income	\$55K
Average household income	\$89K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	185
Homes occupied	92%
Bachelor's or higher	9%
Poverty rate	12.2%
Unemployment	3.3%
Average temp	62°F
Annual precip	12 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.