

Mad River 95552

ZIP code · CA · California > Trinity County > Mad River

BALANCED MARKET

\$127K

MEDIAN SALE PRICE

-26.0%

1-YR CHANGE

21

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100

Buyer's market

Balanced

Seller's market

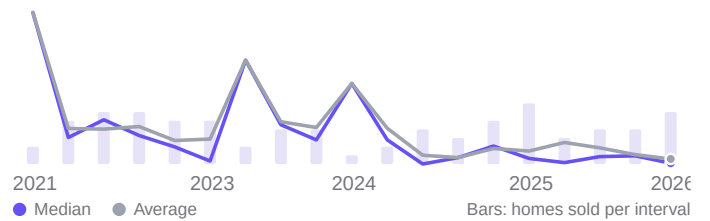
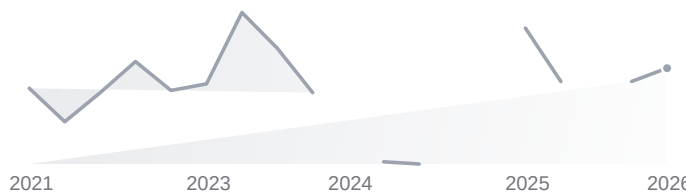
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$70K · Average \$92K

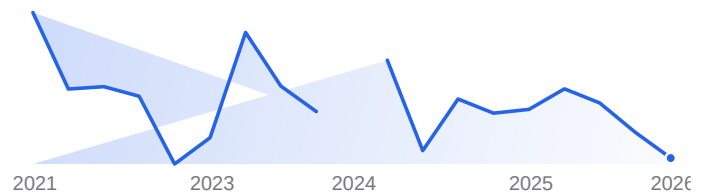
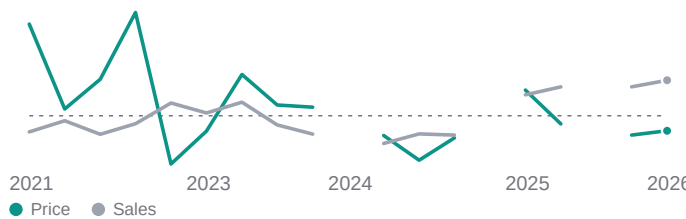


Growth (year over year)

Price -26.0% · Sales +61.5%

Price per square foot

\$52/ft²

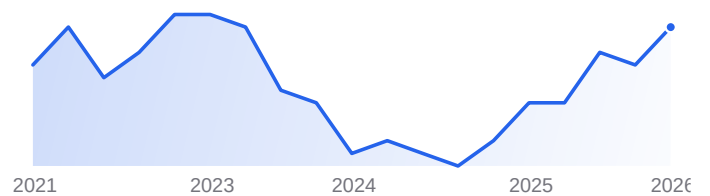
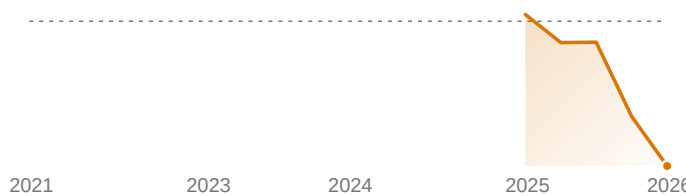


Sale premium vs estimated value

-82.8%

Annual turnover (share of homes sold)

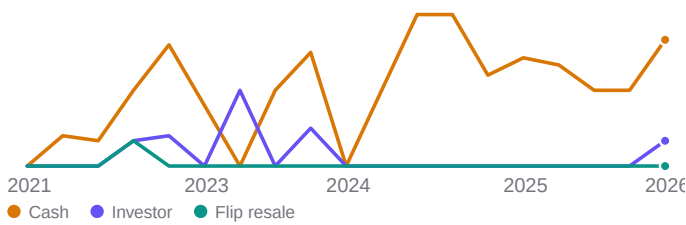
4.4%



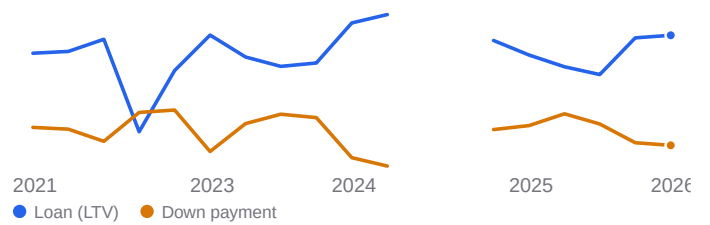
BUYERS & OUTCOMES

Buyer mix

Cash 83% · Investor 17% · Flip resale 0%

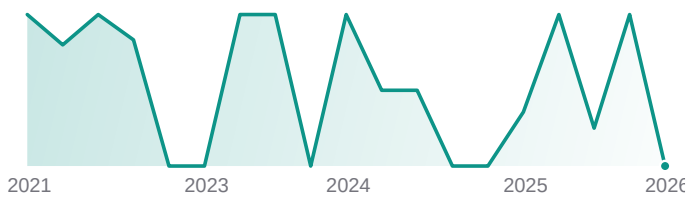


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



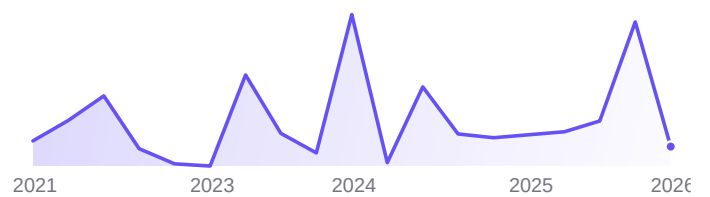
Sellers who sold at a gain

0%



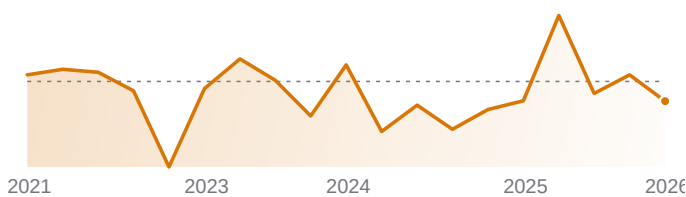
Typical hold before selling

5.2 yrs



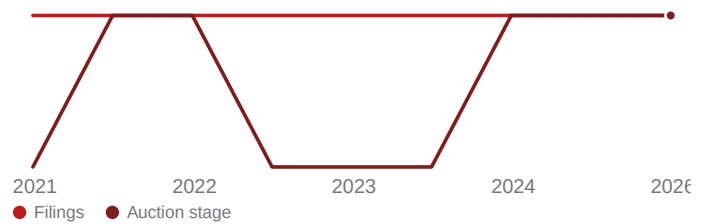
Median annualized return at resale

-6.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	479
Median value (AVM)	\$190K
Median size	1,092 ft²
Median bedrooms	2
Median year built	1986
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.6%
Owner occupied	23%
Company owned	27%
Median loan-to-value	0%
Typical ownership tenure	17.3 yrs

COMMUNITY

Population	1,159
Density	2 / mi²
Median household income	\$26K
Average household income	\$48K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	241
Homes occupied	67%
Bachelor's or higher	16%
Poverty rate	20.2%
Unemployment	0.4%
Average temp	52°F
Annual precip	69 in
Sunshine	51%

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.