

Kirkwood 95646

ZIP code · CA · California > Alpine County > Kirkwood

STRONG BUYER'S MARKET

\$1.1M

MEDIAN SALE PRICE

22

SALES (12 MO)

\$592K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 12 / 100



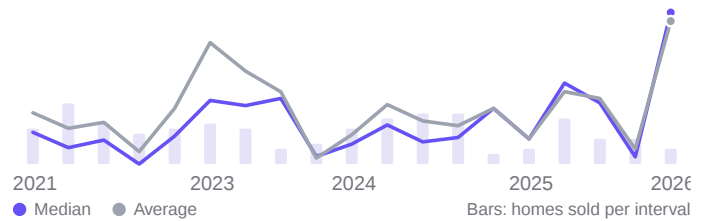
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

12 / 100

Sale prices

Median \$1.1M · Average \$1.1M

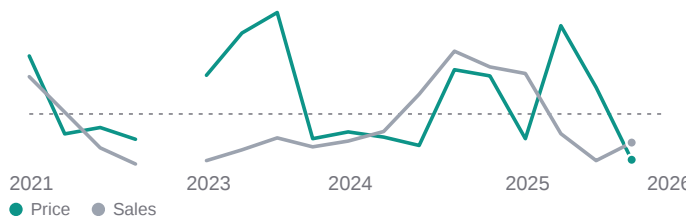


Growth (year over year)

Price -46.5% · Sales -29.0%

Price per square foot

\$393/ft²

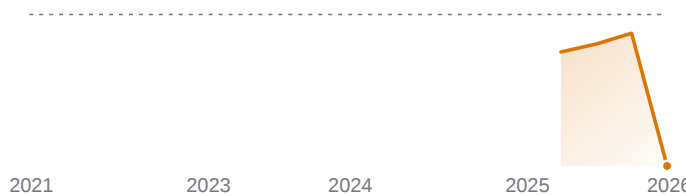


Sale premium vs estimated value

-8.5%

Annual turnover (share of homes sold)

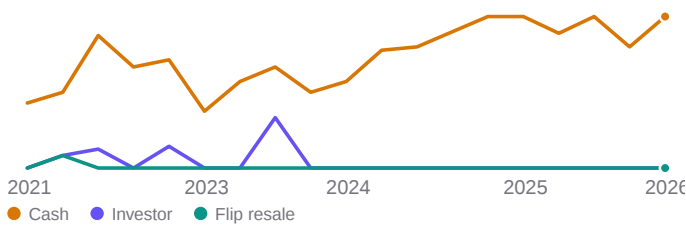
2.7%



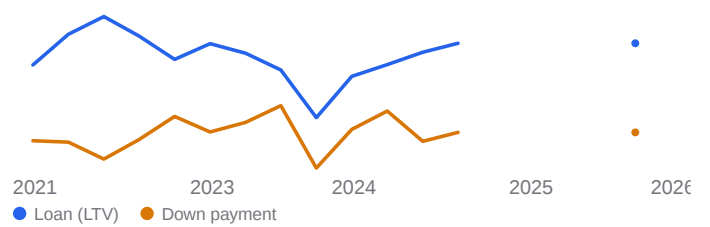
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

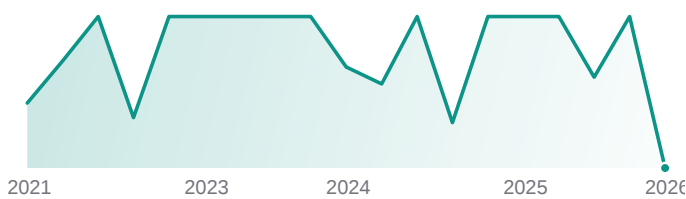


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



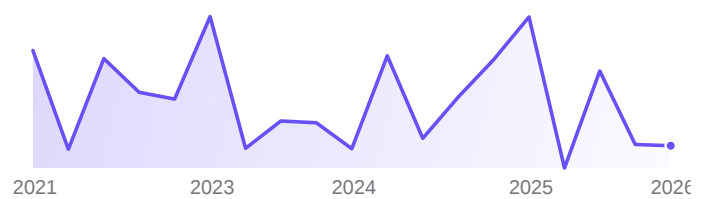
Sellers who sold at a gain

50%



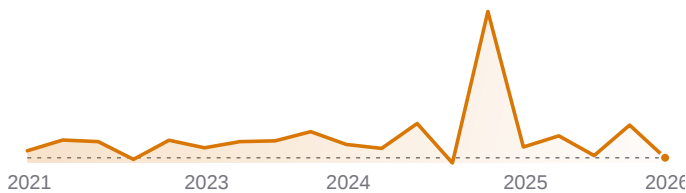
Typical hold before selling

5.2 yrs



Median annualized return at resale

+0.0%



HOUSING STOCK

Homes	815
Median value (AVM)	\$592K
Median size	1,194 ft²
Median bedrooms	2
Median year built	1999
Single family	24%
Condos	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.3%
Owner occupied	2.5%
Company owned	56%
Median loan-to-value	21%

Typical ownership tenure

18.2 yrs

COMMUNITY

Population	19
Density	2 / mi²
Median household income	\$82K
Average household income	\$107K
Crime index (US avg 100)	169
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	259
Homes occupied	22%
Bachelor's or higher	21%
Poverty rate	7.6%
Unemployment	1.8%
Average temp	44°F
Annual precip	52 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.