

Amador City 95601

ZIP code · CA · California > Amador County > Amador City

BALANCED MARKET

\$560K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$499K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

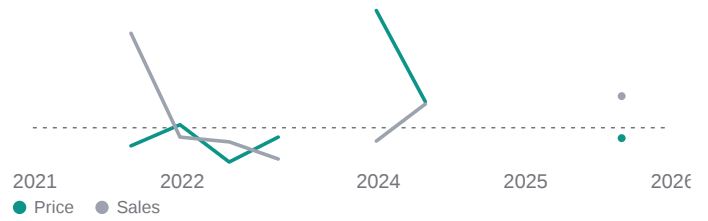
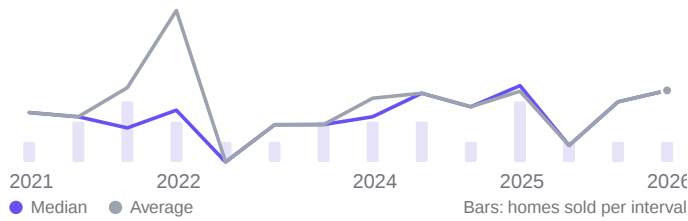
MARKET TRENDS (5 YEARS)

Sale prices

Median \$560K · Average \$560K

Growth (year over year)

Price -22.3% · Sales +66.7%

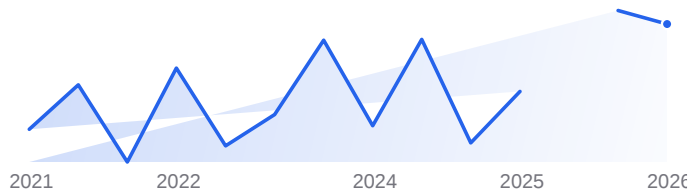


Price per square foot

\$560/ft²

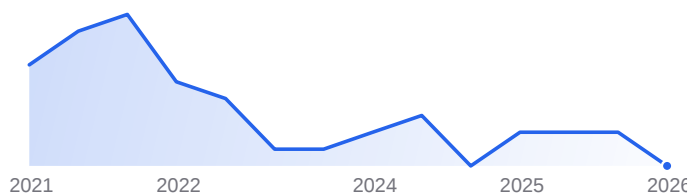
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

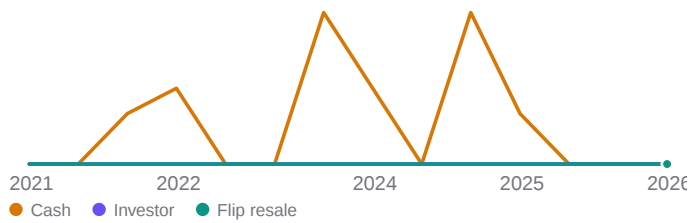
2.2%



BUYERS & OUTCOMES

Buyer mix

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



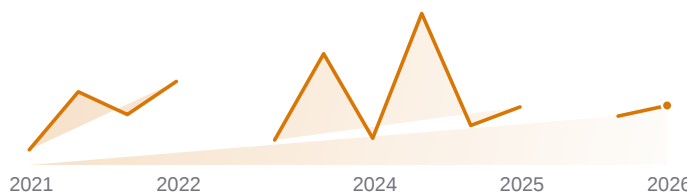
Sellers who sold at a gain

100%

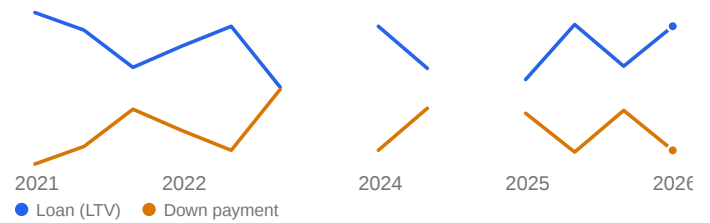


Median annualized return at resale

+6.1%

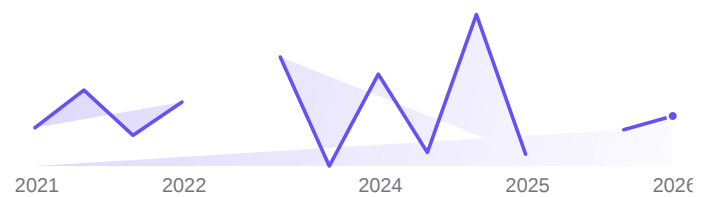


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

10.0 yrs



HOUSING STOCK

Homes	135
Median value (AVM)	\$499K
Median size	1,580 ft²
Median bedrooms	3
Median year built	1966
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.1%
Owner occupied	50%
Company owned	49%
Median loan-to-value	42%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	54
Density	60 / mi²
Median household income	\$80K
Average household income	\$111K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	82
Homes occupied	89%
Bachelor's or higher	6%
Poverty rate	14.4%
Unemployment	1.4%
Average temp	59°F
Annual precip	30 in
Sunshine	78%

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.