

Philo 95466

ZIP code · CA · California > Mendocino County > Philo

SELLER'S MARKET

\$191K

MEDIAN SALE PRICE

-55.4%

1-YR CHANGE

7

SALES (12 MO)

\$526K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



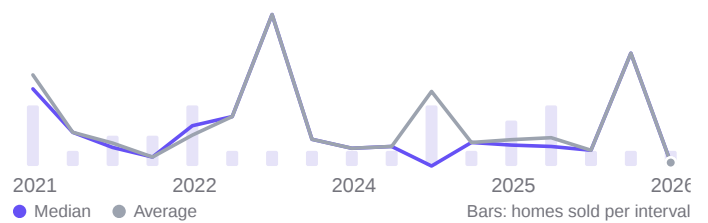
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$191K · Average \$191K



Growth (year over year)

Price -55.4% · Sales -12.5%

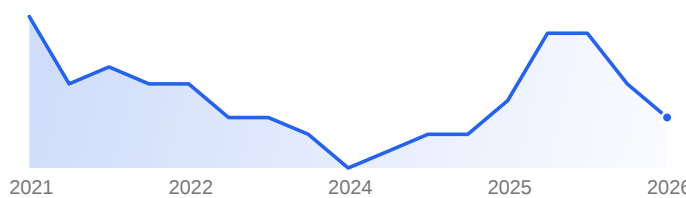
Sale premium vs estimated value

-4.6%



Annual turnover (share of homes sold)

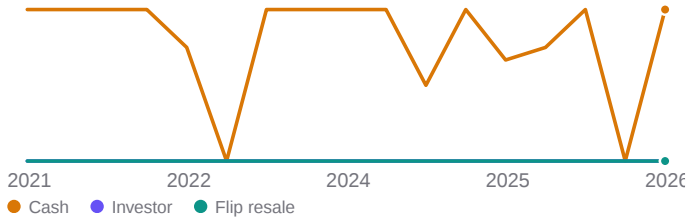
1.7%



BUYERS & OUTCOMES

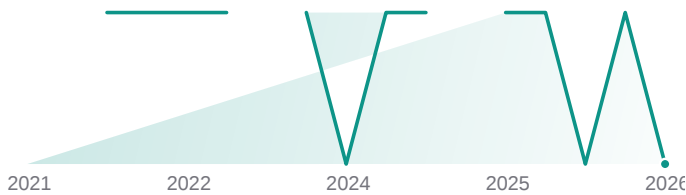
Buyer mix

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



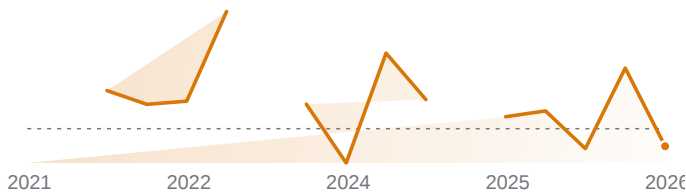
Sellers who sold at a gain

0%



Median annualized return at resale

-2.3%

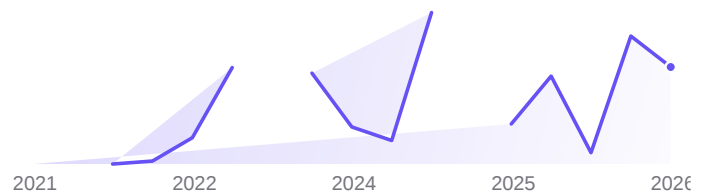


Financing (share of purchase price) Loan (LTV) 25% · Down payment 75%



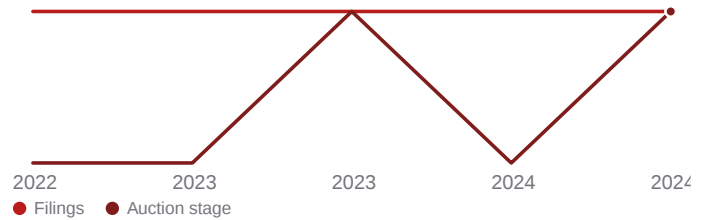
Typical hold before selling

19.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	423
Median value (AVM)	\$526K
Median size	1,420 ft²
Median bedrooms	3
Median year built	1983
Single family	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.4%
Owner occupied	35%
Company owned	28%
Median loan-to-value	0%
Typical ownership tenure	23.7 yrs

COMMUNITY

Population	1,206
Density	10 / mi²
Median household income	\$78K
Average household income	\$103K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	292
Homes occupied	81%
Bachelor's or higher	21%
Poverty rate	18.4%
Unemployment	1.5%
Average temp	57°F
Annual precip	43 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.