Little River 95456

BUYER'S MARKET

ZIP code · CA · California › Mendocino County › Little River

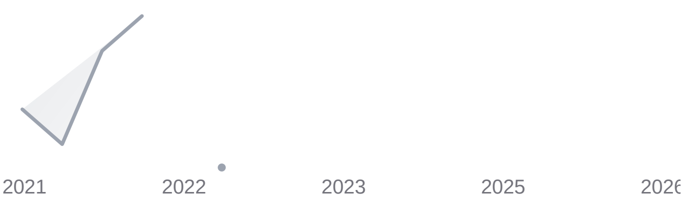
$670K	4	$684K
MEDIAN SALE PRICE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Buyer's market · 35 / 100

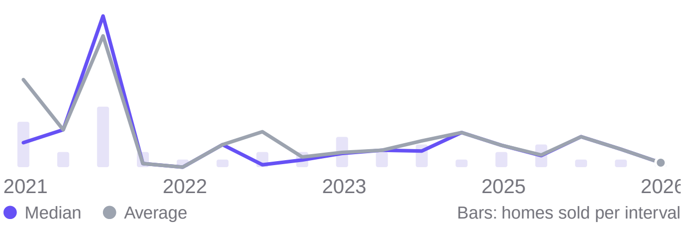
Buyer's market · Balanced · Seller's market

MARKET TRENDS (5 YEARS)

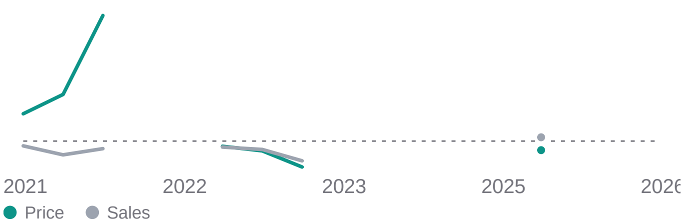
Market temperature (0–100) — 35 / 100



Sale prices — Median $465K · Average $465K



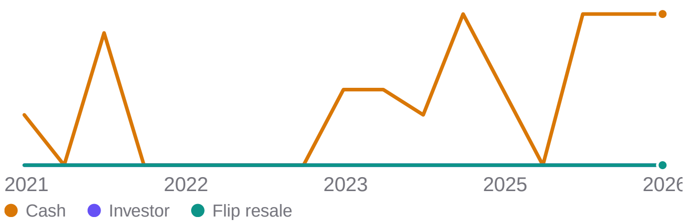
Growth (year over year) — Price -28.9% · Sales +12.5%



Annual turnover (share of homes sold) — 0.8%

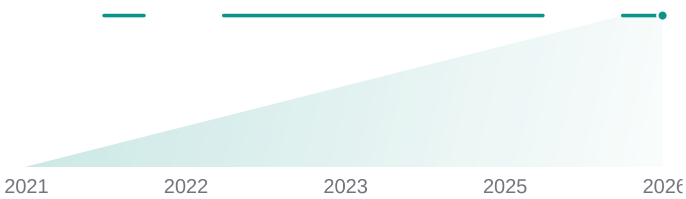
BUYERS & OUTCOMES

Buyer mix — Cash 100% · Investor 0% · Flip resale 0%

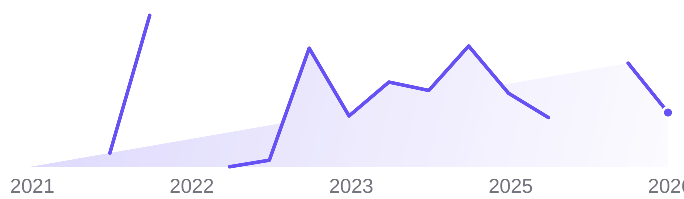


Financing (share of purchase price) — Loan (LTV) 48% · Down payment 42%

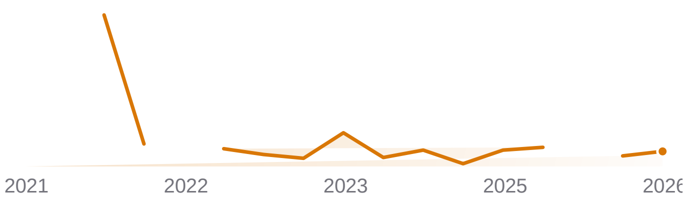
Sellers who sold at a gain — 100%



Typical hold before selling — 10.0 yrs



Median annualized return at resale — +5.8%



HOUSING STOCK

Homes	**479**
Median value (AVM)	**$684K**
Median size	**1,374 ft²**
Median bedrooms	**2**
Median year built	**1998**
Single family	**50%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**72%**
Underwater (LTV 125% or more)	**2.8%**
Owner occupied	**54%**
Company owned	**33%**
Median loan-to-value	**24%**
Typical ownership tenure	**16.3 yrs**

COMMUNITY

Population	357
Density	36 / mi²
Median household income	$34K
Average household income	$72K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	458
Homes occupied	79%
Bachelor's or higher	32%
Poverty rate	13.9%
Unemployment	1.3%
Average temp	54°F
Annual precip	45 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.