

Orleans 95556

ZIP code · CA · California > Humboldt County

SELLER'S MARKET

\$148K

MEDIAN SALE PRICE

-21.9%

1-YR CHANGE

6

SALES (12 MO)

\$162K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

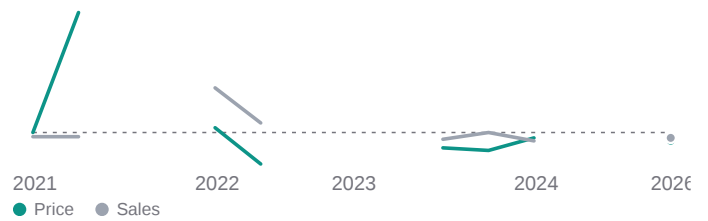
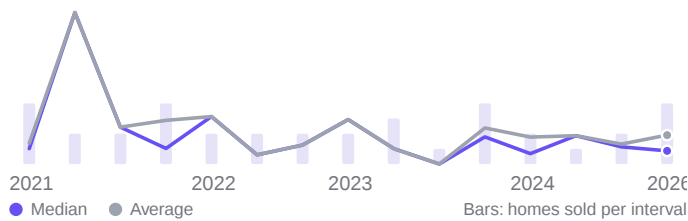
MARKET TRENDS (5 YEARS)

Sale prices

Median \$131K · Average \$193K

Growth (year over year)

Price -21.9% · Sales -14.3%

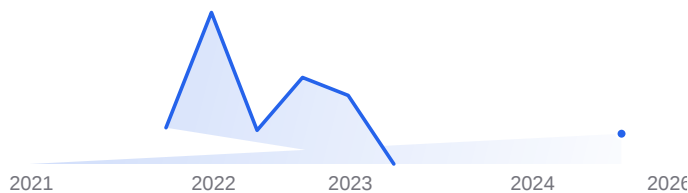


Price per square foot

\$135/ft²

Sale premium vs estimated value

+16.9%



Annual turnover (share of homes sold)

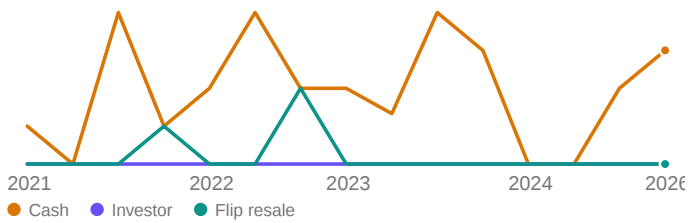
2.7%



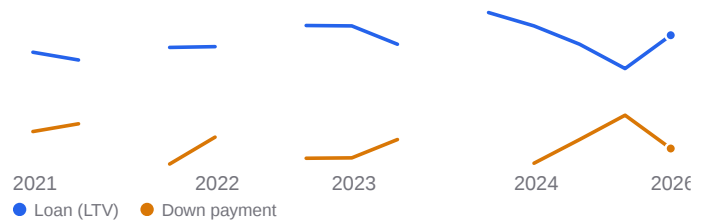
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 0% · Flip resale 0%

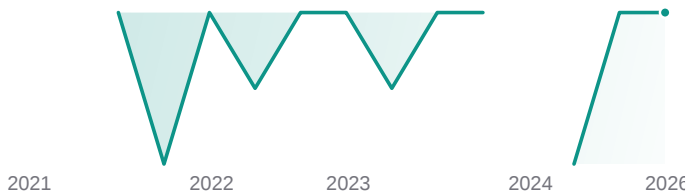


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



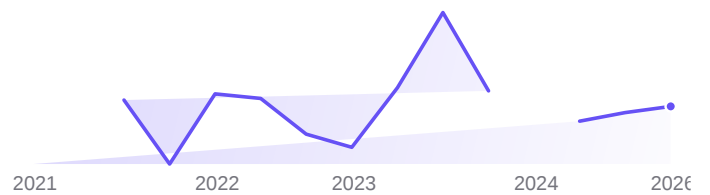
Sellers who sold at a gain

100%



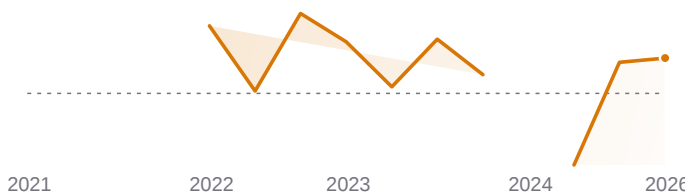
Typical hold before selling

11.7 yrs



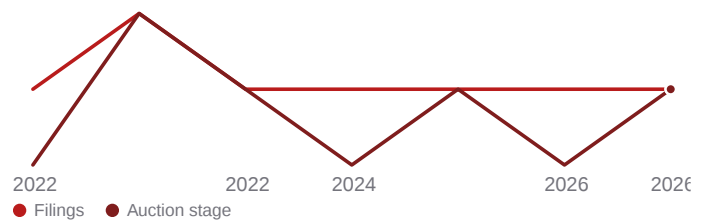
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	221
Median value (AVM)	\$162K
Median size	1,148 ft²
Median bedrooms	2
Median year built	1970
Single family	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.1%
Owner occupied	67%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	194
Density	2 / mi²
Median household income	\$68K
Average household income	\$77K
Crime index (US avg 100)	178
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	226
Homes occupied	85%
Bachelor's or higher	11%
Poverty rate	15.6%
Unemployment	1.2%
Average temp	56°F
Annual precip	54 in
Sunshine	51%

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