

Boonville 95415

ZIP code · CA · California › Mendocino County › Boonville

BALANCED MARKET

\$353K

MEDIAN SALE PRICE

-49.2%

1-YR CHANGE

5

SALES (12 MO)

\$422K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



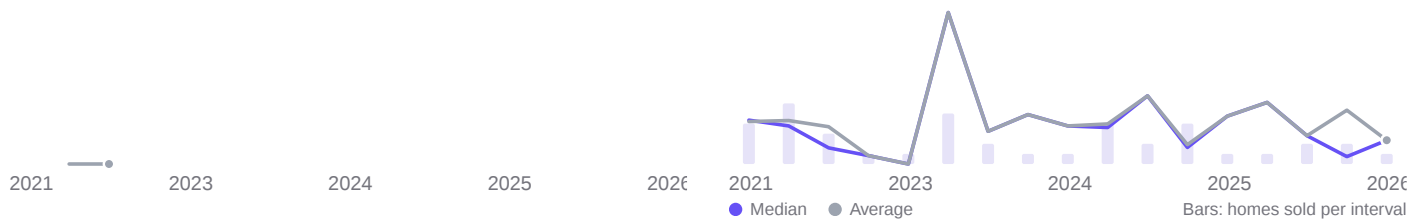
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$425K · Average \$425K

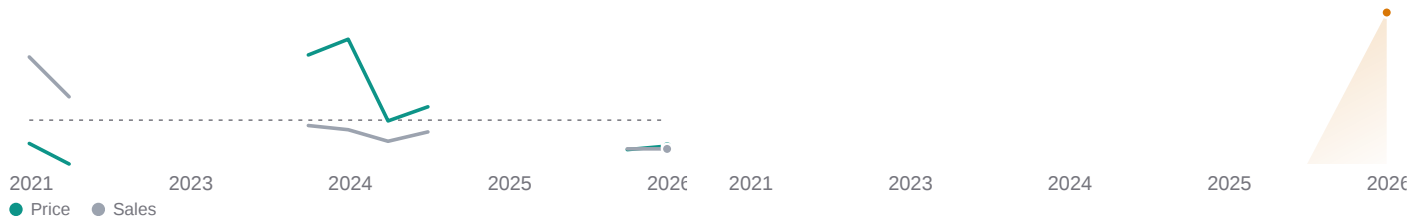


Growth (year over year)

Price -49.2% · Sales -54.5%

Sale premium vs estimated value

+87.4%



Annual turnover (share of homes sold)

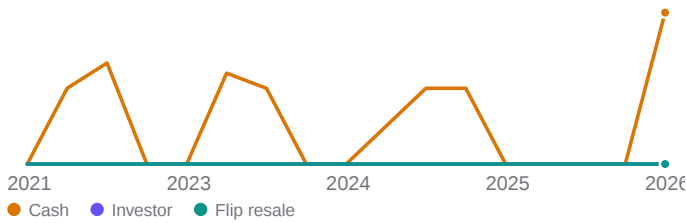
1.2%



BUYERS & OUTCOMES

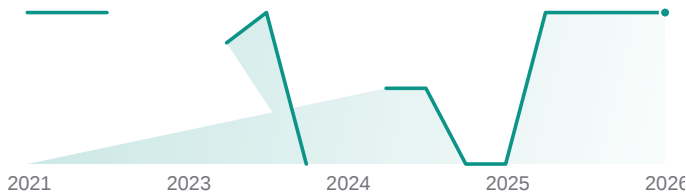
Buyer mix

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



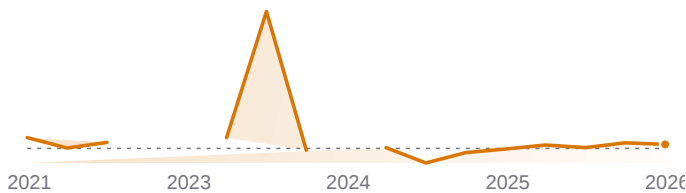
Sellers who sold at a gain

100%

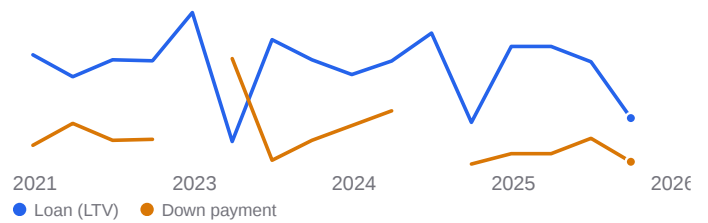


Median annualized return at resale

+4.2%

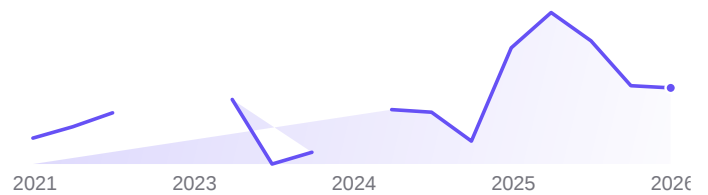


Financing (share of purchase price) Loan (LTV) 37% · Down payment 3.9%



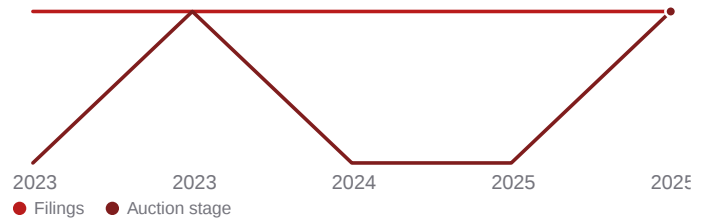
Typical hold before selling

12.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	420
Median value (AVM)	\$422K
Median size	1,800 ft²
Median bedrooms	3
Median year built	1986
Single family	44%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.9%
Owner occupied	46%
Company owned	30%
Median loan-to-value	29%
Typical ownership tenure	19.0 yrs

COMMUNITY

Population	1,153
Density	26 / mi²
Median household income	\$75K
Average household income	\$93K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	272
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	17.4%
Unemployment	1.4%
Average temp	57°F
Annual precip	47 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.