

Branscomb 95417

ZIP code · CA · California > Mendocino County

\$826K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$229K

MEDIAN VALUE (AVM)

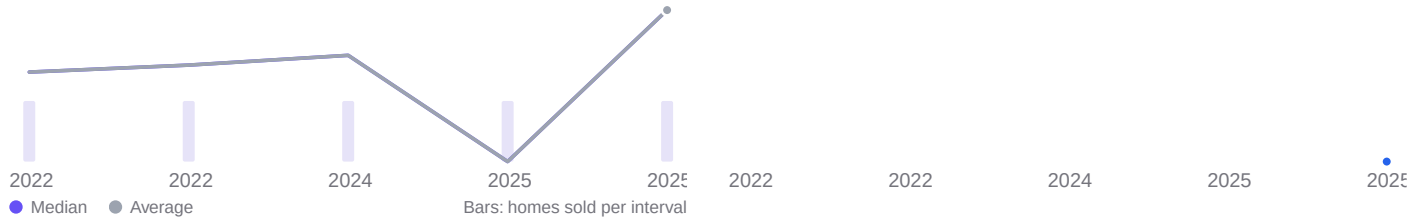
MARKET TRENDS (5 YEARS)

Sale prices

Median \$826K · Average \$826K

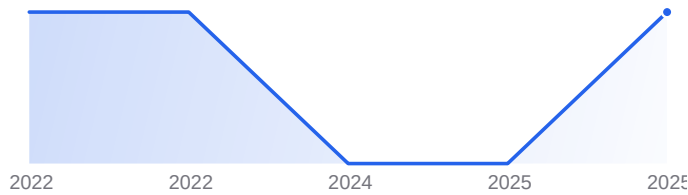
Price per square foot

\$188/ft²



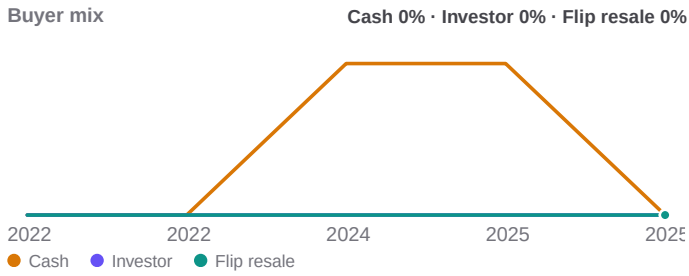
Annual turnover (share of homes sold)

2.3%



BUYERS & OUTCOMES

Buyer mix



Sellers who sold at a gain

100%

Financing (share of purchase price) Loan (LTV) 62% · Down payment 38%

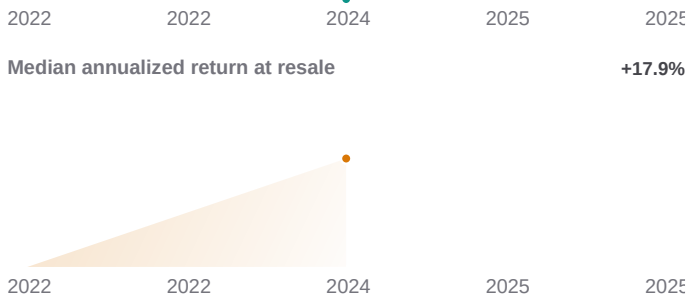


Typical hold before selling

13.6 yrs

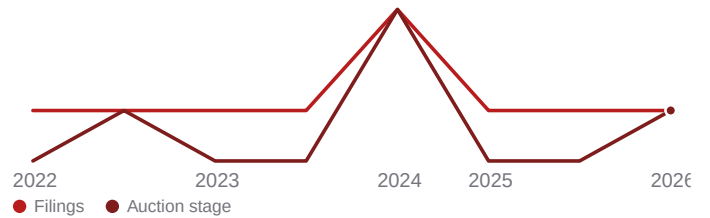
Median annualized return at resale

+17.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	88
Median value (AVM)	\$229K
Median size	1,760 ft²
Median bedrooms	3
Median year built	1983
Single family	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	5.3%
Owner occupied	55%
Company owned	19%
Median loan-to-value	6%
Typical ownership tenure	26.6 yrs

COMMUNITY

Population	112
Density	4 / mi²
Median household income	\$40K
Average household income	\$53K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	417
Homes occupied	82%
Bachelor's or higher	6%
Poverty rate	19.4%
Unemployment	0.8%
Average temp	54°F
Annual precip	86 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.