

Westport 95488

ZIP code · CA · California > Mendocino County

\$363K

MEDIAN SALE PRICE

+7.1%

1-YR CHANGE

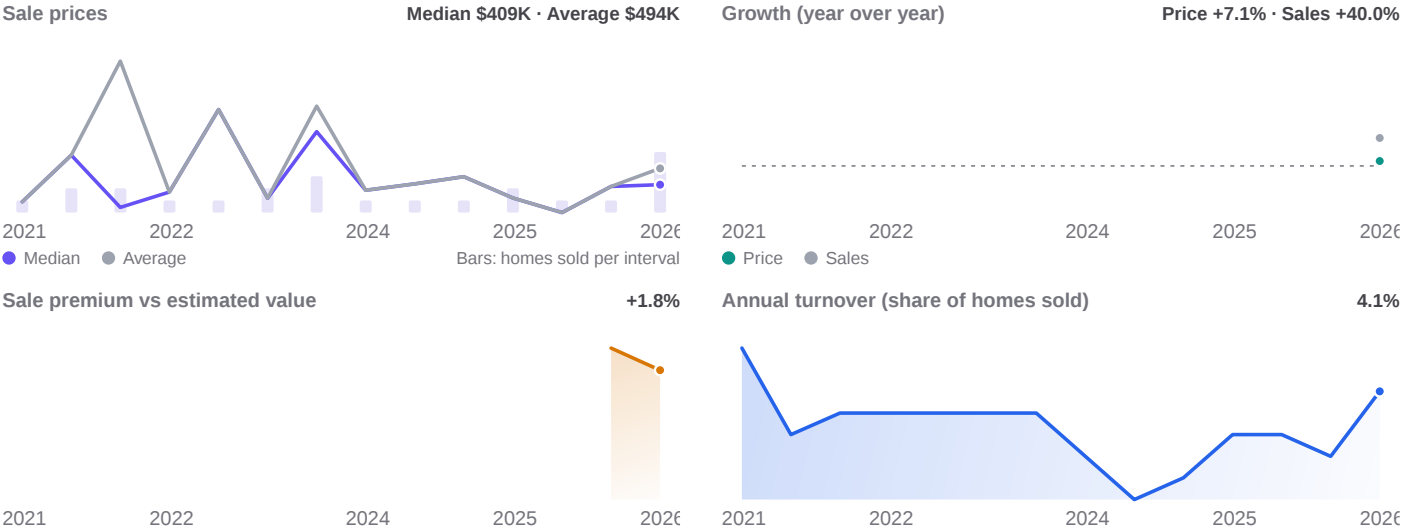
7

SALES (12 MO)

\$427K

MEDIAN VALUE (AVM)

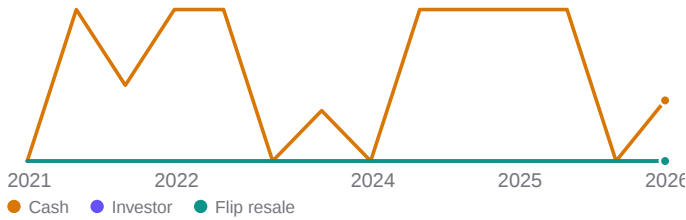
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

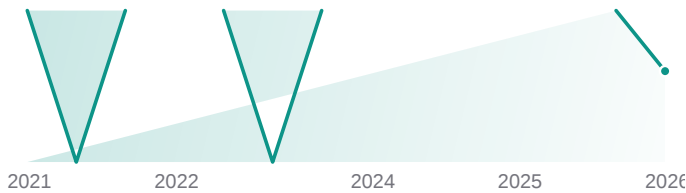
Buyer mix

Cash 40% · Investor 0% · Flip resale 0%



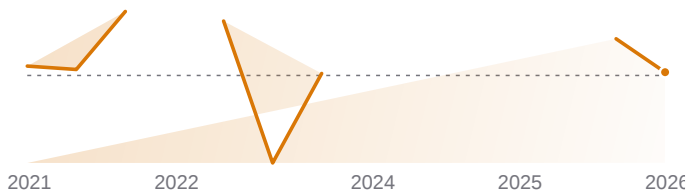
Sellers who sold at a gain

80%

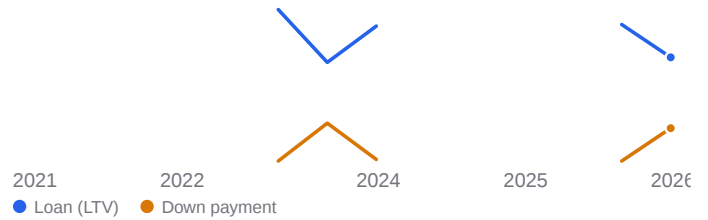


Median annualized return at resale

+0.7%

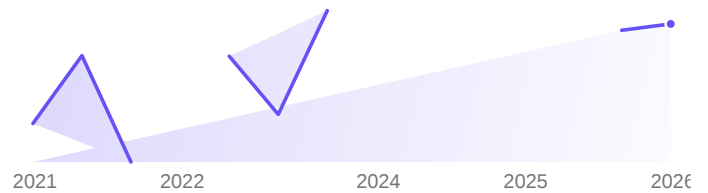


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



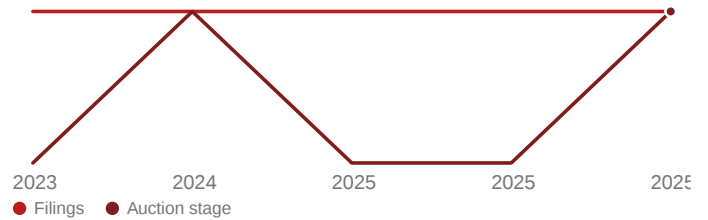
Typical hold before selling

15.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	171
Median value (AVM)	\$427K
Median size	1,790 ft²
Median bedrooms	3
Median year built	1985
Single family	43%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	3.4%
Owner occupied	31%
Company owned	23%
Median loan-to-value	0%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	418
Density	3 / mi²
Median household income	\$44K
Average household income	\$71K
Crime index (US avg 100)	173
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	368
Homes occupied	77%
Bachelor's or higher	17%
Poverty rate	21.2%
Unemployment	0.7%
Average temp	55°F
Annual precip	75 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.