

Pioneer 95666

ZIP code · CA · California > Amador County > Pioneer

SELLER'S MARKET

\$350K

MEDIAN SALE PRICE

+5.3%

1-YR CHANGE

169

SALES (12 MO)

\$327K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

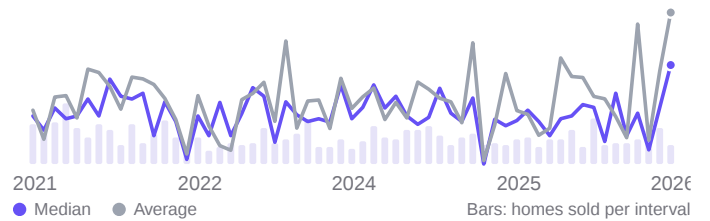
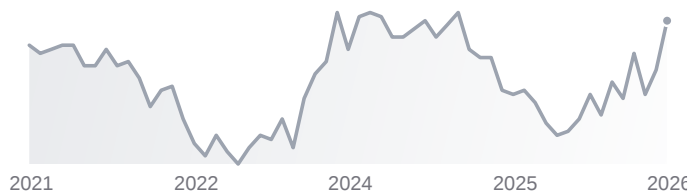
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$425K · Average \$518K

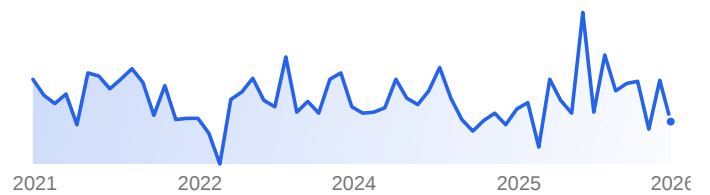
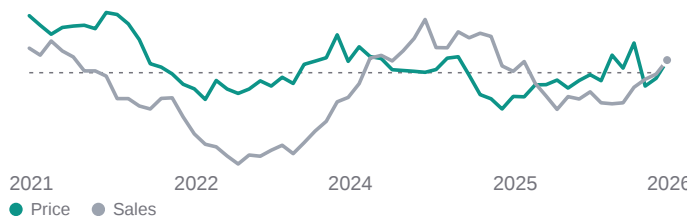


Growth (year over year)

Price +5.3% · Sales +5.6%

Price per square foot

\$199/ft²

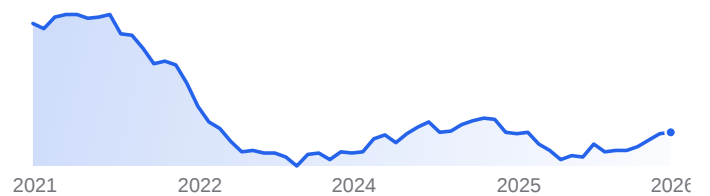


Sale premium vs estimated value

-4.5%

Annual turnover (share of homes sold)

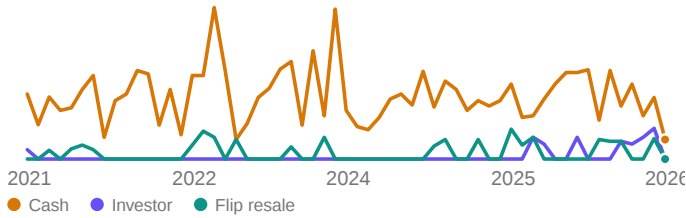
4.6%



BUYERS & OUTCOMES

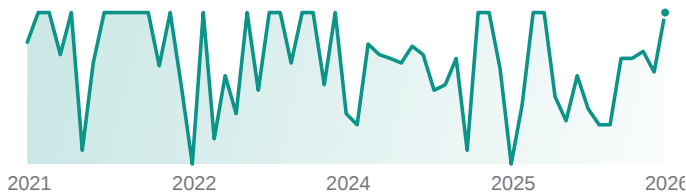
Buyer mix

Cash 10% · Investor 0% · Flip resale 0%



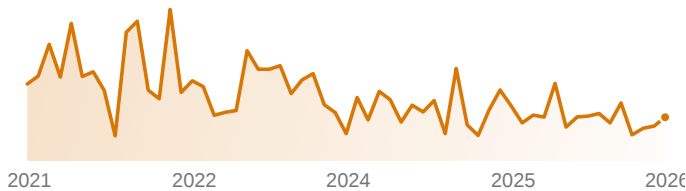
Sellers who sold at a gain

100%

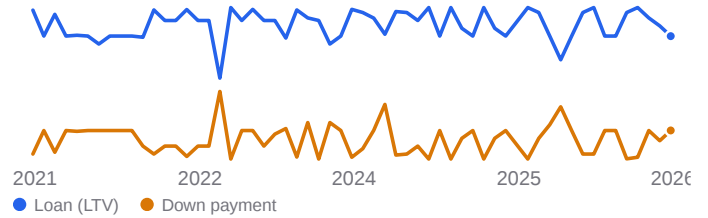


Median annualized return at resale

+3.6%

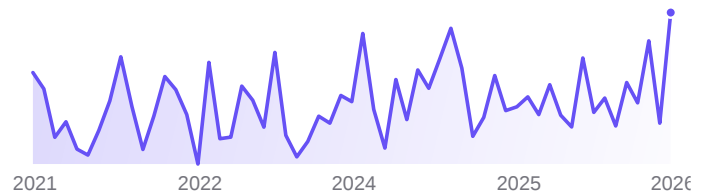


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



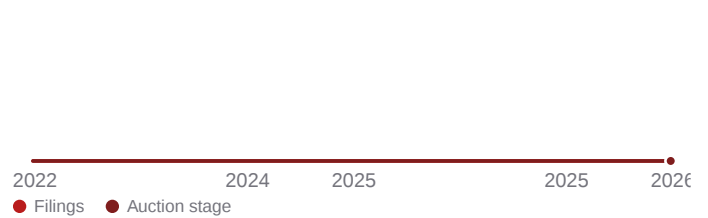
Typical hold before selling

17.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,666
Median value (AVM)	\$327K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1979
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.3%
Owner occupied	54%
Company owned	38%
Median loan-to-value	45%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	6,279
Density	20 / mi²
Median household income	\$76K
Average household income	\$94K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	112
Homes occupied	66%
Bachelor's or higher	16%
Poverty rate	6.9%
Unemployment	1.7%
Average temp	45°F
Annual precip	53 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.