

Cazadero 95421

ZIP code · CA · California > Sonoma County > Cazadero

BUYER'S MARKET

\$252K

MEDIAN SALE PRICE

-44.3%

1-YR CHANGE

29

SALES (12 MO)

\$548K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



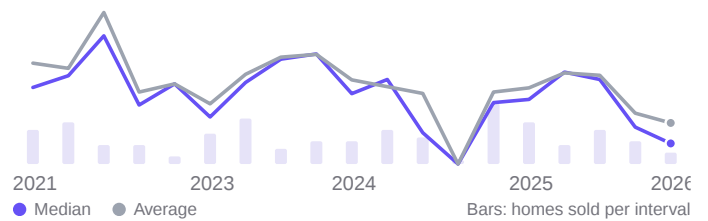
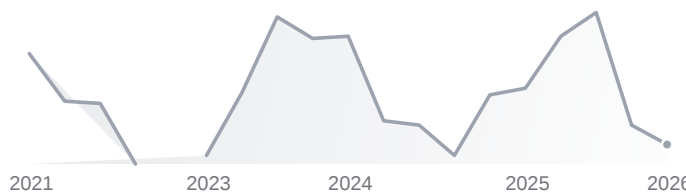
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$200K · Average \$315K

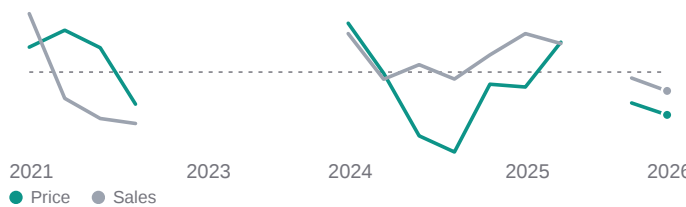


Growth (year over year)

Price -44.3% · Sales -19.4%

Price per square foot

\$255/ft²

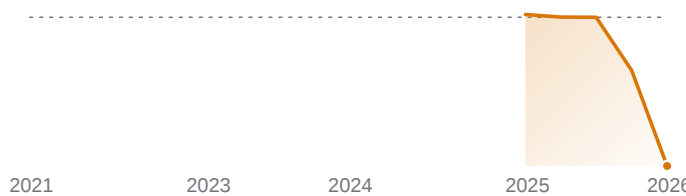


Sale premium vs estimated value

-28.7%

Annual turnover (share of homes sold)

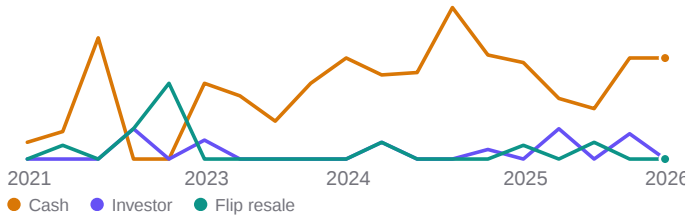
3.2%



BUYERS & OUTCOMES

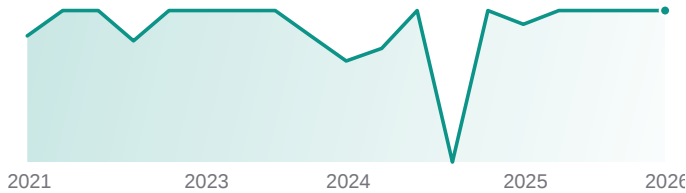
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



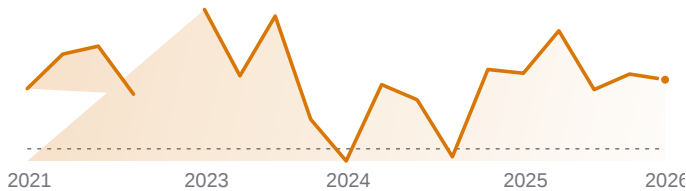
Sellers who sold at a gain

100%

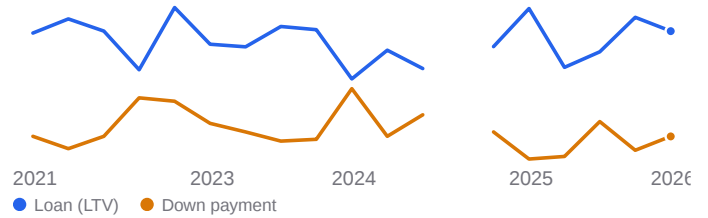


Median annualized return at resale

+4.0%

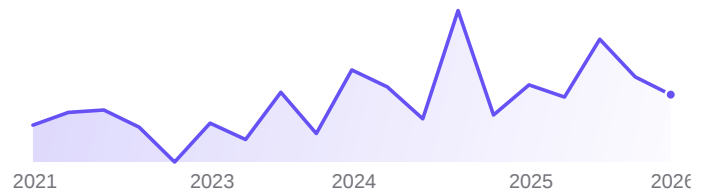


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



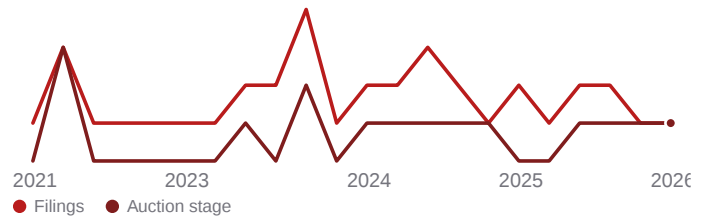
Typical hold before selling

11.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	912
Median value (AVM)	\$548K
Median size	1,008 ft²
Median bedrooms	2
Median year built	1964
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.8%
Owner occupied	44%
Company owned	41%
Median loan-to-value	14%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	1,309
Density	9 / mi²
Median household income	\$88K
Average household income	\$110K
Crime index (US avg 100)	190
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	570
Homes occupied	57%
Bachelor's or higher	25%
Poverty rate	11.1%
Unemployment	0.9%
Average temp	57°F
Annual precip	51 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.