

Manchester 95459

ZIP code · CA · California > Mendocino County > Manchester

BALANCED MARKET

\$390K

MEDIAN SALE PRICE

-46.2%

1-YR CHANGE

9

SALES (12 MO)

\$574K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



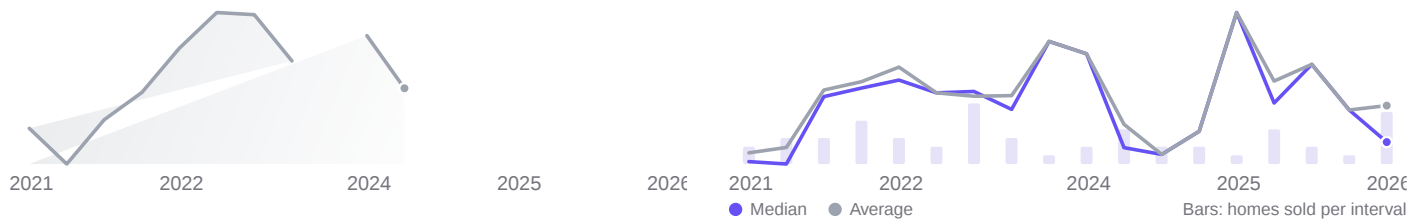
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

43 / 100

Sale prices

Median \$367K · Average \$651K

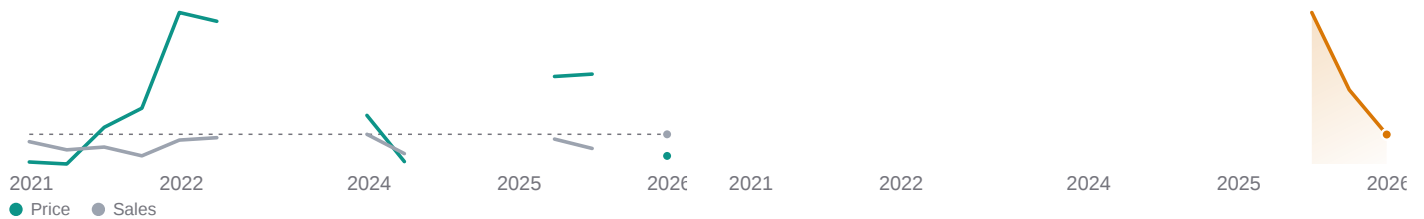


Growth (year over year)

Price -46.2% · Sales +0.0%

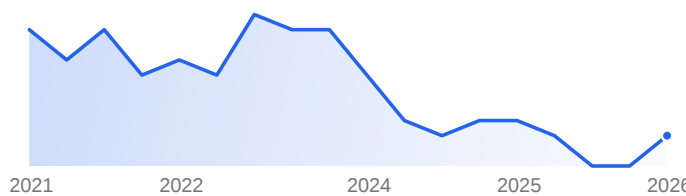
Sale premium vs estimated value

+0.2%



Annual turnover (share of homes sold)

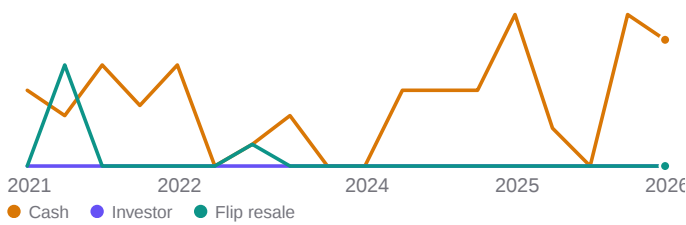
2.7%



BUYERS & OUTCOMES

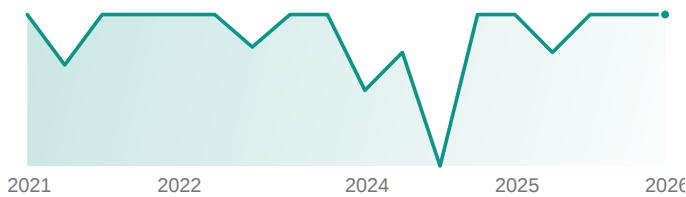
Buyer mix

Cash 83% · Investor 0% · Flip resale 0%



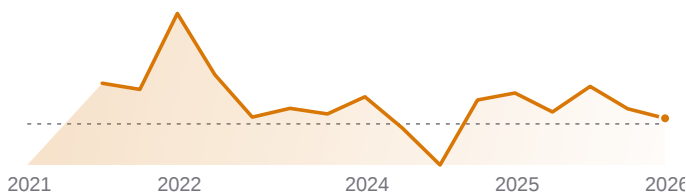
Sellers who sold at a gain

100%

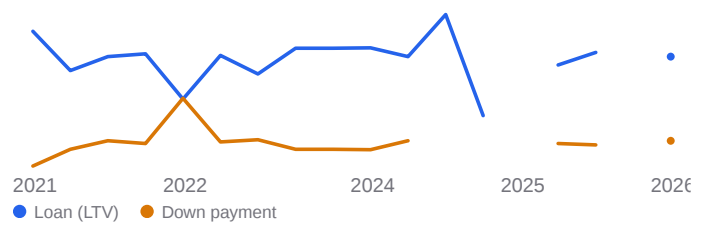


Median annualized return at resale

+1.3%

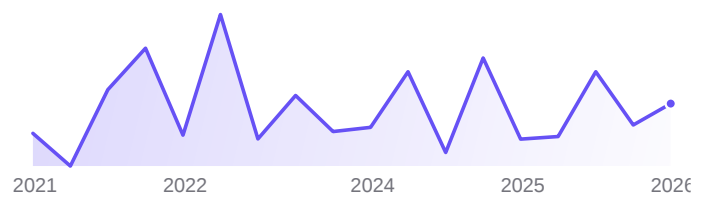


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



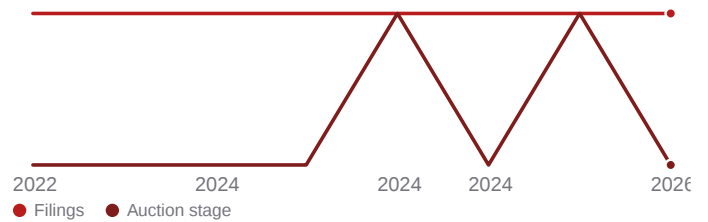
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	335
Median value (AVM)	\$574K
Median size	1,700 ft²
Median bedrooms	2
Median year built	1998
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.1%
Owner occupied	31%
Company owned	38%
Median loan-to-value	28%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	256
Density	3 / mi²
Median household income	\$71K
Average household income	\$112K
Crime index (US avg 100)	171
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	475
Homes occupied	70%
Bachelor's or higher	8%
Poverty rate	8.1%
Unemployment	1.1%
Average temp	56°F
Annual precip	56 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.