

Potter Valley 95469

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

BALANCED MARKET

\$545K

MEDIAN SALE PRICE

+67.6%

1-YR CHANGE

15

SALES (12 MO)

\$334K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



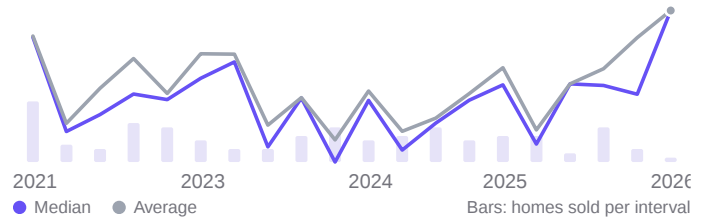
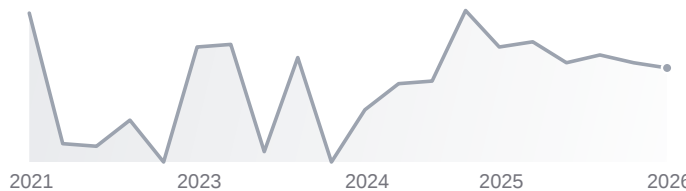
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$750K · Average \$750K

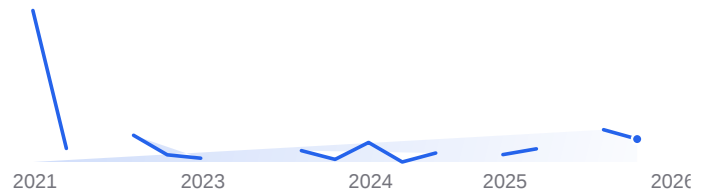
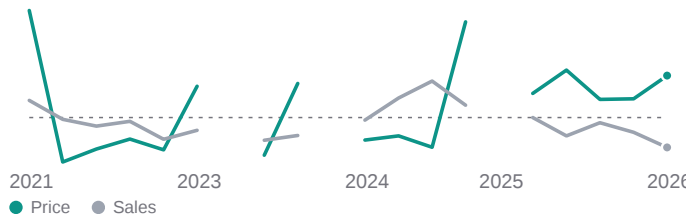


Growth (year over year)

Price +67.6% · Sales -48.3%

Price per square foot

\$200/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

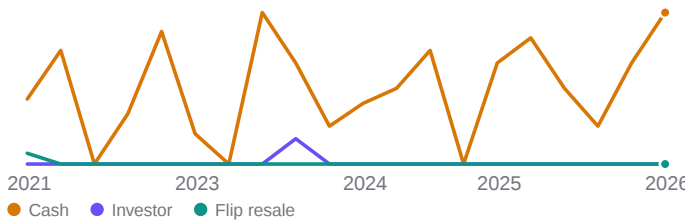
1.9%



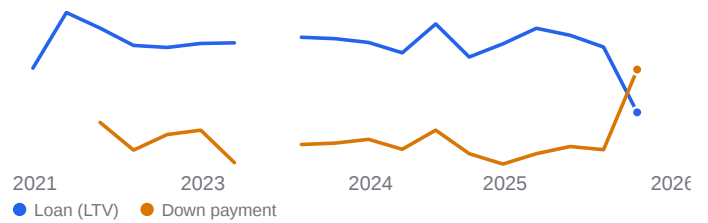
BUYERS & OUTCOMES

Buyer mix

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

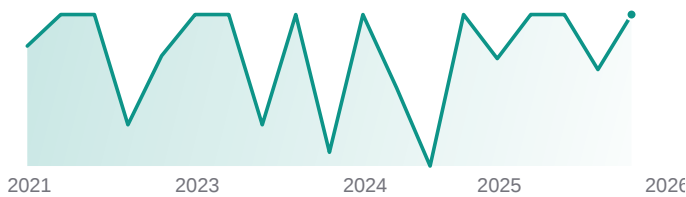


Financing (share of purchase price) Loan (LTV) 36% · Down payment 64%



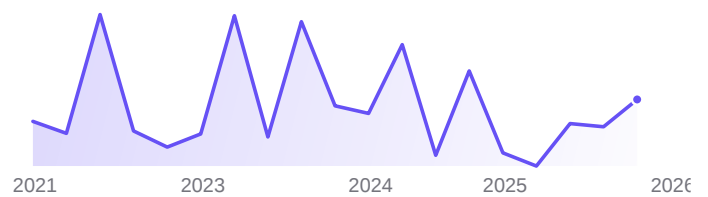
Sellers who sold at a gain

100%



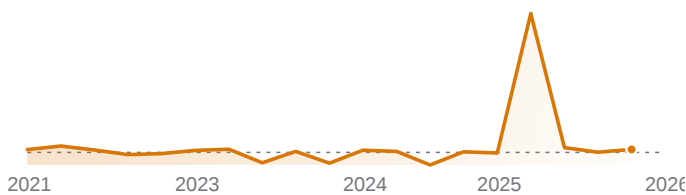
Typical hold before selling

10.6 yrs



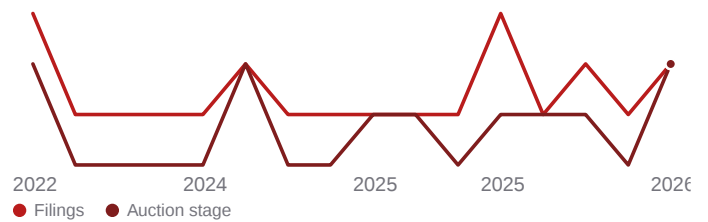
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	786
Median value (AVM)	\$334K
Median size	1,226 ft²
Median bedrooms	2
Median year built	1990
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	4.0%
Owner occupied	47%
Company owned	27%
Median loan-to-value	22%
Typical ownership tenure	14.6 yrs

COMMUNITY

Population	2,307
Density	8 / mi²
Median household income	\$70K
Average household income	\$89K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	329
Homes occupied	83%
Bachelor's or higher	20%
Poverty rate	13.9%
Unemployment	1.4%
Average temp	56°F
Annual precip	49 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.