

Ione 95640

ZIP code · CA · California > Amador County > Ione

BUYER'S MARKET

\$452K

MEDIAN SALE PRICE

-6.9%

1-YR CHANGE

133

SALES (12 MO)

\$467K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



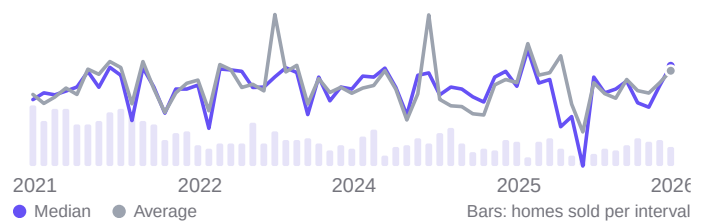
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$504K · Average \$491K

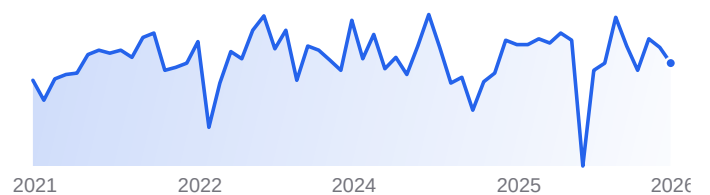
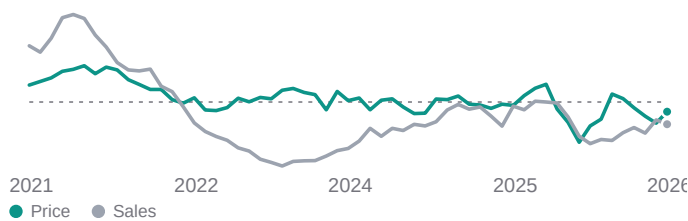


Growth (year over year)

Price -6.9% · Sales -15.8%

Price per square foot

\$265/ft²

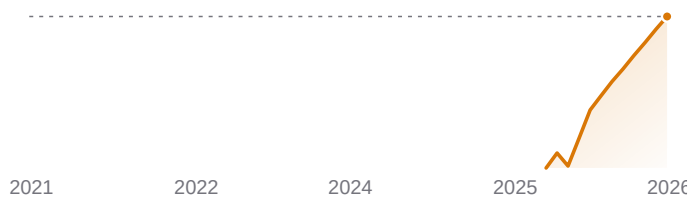


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

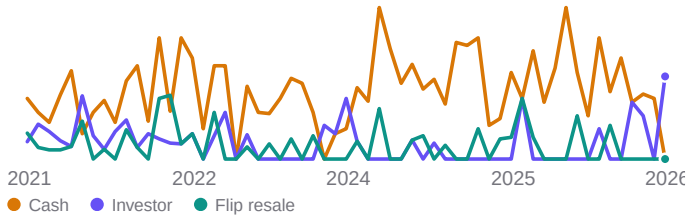
3.7%



BUYERS & OUTCOMES

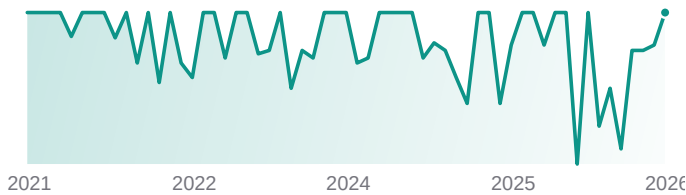
Buyer mix

Cash 0% · Investor 27% · Flip resale 0%



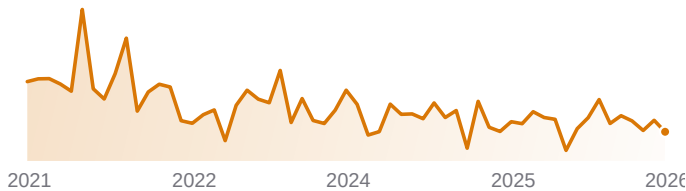
Sellers who sold at a gain

100%

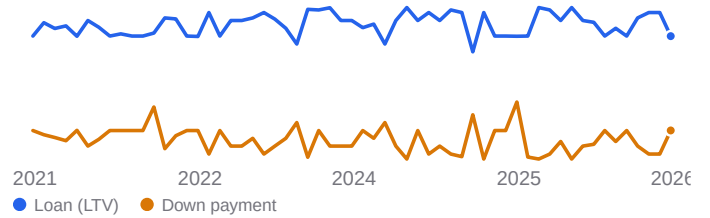


Median annualized return at resale

+3.4%

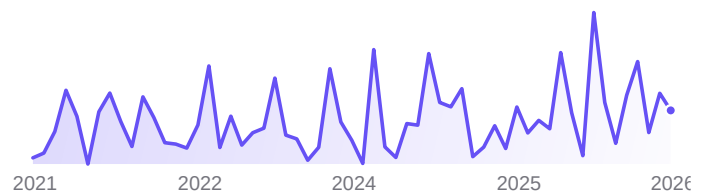


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,640
Median value (AVM)	\$467K
Median size	1,671 ft²
Median bedrooms	3
Median year built	1999
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.8%
Owner occupied	77%
Company owned	32%
Median loan-to-value	55%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	13,324
Density	98 / mi²
Median household income	\$93K
Average household income	\$113K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	57
Earthquake index (US avg 100)	59
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	7.3%
Unemployment	1.6%
Average temp	61°F
Annual precip	23 in
Sunshine	78%

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.