

Nice 95464

ZIP code · CA · California > Lake County > Nice

BUYER'S MARKET

\$157K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

43

SALES (12 MO)

\$237K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



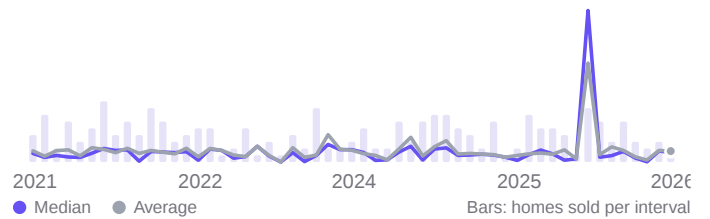
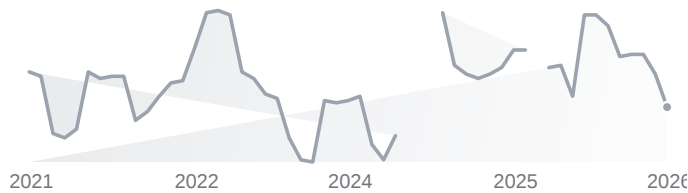
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$205K · Average \$228K

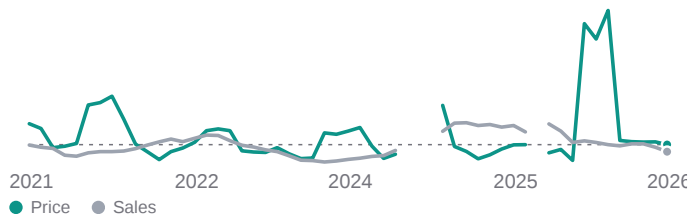


Growth (year over year)

Price +0.0% · Sales -21.8%

Price per square foot

\$83/ft²

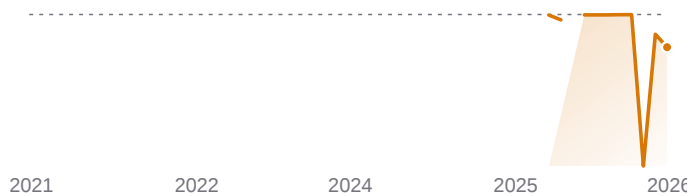


Sale premium vs estimated value

-8.9%

Annual turnover (share of homes sold)

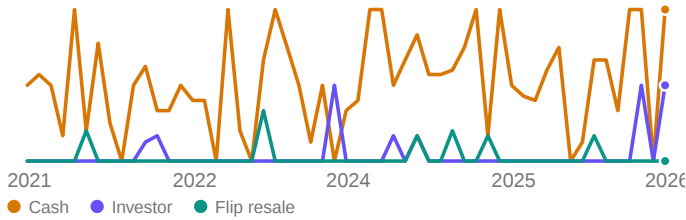
3.8%



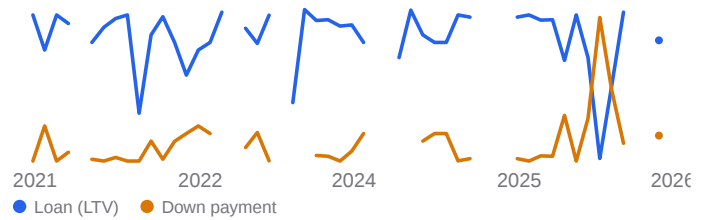
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 50% · Flip resale 0%

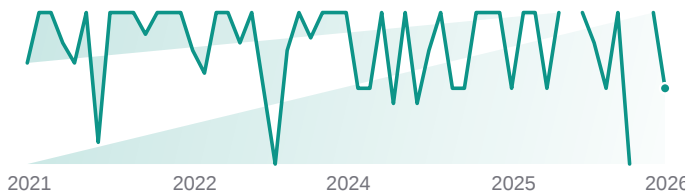


Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



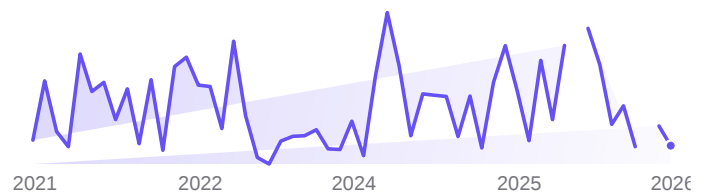
Sellers who sold at a gain

50%



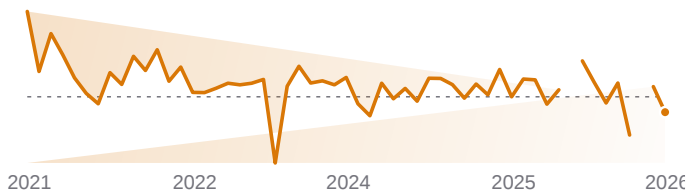
Typical hold before selling

4.1 yrs



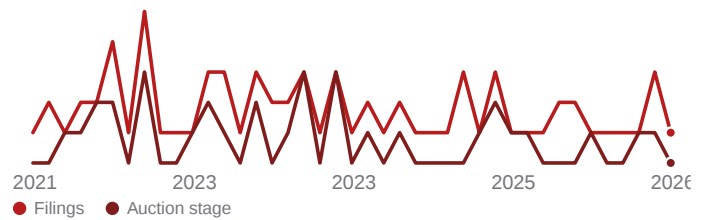
Median annualized return at resale

-4.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,133
Median value (AVM)	\$237K
Median size	1,152 ft²
Median bedrooms	2
Median year built	1976
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.7%
Owner occupied	54%
Company owned	20%
Median loan-to-value	35%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	2,960
Density	203 / mi²
Median household income	\$57K
Average household income	\$66K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	327
Homes occupied	85%
Bachelor's or higher	19%
Poverty rate	12.4%
Unemployment	1.8%
Average temp	57°F
Annual precip	36 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.