

Fort Bragg 95437

ZIP code · CA · California > Mendocino County > Fort Bragg

BALANCED MARKET

\$555K

MEDIAN SALE PRICE

-9.3%

1-YR CHANGE

131

SALES (12 MO)

\$472K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



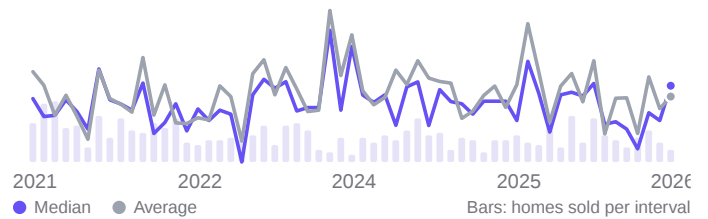
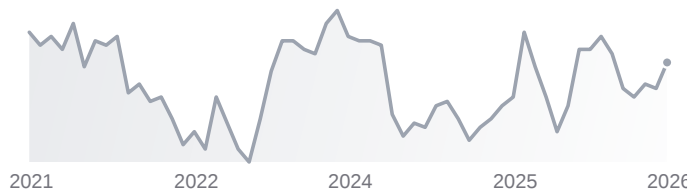
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

43 / 100

Sale prices

Median \$635K · Average \$593K

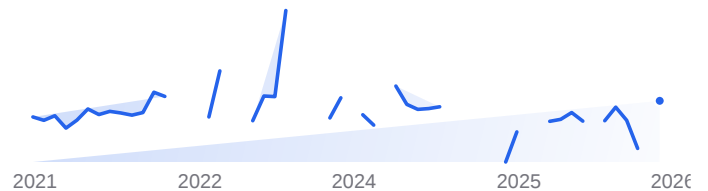
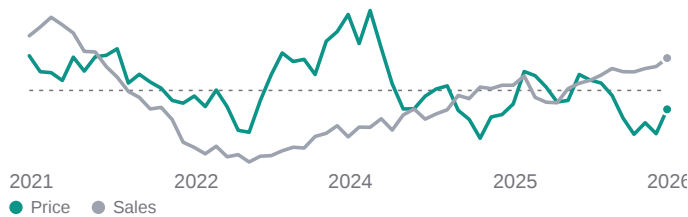


Growth (year over year)

Price -9.3% · Sales +15.9%

Price per square foot

\$489/ft²

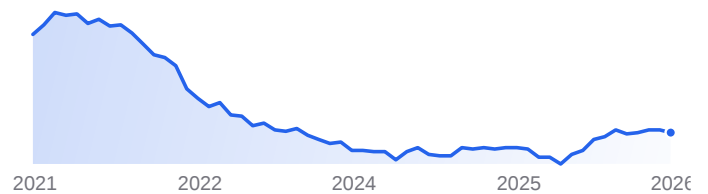


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

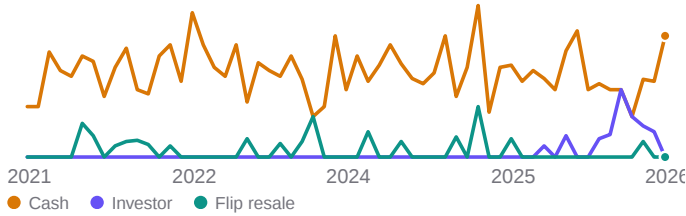
2.5%



BUYERS & OUTCOMES

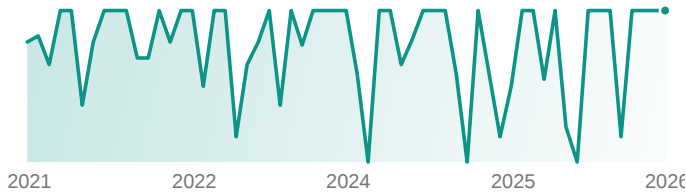
Buyer mix

Cash 60% · Investor 0% · Flip resale 0%



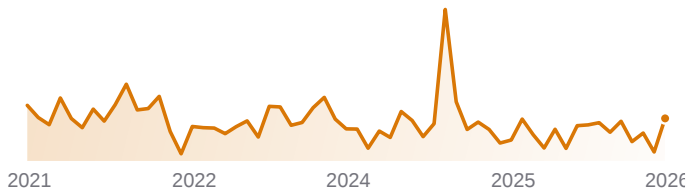
Sellers who sold at a gain

100%

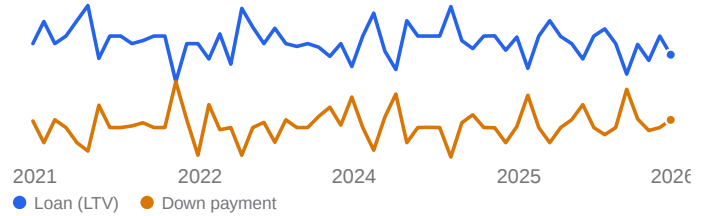


Median annualized return at resale

+6.3%

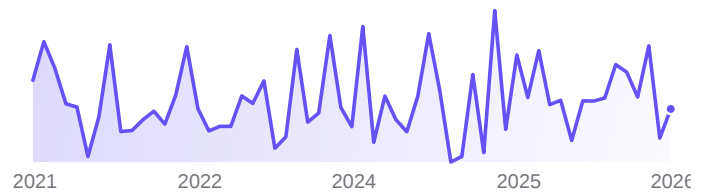


Financing (share of purchase price) Loan (LTV) 68% · Down payment 25%



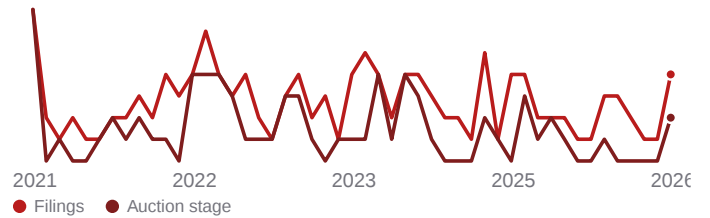
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	5,148
Median value (AVM)	\$472K
Median size	1,489 ft²
Median bedrooms	3
Median year built	1972
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.2%
Owner occupied	67%
Company owned	32%
Median loan-to-value	34%
Typical ownership tenure	14.2 yrs

COMMUNITY

Population	14,353
Density	65 / mi²
Median household income	\$56K
Average household income	\$80K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	393
Homes occupied	89%
Bachelor's or higher	16%
Poverty rate	16.6%
Unemployment	1.0%
Average temp	55°F
Annual precip	55 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.