Gualala 95445

ZIP code · CA · California › Mendocino County

BUYER'S MARKET

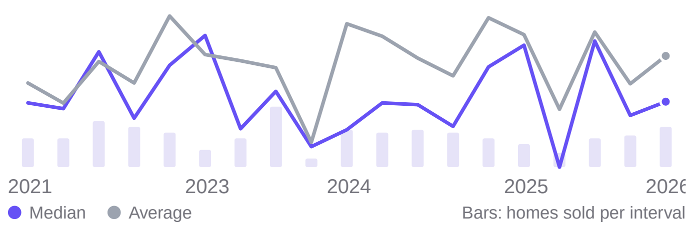
$611K	-31.9%	40	$580K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature Buyer's market · 23 / 100

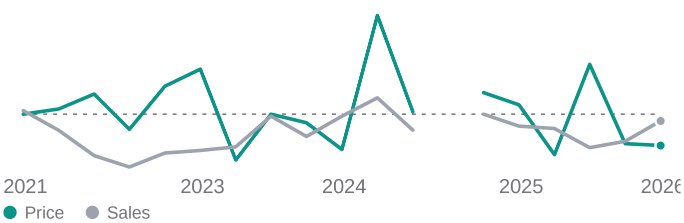
MARKET TRENDS (5 YEARS)

Market temperature (0–100) 23 / 100

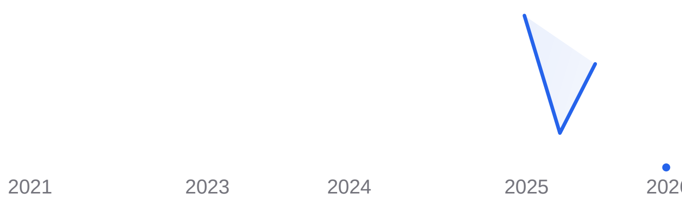
Sale prices Median $576K · Average $762K



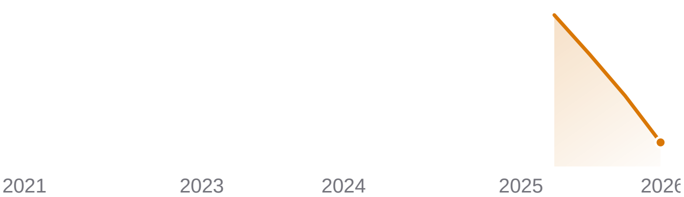
Growth (year over year) Price -31.9% · Sales -7.0%



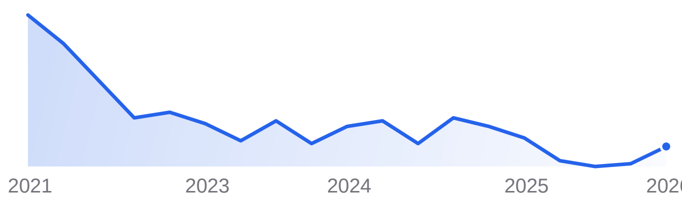
Price per square foot $321/ft²



Sale premium vs estimated value +0.2%

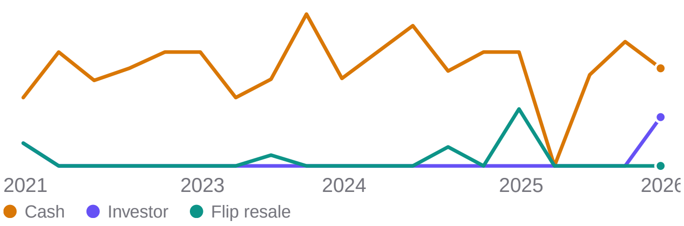


Annual turnover (share of homes sold) 2.9%

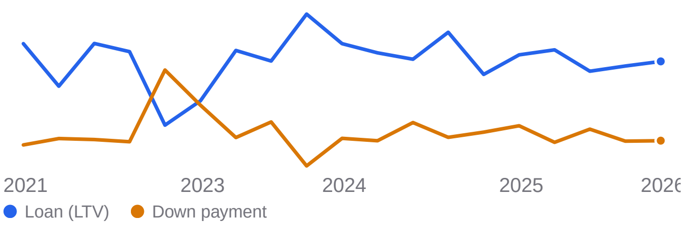


BUYERS & OUTCOMES

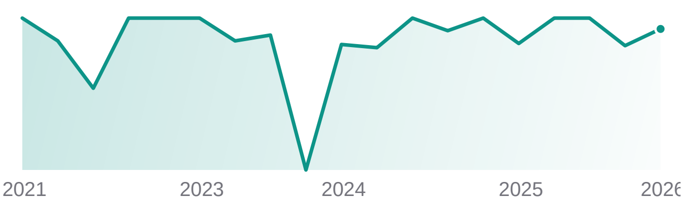
Buyer mix Cash 43% · Investor 21% · Flip resale 0%



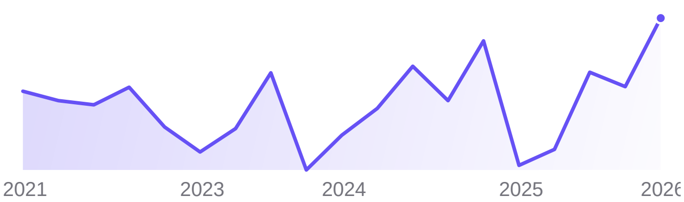
Financing (share of purchase price) Loan (LTV) 68% · Down payment 18%



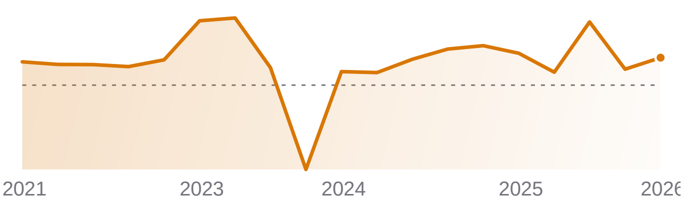
Sellers who sold at a gain 93%



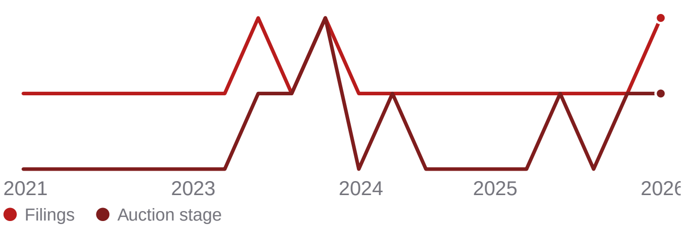
Typical hold before selling 17.6 yrs



Median annualized return at resale +5.6%



Preforeclosure filings Filings 2 · Auction stage 1



HOUSING STOCK

Homes	**1,398**
Median value (AVM)	**$580K**
Median size	**1,560 ft²**
Median bedrooms	**2**
Median year built	**1997**
Single family	**72%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**66%**
Underwater (LTV 125% or more)	**3.0%**
Owner occupied	**42%**
Company owned	**32%**
Median loan-to-value	**30%**
Typical ownership tenure	**11.9 yrs**

COMMUNITY

Population	2,504
Density	32 / mi²
Median household income	$80K
Average household income	$97K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	485
Homes occupied	71%
Bachelor's or higher	20%
Poverty rate	8.7%
Unemployment	1.1%
Average temp	55°F
Annual precip	51 in
Sunshine	78%

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