

Occidental 95465

ZIP code · CA · California > Sonoma County > Occidental

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

-30.9%

1-YR CHANGE

27

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



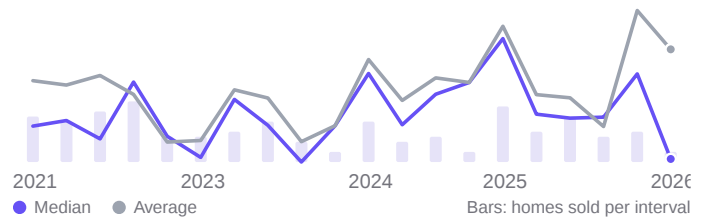
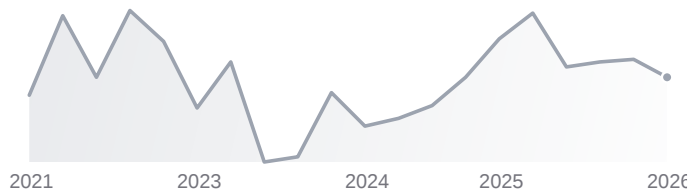
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$760K · Average \$1.5M

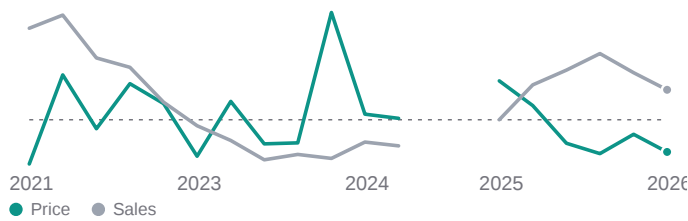


Growth (year over year)

Price -30.9% · Sales +28.6%

Price per square foot

\$646/ft²

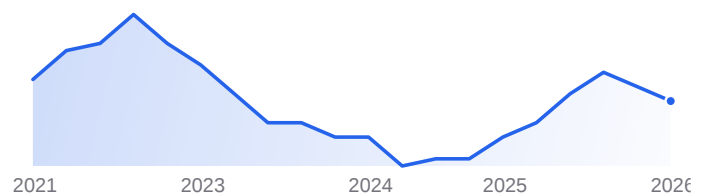
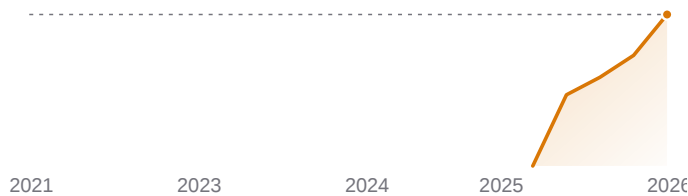


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

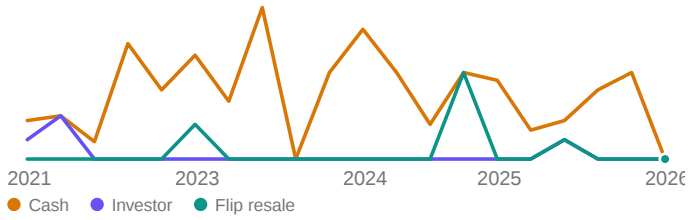
4.2%



BUYERS & OUTCOMES

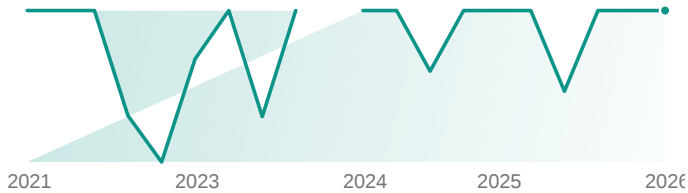
Buyer mix

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



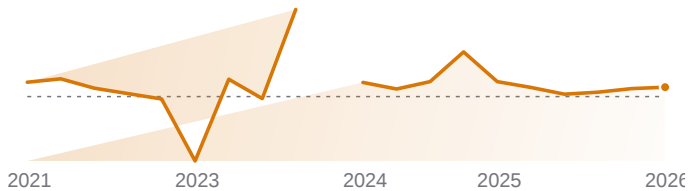
Sellers who sold at a gain

100%

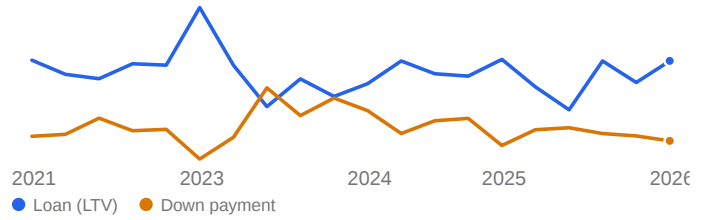


Median annualized return at resale

+3.7%

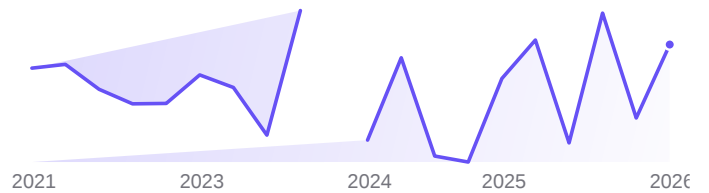


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



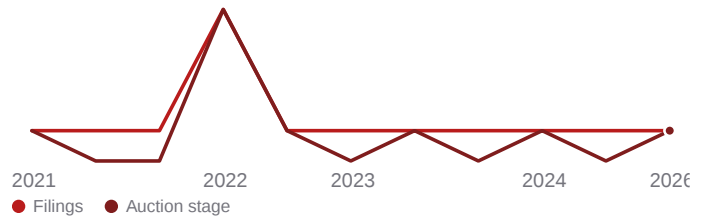
Typical hold before selling

15.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	641
Median value (AVM)	\$1.1M
Median size	1,651 ft²
Median bedrooms	3
Median year built	1977
Single family	9.2%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.8%
Owner occupied	71%
Company owned	45%
Median loan-to-value	30%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	1,906
Density	64 / mi²
Median household income	\$107K
Average household income	\$130K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	446
Homes occupied	84%
Bachelor's or higher	31%
Poverty rate	8.4%
Unemployment	1.2%
Average temp	56°F
Annual precip	48 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.