

Clearlake Oaks 95423

ZIP code · CA · California > Lake County > Clearlake Oaks

BALANCED MARKET

\$237K

MEDIAN SALE PRICE

+42.3%

1-YR CHANGE

80

SALES (12 MO)

\$259K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



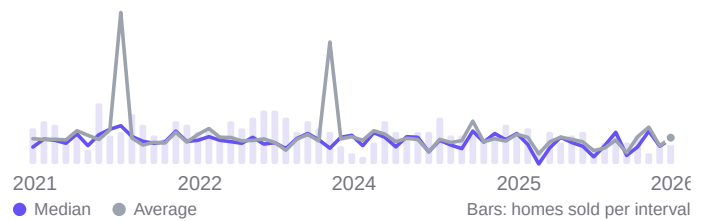
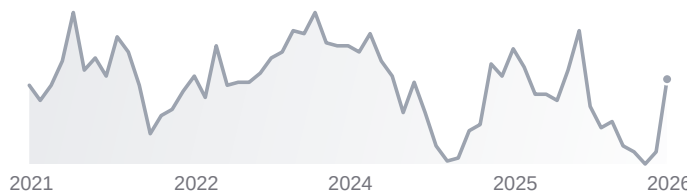
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$235K · Average \$246K

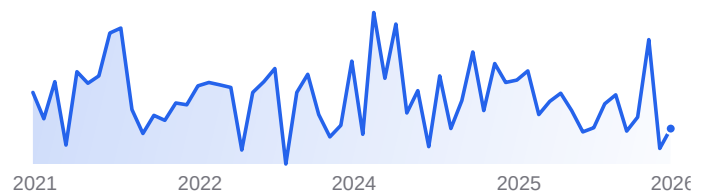
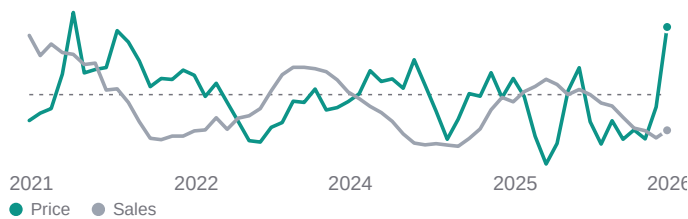


Growth (year over year)

Price +42.3% · Sales -22.3%

Price per square foot

\$142/ft²

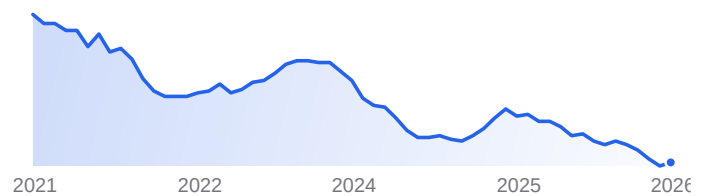


Sale premium vs estimated value

-5.2%

Annual turnover (share of homes sold)

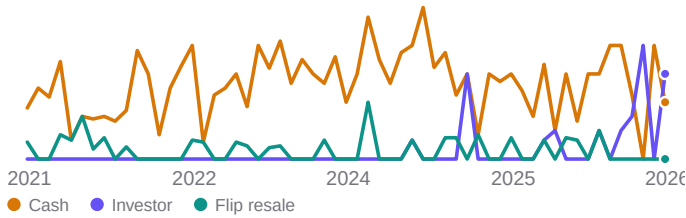
3.1%



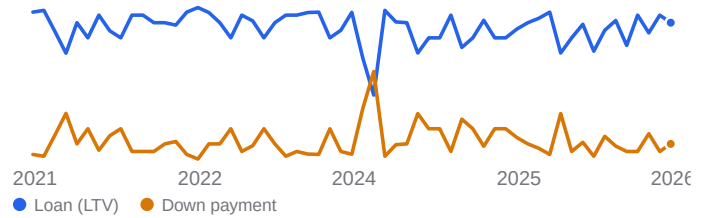
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 50% · Flip resale 0%

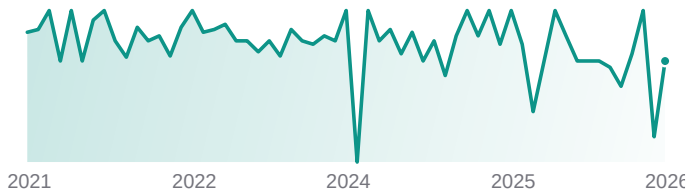


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



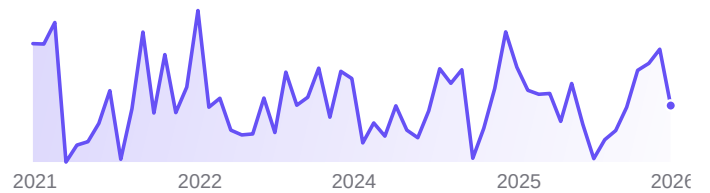
Sellers who sold at a gain

67%



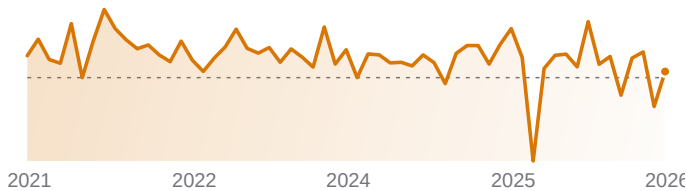
Typical hold before selling

7.9 yrs



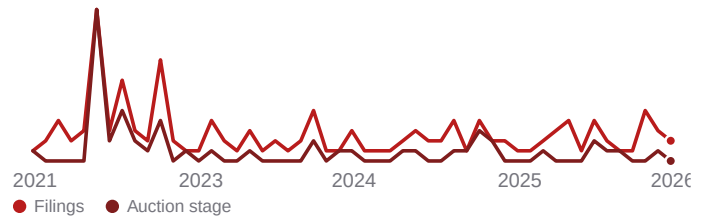
Median annualized return at resale

+1.2%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,562
Median value (AVM)	\$259K
Median size	1,232 ft²
Median bedrooms	2
Median year built	1978
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.9%
Owner occupied	50%
Company owned	21%
Median loan-to-value	33%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	4,924
Density	29 / mi²
Median household income	\$47K
Average household income	\$73K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	395
Homes occupied	75%
Bachelor's or higher	11%
Poverty rate	20.7%
Unemployment	1.2%
Average temp	58°F
Annual precip	34 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.