

Upper Lake 95485

ZIP code · CA · California > Lake County > Upper Lake

SELLER'S MARKET

\$357K

MEDIAN SALE PRICE

+30.4%

1-YR CHANGE

39

SALES (12 MO)

\$351K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

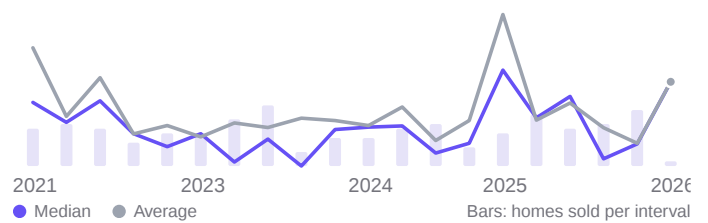
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$500K · Average \$500K

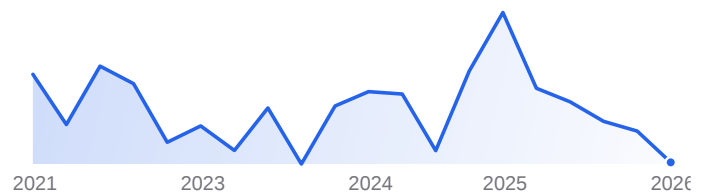
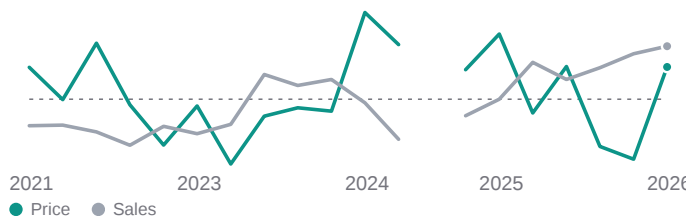


Growth (year over year)

Price +30.4% · Sales +50.0%

Price per square foot

\$108/ft²

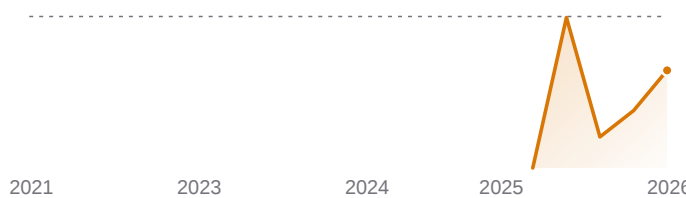


Sale premium vs estimated value

-7.5%

Annual turnover (share of homes sold)

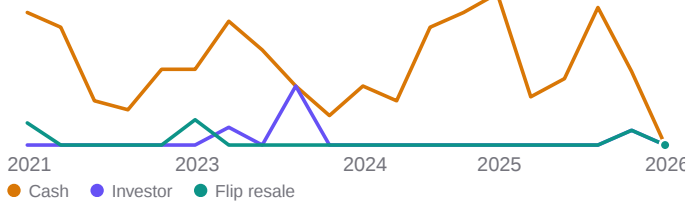
3.7%



BUYERS & OUTCOMES

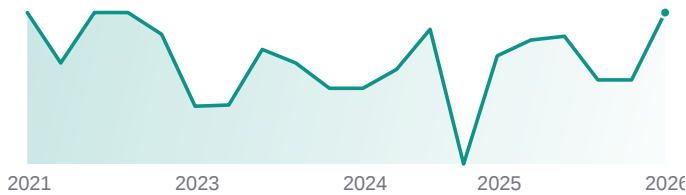
Buyer mix

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



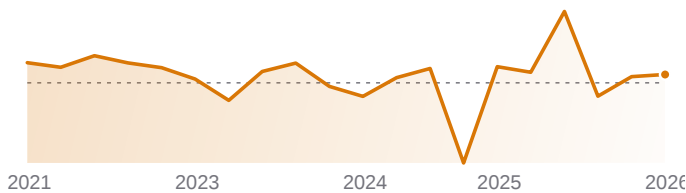
Sellers who sold at a gain

100%

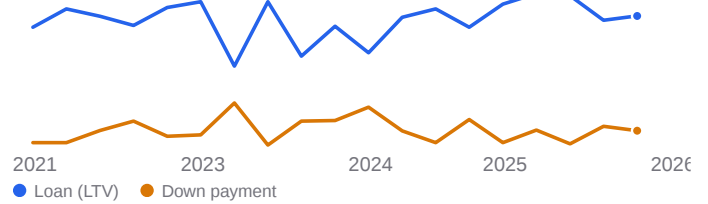


Median annualized return at resale

+2.4%

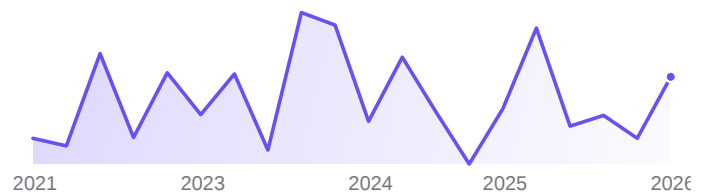


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



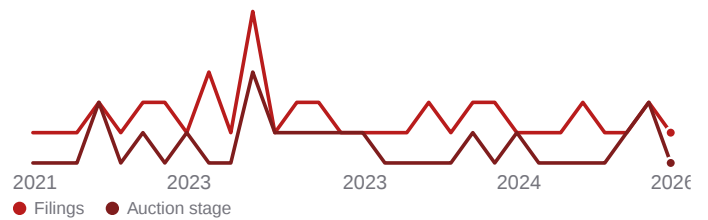
Typical hold before selling

12.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,049
Median value (AVM)	\$351K
Median size	1,254 ft²
Median bedrooms	2
Median year built	1968
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.5%
Owner occupied	66%
Company owned	27%
Median loan-to-value	34%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	1,713
Density	12 / mi²
Median household income	\$70K
Average household income	\$80K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	321
Homes occupied	81%
Bachelor's or higher	11%
Poverty rate	19.5%
Unemployment	1.9%
Average temp	56°F
Annual precip	50 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.