

Hidden Valley Lake 95467

ZIP code · CA · California > Lake County > Hidden Valley Lake

BUYER'S MARKET

\$291K

MEDIAN SALE PRICE

-29.0%

1-YR CHANGE

114

SALES (12 MO)

\$350K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



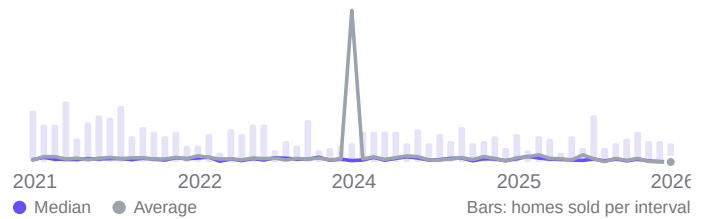
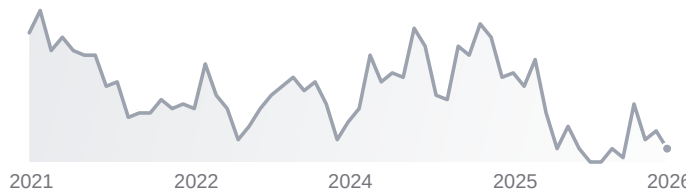
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$283K · Average \$274K

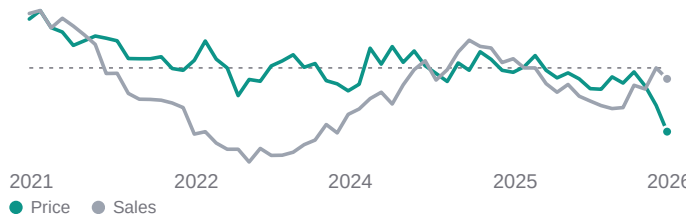


Growth (year over year)

Price -29.0% · Sales -5.0%

Price per square foot

\$195/ft²



Sale premium vs estimated value

-5.1%

Annual turnover (share of homes sold)

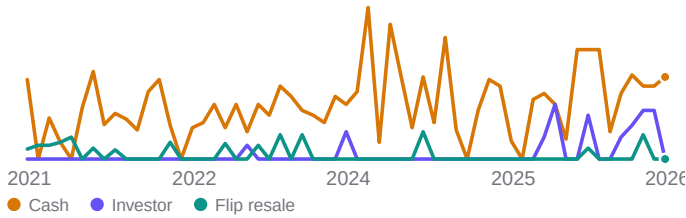
4.4%



BUYERS & OUTCOMES

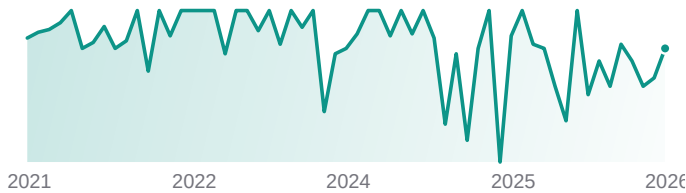
Buyer mix

Cash 38% · Investor 0% · Flip resale 0%



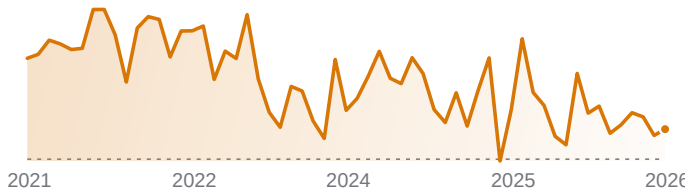
Sellers who sold at a gain

88%

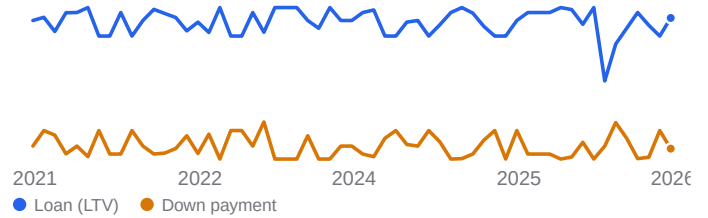


Median annualized return at resale

+1.6%

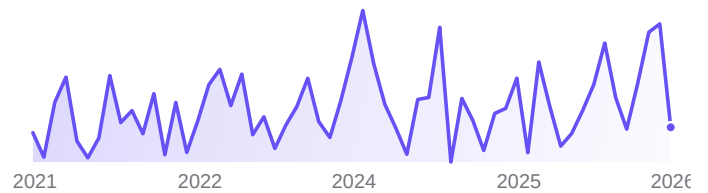


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



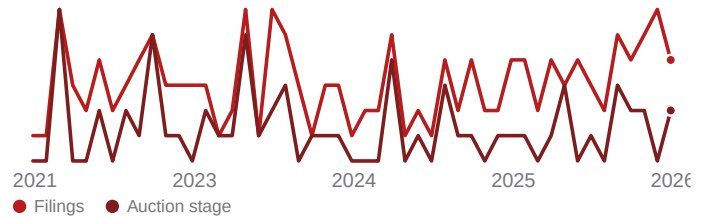
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	2,604
Median value (AVM)	\$350K
Median size	1,686 ft²
Median bedrooms	3
Median year built	1993
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	36%
Underwater (LTV 125% or more)	3.7%
Owner occupied	79%
Company owned	21%
Median loan-to-value	70%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	4,913
Density	519 / mi²
Median household income	\$81K
Average household income	\$104K
Crime index (US avg 100)	35
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	356
Homes occupied	90%
Bachelor's or higher	21%
Poverty rate	6.0%
Unemployment	1.6%
Average temp	59°F
Annual precip	38 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.