

# Tuolumne 95379

ZIP code · CA · California > Tuolumne County

SELLER'S MARKET

**\$321K**

MEDIAN SALE PRICE

**+9.4%**

1-YR CHANGE

**52**

SALES (12 MO)

**\$328K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



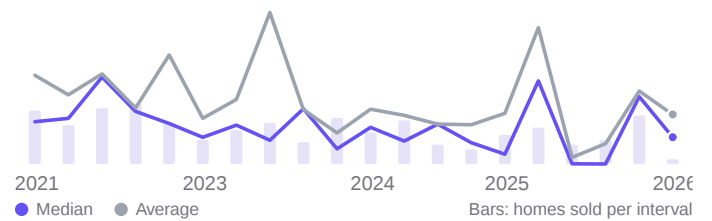
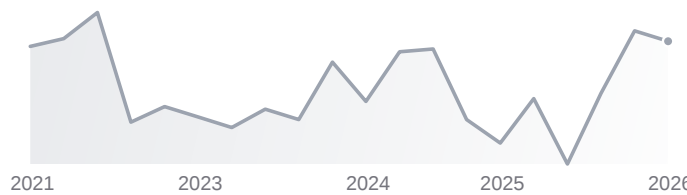
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$275K · Average \$318K

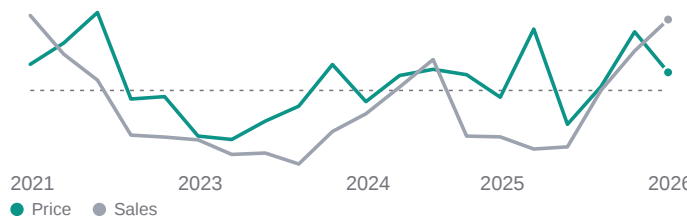


Growth (year over year)

Price +9.4% · Sales +36.8%

Price per square foot

\$357/ft²

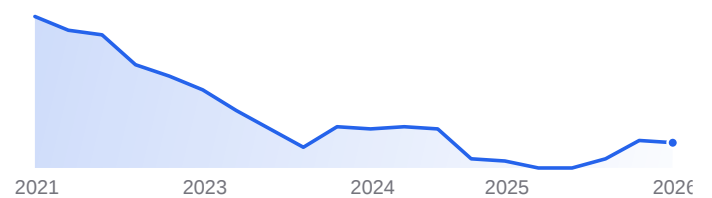


Sale premium vs estimated value

+119.8%

Annual turnover (share of homes sold)

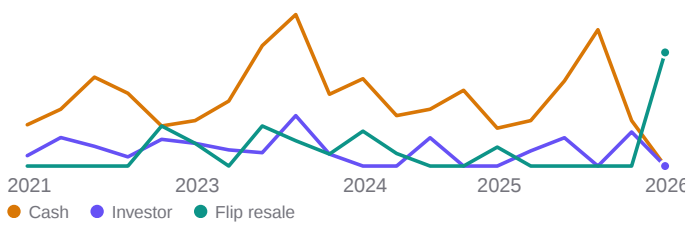
3.4%



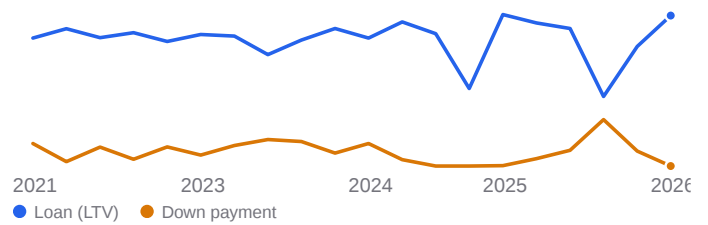
## BUYERS & OUTCOMES

### Buyer mix

Cash 0% · Investor 0% · Flip resale 50%

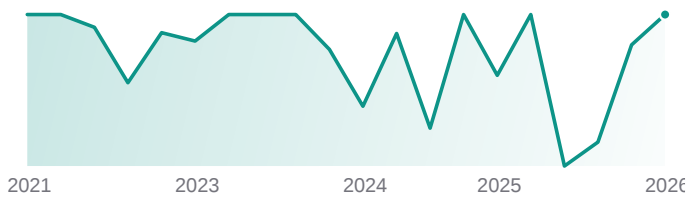


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



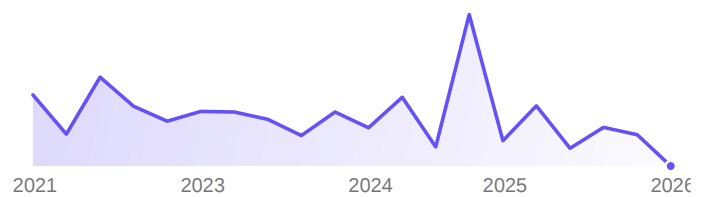
### Sellers who sold at a gain

100%



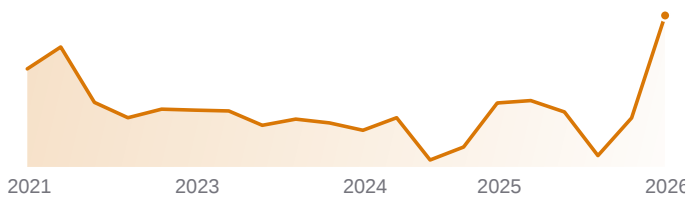
### Typical hold before selling

0.7 yrs



### Median annualized return at resale

+13.0%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,518     |
| Median value (AVM) | \$328K    |
| Median size        | 1,392 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1979      |
| Single family      | 90%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 49%      |
| Underwater (LTV 125% or more) | 3.3%     |
| Owner occupied                | 61%      |
| Company owned                 | 40%      |
| Median loan-to-value          | 52%      |
| Typical ownership tenure      | 15.4 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 3,636     |
| Density                          | 125 / mi² |
| Median household income          | \$72K     |
| Average household income         | \$93K     |
| Crime index (US avg 100)         | 123       |
| Air pollution index (US avg 100) | 88        |
| Earthquake index (US avg 100)    | 92        |
| Homes occupied                   | 87%       |
| Bachelor's or higher             | 11%       |
| Poverty rate                     | 5.9%      |
| Unemployment                     | 1.1%      |
| Average temp                     | 55°F      |
| Annual precip                    | 40 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.