

Mendocino 95460

ZIP code · CA · California > Mendocino County > Mendocino

BUYER'S MARKET

\$962K

MEDIAN SALE PRICE

-31.6%

1-YR CHANGE

36

SALES (12 MO)

\$852K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



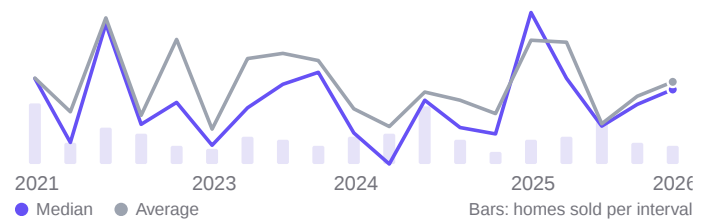
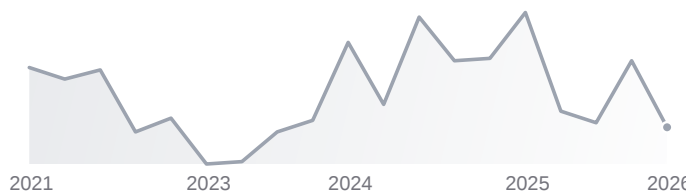
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

25 / 100

Sale prices

Median \$1.1M · Average \$1.1M

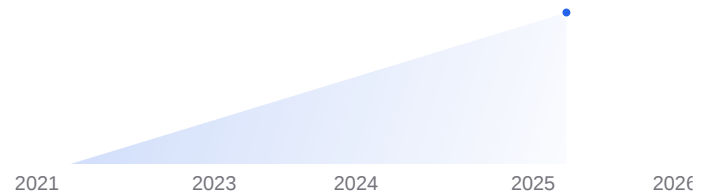
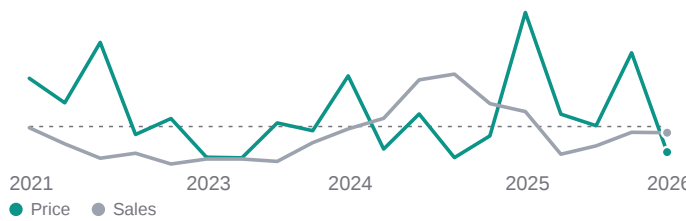


Growth (year over year)

Price -31.6% · Sales -7.7%

Price per square foot

\$398/ft²

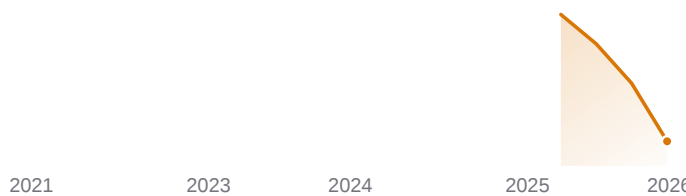


Sale premium vs estimated value

+0.2%

Annual turnover (share of homes sold)

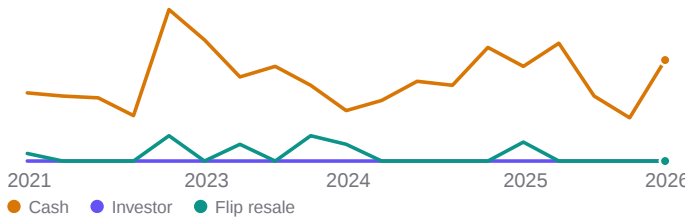
2.8%



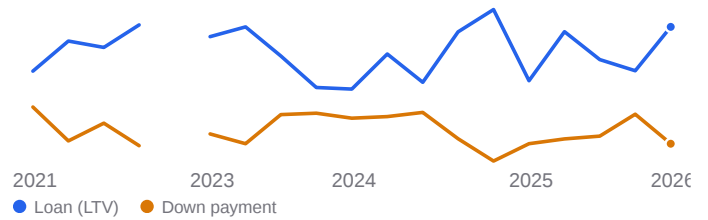
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

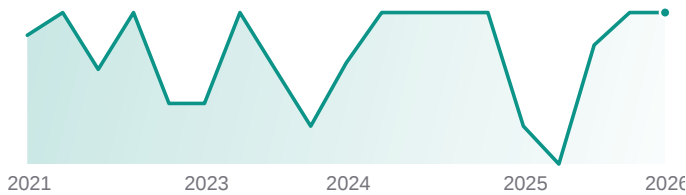


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



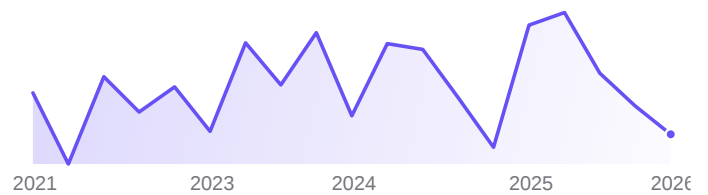
Sellers who sold at a gain

100%



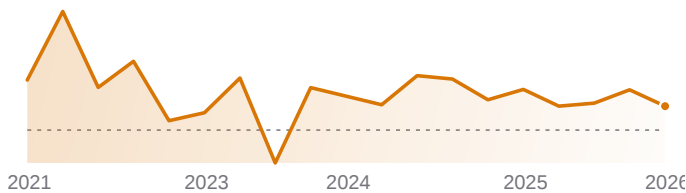
Typical hold before selling

5.0 yrs



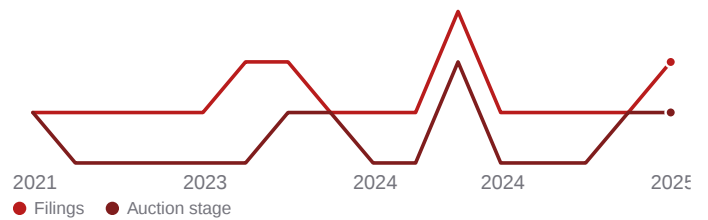
Median annualized return at resale

+2.7%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,276
Median value (AVM)	\$852K
Median size	1,547 ft²
Median bedrooms	2
Median year built	1991
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.2%
Owner occupied	53%
Company owned	41%
Median loan-to-value	25%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	2,201
Density	51 / mi²
Median household income	\$65K
Average household income	\$105K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	434
Homes occupied	77%
Bachelor's or higher	17%
Poverty rate	8.5%
Unemployment	1.1%
Average temp	55°F
Annual precip	44 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.