

Kelseyville 95451

ZIP code · CA · California > Lake County > Kelseyville

BUYER'S MARKET

\$325K

MEDIAN SALE PRICE

-7.4%

1-YR CHANGE

177

SALES (12 MO)

\$344K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



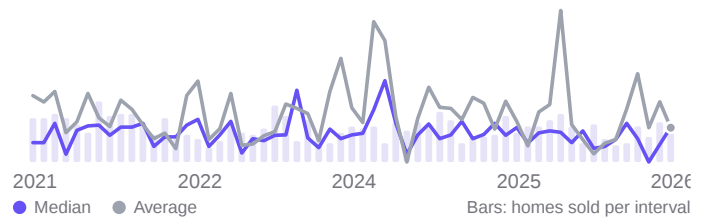
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$370K · Average \$369K

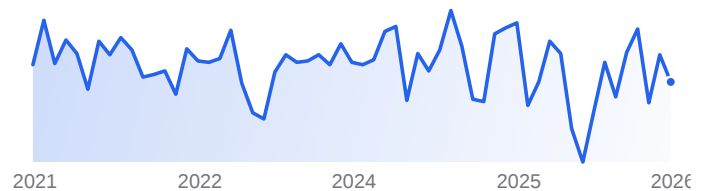
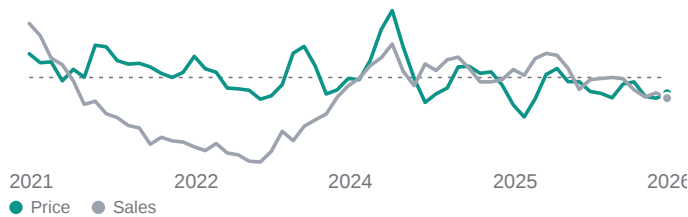


Growth (year over year)

Price -7.4% · Sales -9.7%

Price per square foot

\$214/ft²

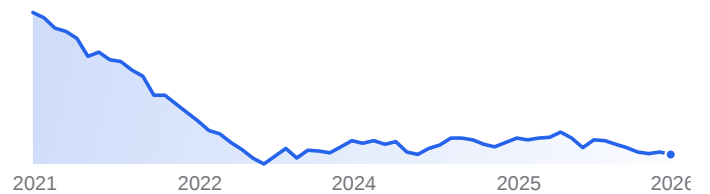


Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

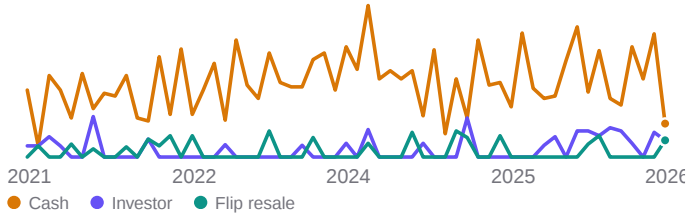
3.4%



BUYERS & OUTCOMES

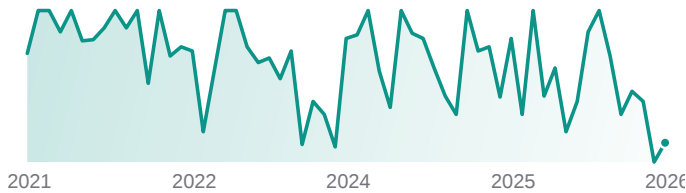
Buyer mix

Cash 14% · Investor 7.1% · Flip resale 7.1%



Sellers who sold at a gain

64%

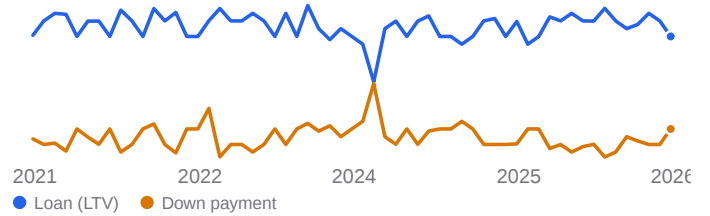


Median annualized return at resale

+2.9%

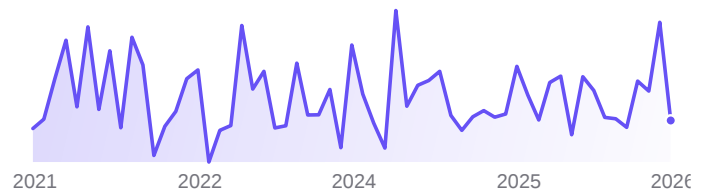


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



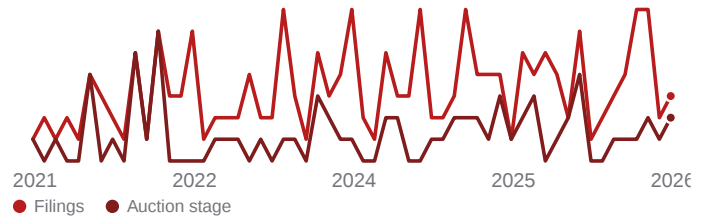
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	5,141
Median value (AVM)	\$344K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1985
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	3.1%
Owner occupied	68%
Company owned	25%
Median loan-to-value	49%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	11,031
Density	90 / mi²
Median household income	\$78K
Average household income	\$91K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	334
Homes occupied	79%
Bachelor's or higher	15%
Poverty rate	9.9%
Unemployment	2.0%
Average temp	59°F
Annual precip	47 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.