

Covelo 95428

ZIP code · CA · California > Mendocino County > Covelo

STRONG BUYER'S MARKET

\$123K

MEDIAN SALE PRICE

-15.7%

1-YR CHANGE

18

SALES (12 MO)

\$136K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 10 / 100



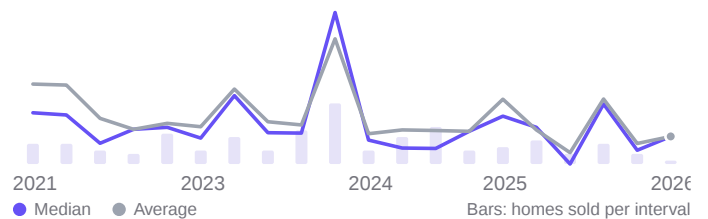
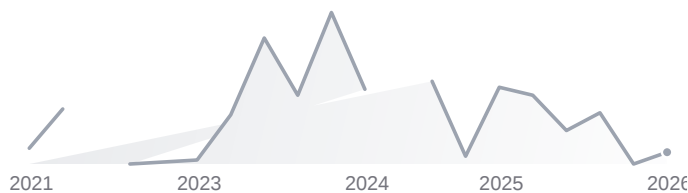
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

10 / 100

Sale prices

Median \$160K · Average \$160K

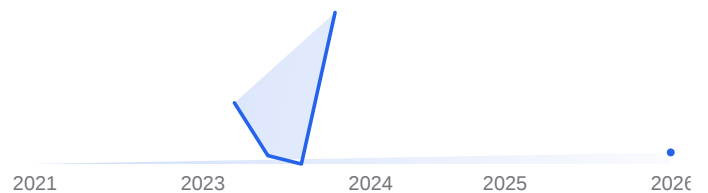
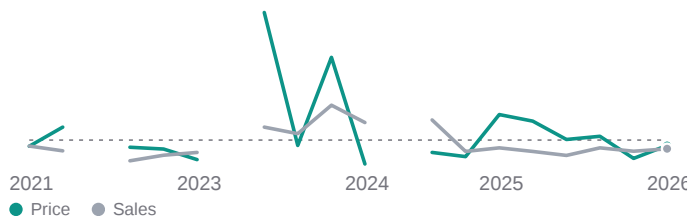


Growth (year over year)

Price -15.7% · Sales -25.0%

Price per square foot

\$128/ft²

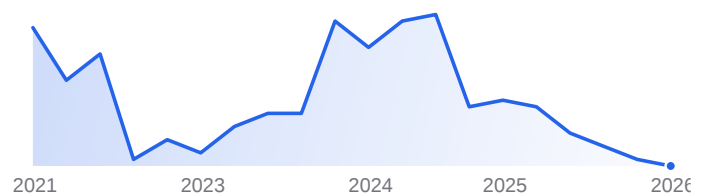
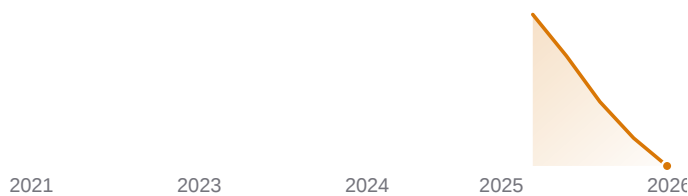


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

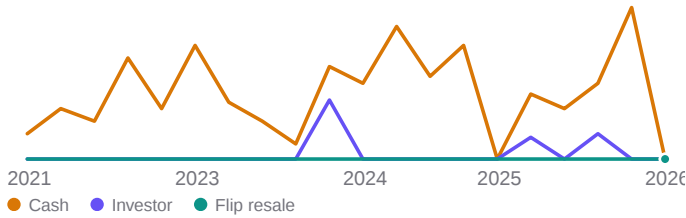
1.9%



BUYERS & OUTCOMES

Buyer mix

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



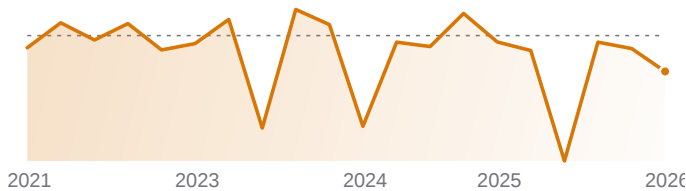
Sellers who sold at a gain

0%

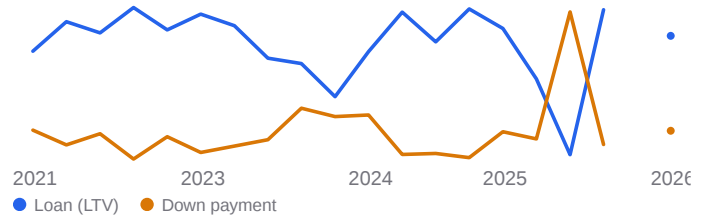


Median annualized return at resale

-7.5%

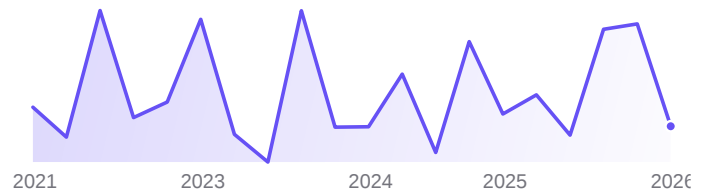


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



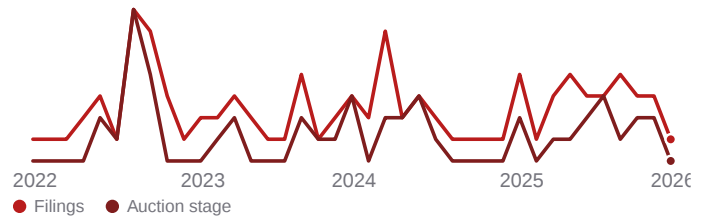
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	929
Median value (AVM)	\$136K
Median size	1,320 ft²
Median bedrooms	3
Median year built	1990
Single family	29%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	8.1%
Owner occupied	27%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	15.3 yrs

COMMUNITY

Population	3,094
Density	5 / mi ²
Median household income	\$44K
Average household income	\$62K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	599
Homes occupied	86%
Bachelor's or higher	9%
Poverty rate	25.6%
Unemployment	1.4%
Average temp	57°F
Annual precip	46 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.