

Ukiah 95482

ZIP code · CA · California > Mendocino County > Ukiah

BUYER'S MARKET

\$502K

MEDIAN SALE PRICE

+5.0%

1-YR CHANGE

244

SALES (12 MO)

\$428K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



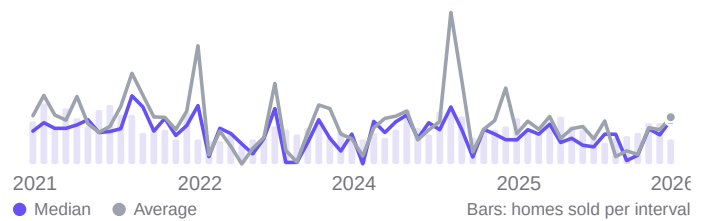
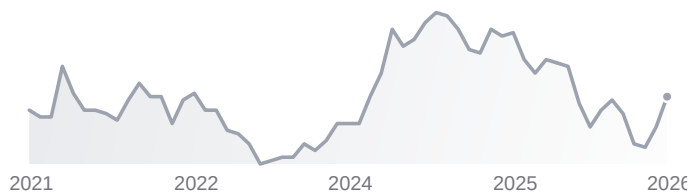
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$529K · Average \$539K

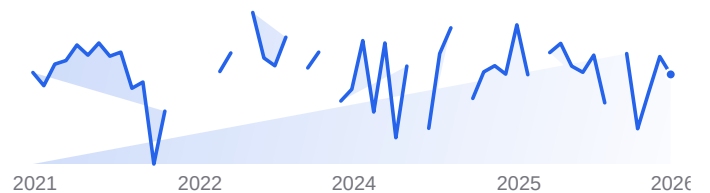
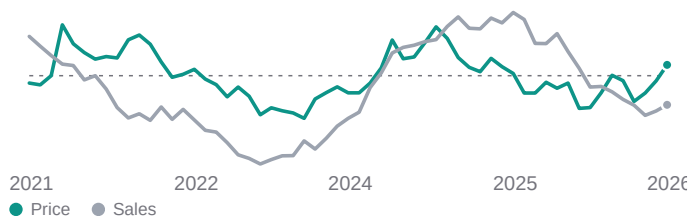


Growth (year over year)

Price +5.0% · Sales -13.2%

Price per square foot

\$318/ft²

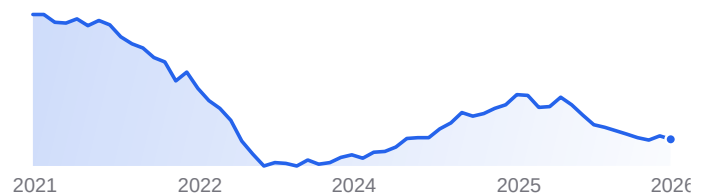
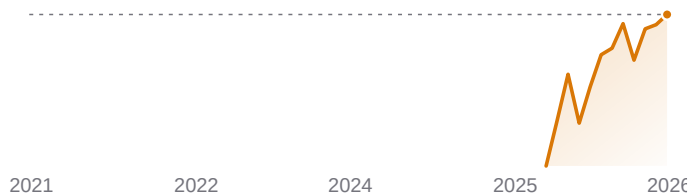


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

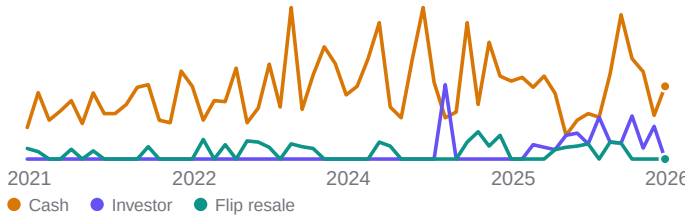
3.0%



BUYERS & OUTCOMES

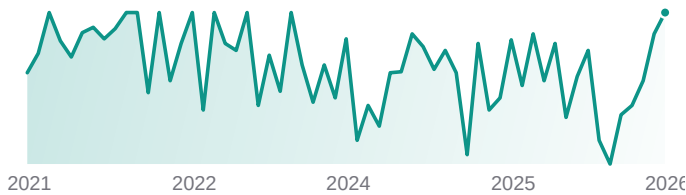
Buyer mix

Cash 27% · Investor 0% · Flip resale 0%



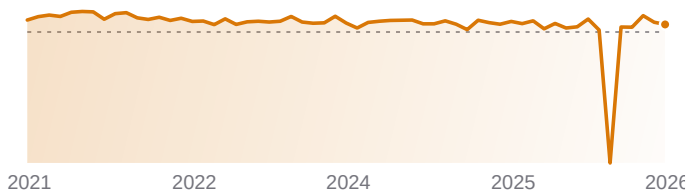
Sellers who sold at a gain

100%

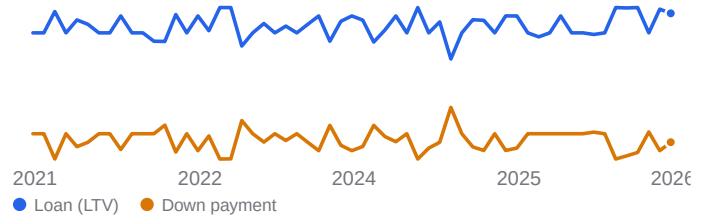


Median annualized return at resale

+2.6%

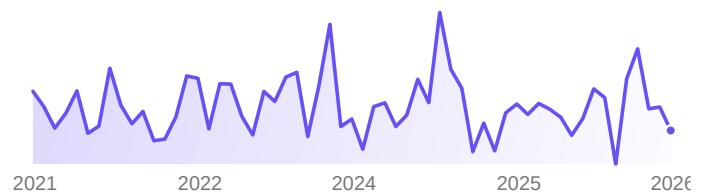


Financing (share of purchase price) Loan (LTV) 92% · Down payment 15%



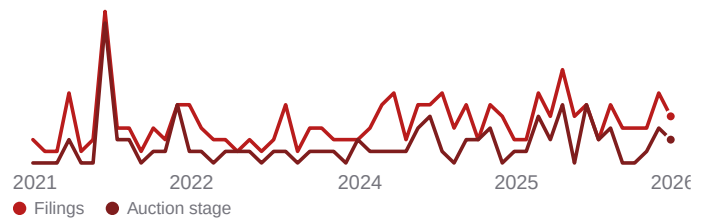
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	8,189
Median value (AVM)	\$428K
Median size	1,424 ft²
Median bedrooms	3
Median year built	2001
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	3.5%
Owner occupied	72%
Company owned	25%
Median loan-to-value	52%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	32,651
Density	82 / mi²
Median household income	\$68K
Average household income	\$87K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	544
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	17.1%
Unemployment	1.4%
Average temp	57°F
Annual precip	47 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.