

Hopland 95449

ZIP code · CA · California > Mendocino County > Hopland

BALANCED MARKET

\$556K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$432K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

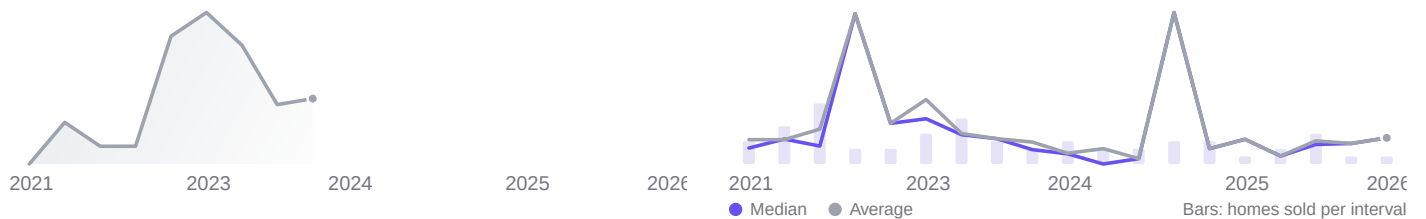
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$556K · Average \$556K

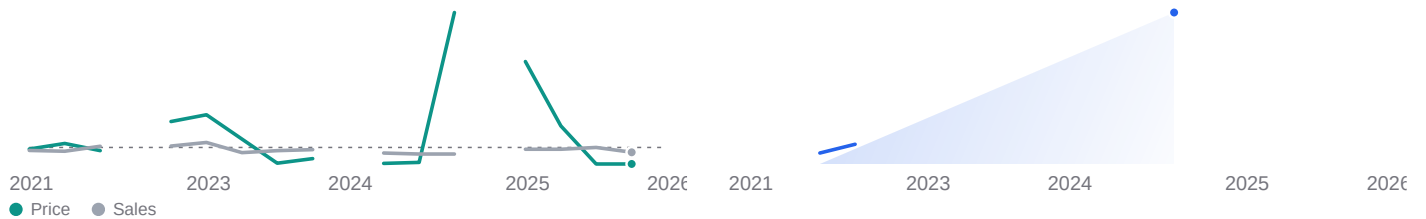


Growth (year over year)

Price -84.1% · Sales -25.0%

Price per square foot

\$9439/ft²

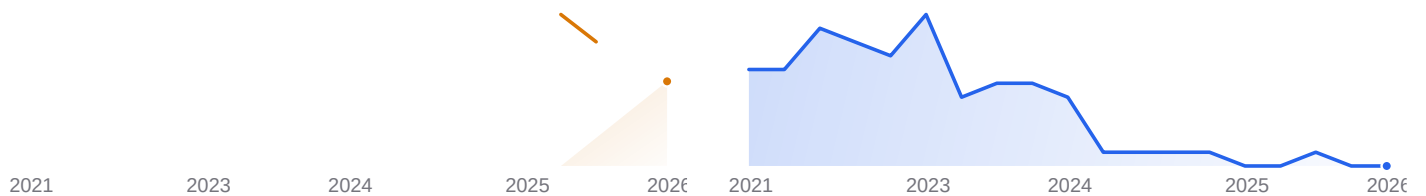


Sale premium vs estimated value

+0.4%

Annual turnover (share of homes sold)

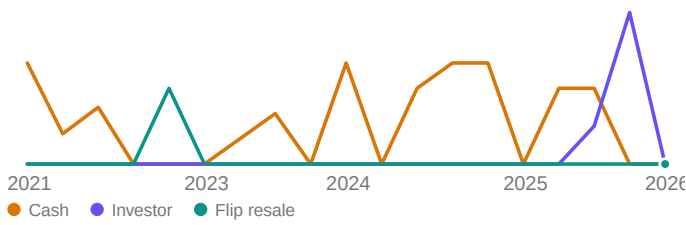
2.5%



BUYERS & OUTCOMES

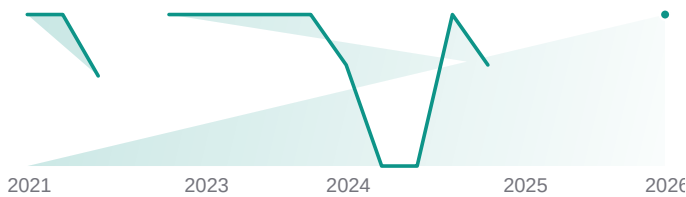
Buyer mix

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



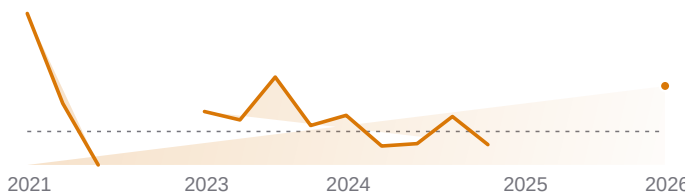
Sellers who sold at a gain

100%

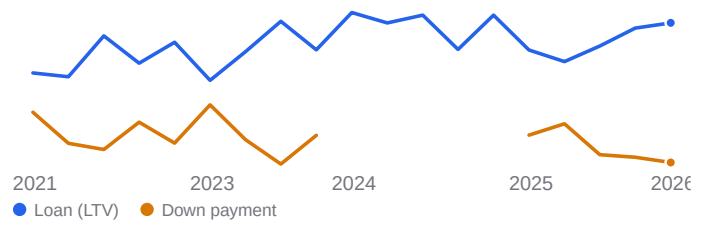


Median annualized return at resale

+13.1%

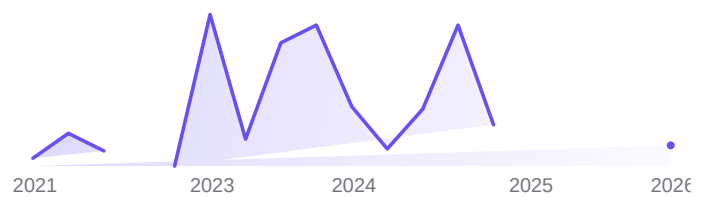


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



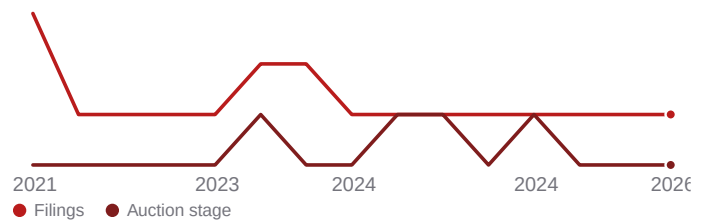
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	359
Median value (AVM)	\$432K
Median size	2,498 ft²
Median bedrooms	3
Median year built	1991
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	5.9%
Owner occupied	54%
Company owned	34%
Median loan-to-value	45%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	1,528
Density	13 / mi²
Median household income	\$66K
Average household income	\$95K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	469
Homes occupied	88%
Bachelor's or higher	14%
Poverty rate	19.6%
Unemployment	1.7%
Average temp	58°F
Annual precip	42 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.