

Middletown 95461

ZIP code · CA · California > Lake County > Middletown

BUYER'S MARKET

\$209K

MEDIAN SALE PRICE

-37.1%

1-YR CHANGE

57

SALES (12 MO)

\$303K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



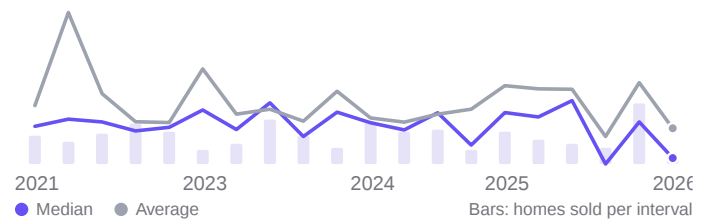
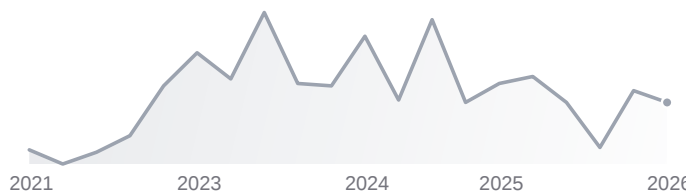
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$80K · Average \$243K

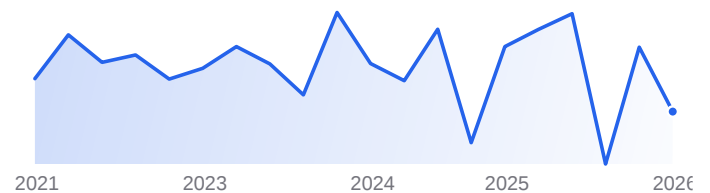
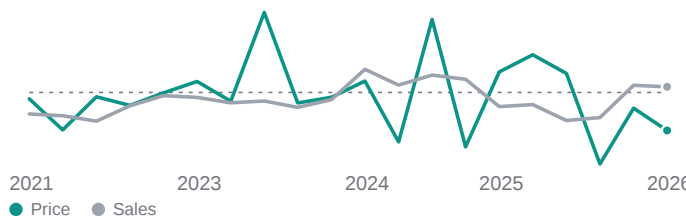


Growth (year over year)

Price -37.1% · Sales +5.6%

Price per square foot

\$143/ft²

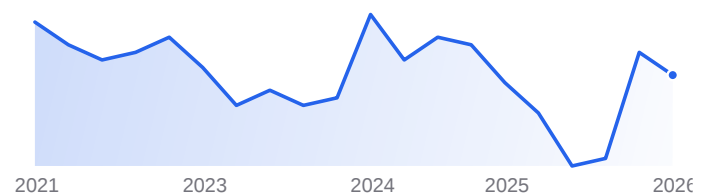


Sale premium vs estimated value

-56.2%

Annual turnover (share of homes sold)

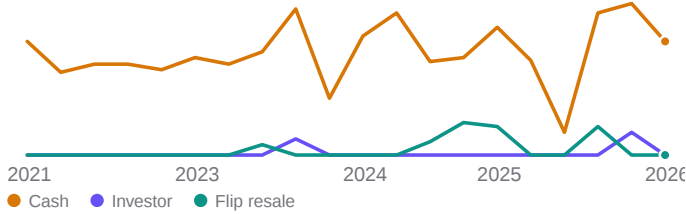
3.5%



BUYERS & OUTCOMES

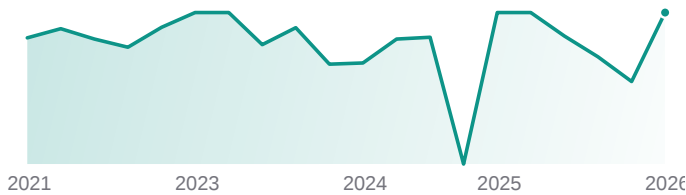
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



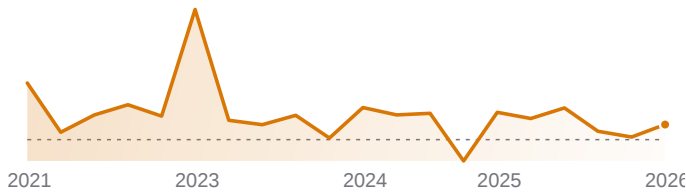
Sellers who sold at a gain

100%

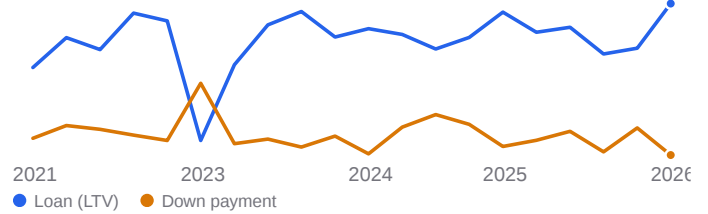


Median annualized return at resale

+3.2%

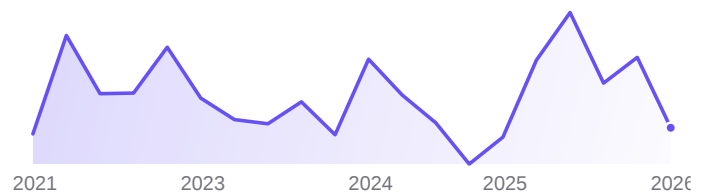


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.9%



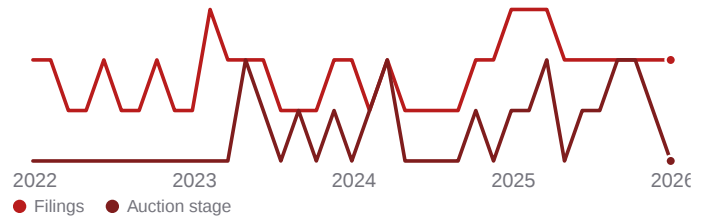
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,637
Median value (AVM)	\$303K
Median size	1,237 ft²
Median bedrooms	2
Median year built	1980
Single family	65%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.4%
Owner occupied	50%
Company owned	32%
Median loan-to-value	23%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	4,624
Density	34 / mi²
Median household income	\$98K
Average household income	\$126K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	311
Homes occupied	83%
Bachelor's or higher	19%
Poverty rate	9.2%
Unemployment	1.9%
Average temp	58°F
Annual precip	46 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.