

Lakeport 95453

ZIP code · CA · California > Lake County > Lakeport

SELLER'S MARKET

\$395K

MEDIAN SALE PRICE

+19.2%

1-YR CHANGE

157

SALES (12 MO)

\$365K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



MARKET TRENDS (5 YEARS)

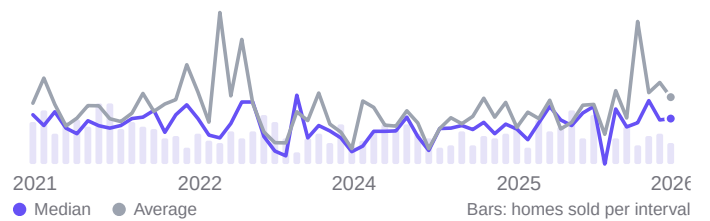
Market temperature (0–100)

64 / 100



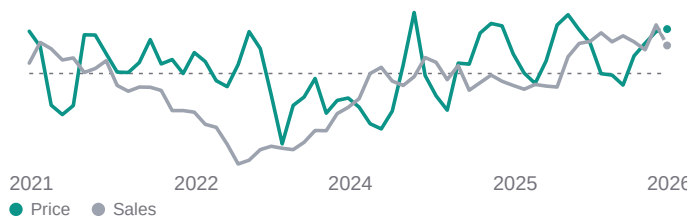
Sale prices

Median \$375K · Average \$453K



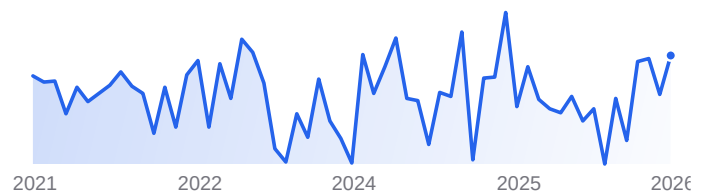
Growth (year over year)

Price +19.2% · Sales +12.1%



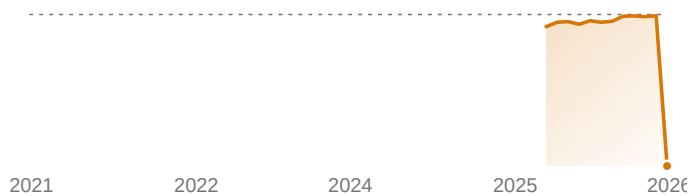
Price per square foot

\$278/ft²



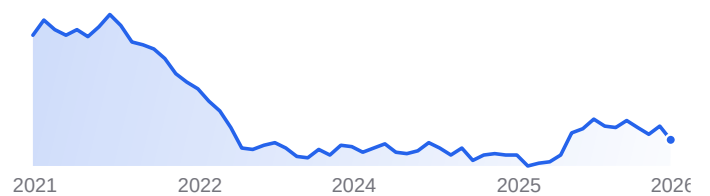
Sale premium vs estimated value

-3.6%



Annual turnover (share of homes sold)

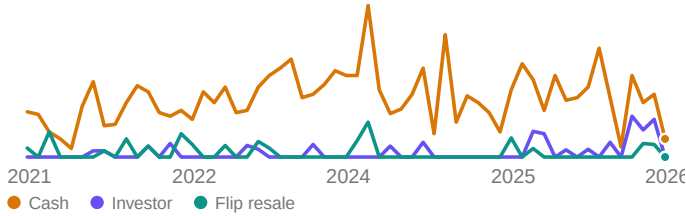
3.5%



BUYERS & OUTCOMES

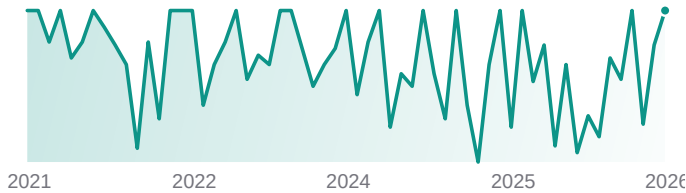
Buyer mix

Cash 11% · Investor 0% · Flip resale 0%



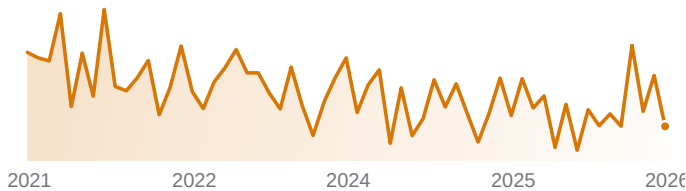
Sellers who sold at a gain

100%

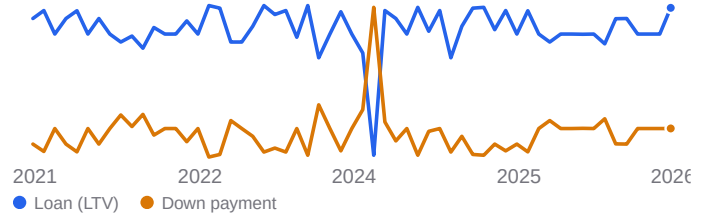


Median annualized return at resale

+2.1%

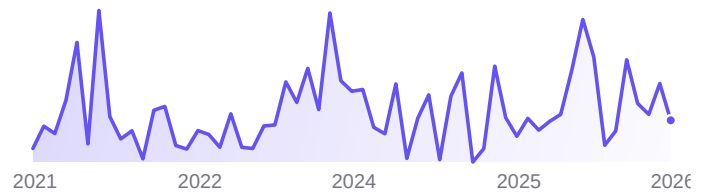


Financing (share of purchase price) Loan (LTV) 97% · Down payment 20%



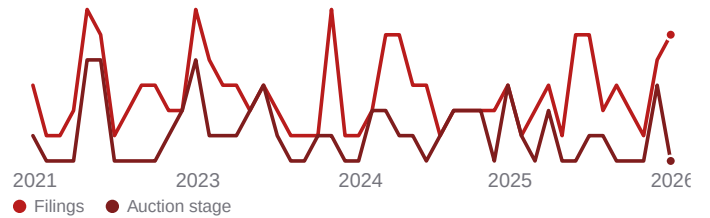
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	4,451
Median value (AVM)	\$365K
Median size	1,486 ft²
Median bedrooms	3
Median year built	1977
Single family	68%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.6%
Owner occupied	71%
Company owned	30%
Median loan-to-value	42%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	12,201
Density	95 / mi²
Median household income	\$74K
Average household income	\$100K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	300
Homes occupied	88%
Bachelor's or higher	13%
Poverty rate	14.0%
Unemployment	1.5%
Average temp	57°F
Annual precip	38 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.