

# Fortuna 95540

ZIP code · CA · California > Humboldt County > Fortuna

BALANCED MARKET

**\$427K**

MEDIAN SALE PRICE

**+11.0%**

1-YR CHANGE

**149**

SALES (12 MO)

**\$382K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



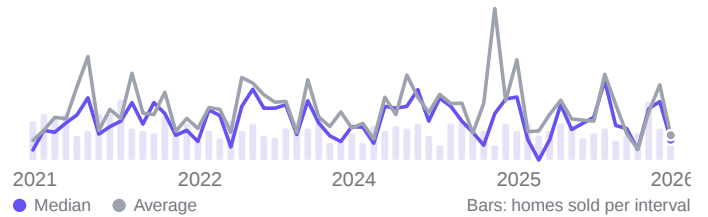
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$365K · Average \$377K

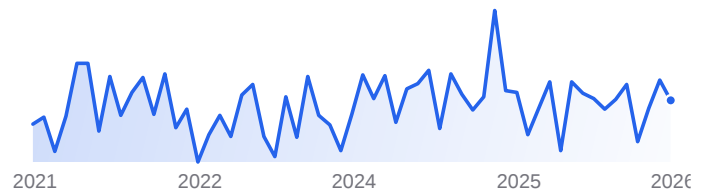
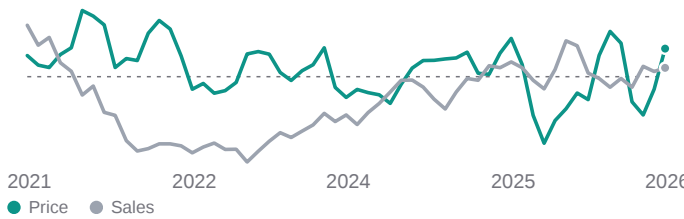


Growth (year over year)

Price +11.0% · Sales +3.5%

Price per square foot

\$282/ft²

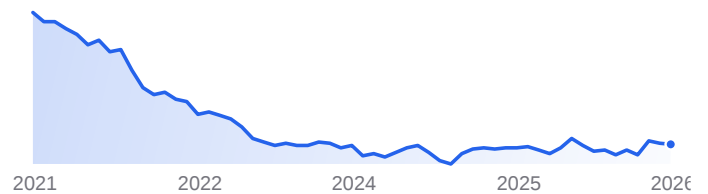
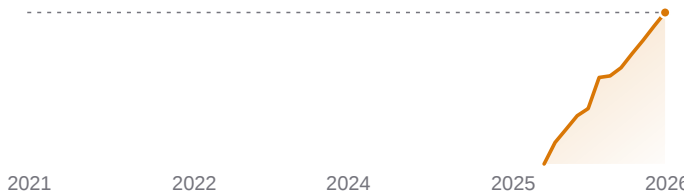


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

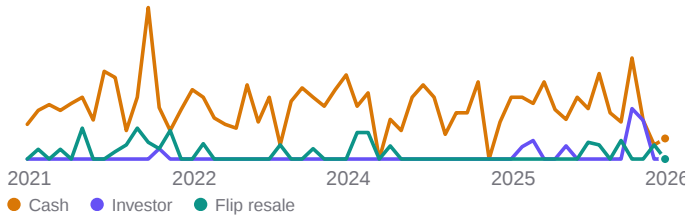
3.2%



## BUYERS & OUTCOMES

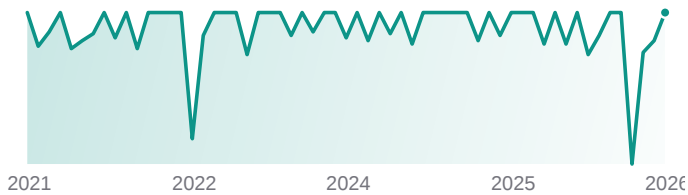
### Buyer mix

Cash 11% · Investor 0% · Flip resale 0%



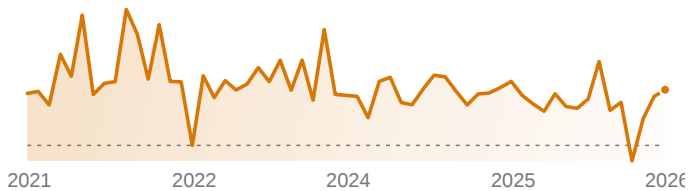
### Sellers who sold at a gain

100%

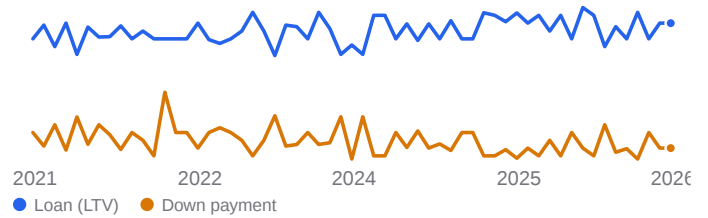


### Median annualized return at resale

+5.1%

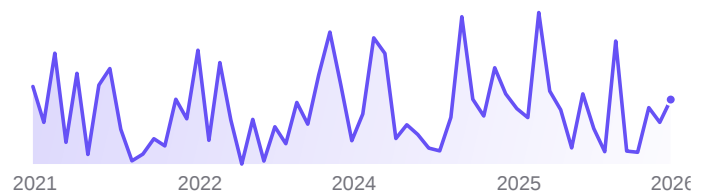


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



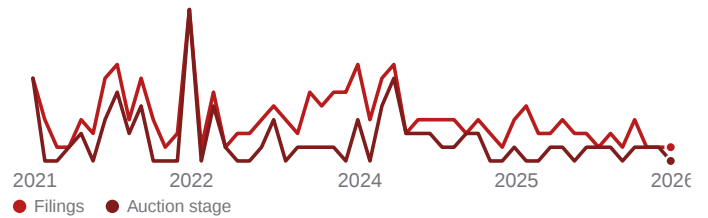
### Typical hold before selling

10.9 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,612     |
| Median value (AVM) | \$382K    |
| Median size        | 1,558 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1968      |
| Single family      | 76%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 54%      |
| Underwater (LTV 125% or more) | 2.6%     |
| Owner occupied                | 80%      |
| Company owned                 | 24%      |
| Median loan-to-value          | 46%      |
| Typical ownership tenure      | 10.5 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 13,122    |
| Density                          | 343 / mi² |
| Median household income          | \$61K     |
| Average household income         | \$82K     |
| Crime index (US avg 100)         | 76        |
| Air pollution index (US avg 100) | 91        |
| Earthquake index (US avg 100)    | 753       |
| Homes occupied                   | 94%       |
| Bachelor's or higher             | 15%       |
| Poverty rate                     | 13.5%     |
| Unemployment                     | 1.6%      |
| Average temp                     | 54°F      |
| Annual precip                    | 53 in     |
| Sunshine                         | 51%       |

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.