

Rio Oso 95674

ZIP code · CA · California > Sutter County > Rio Oso

SELLER'S MARKET

\$535K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$679K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

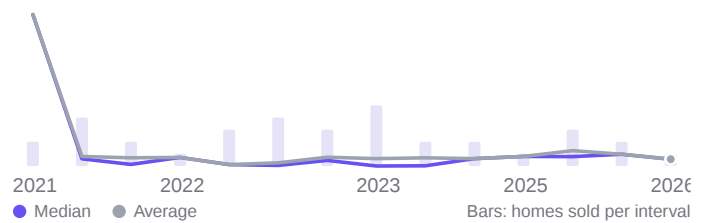
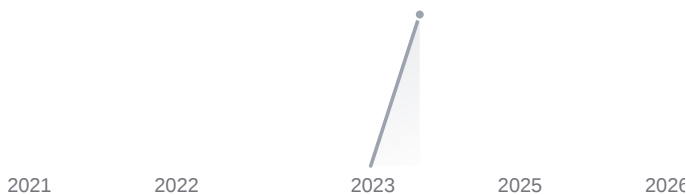
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$535K · Average \$535K

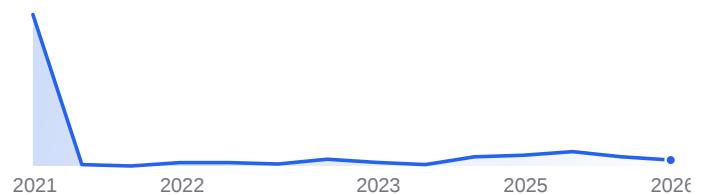
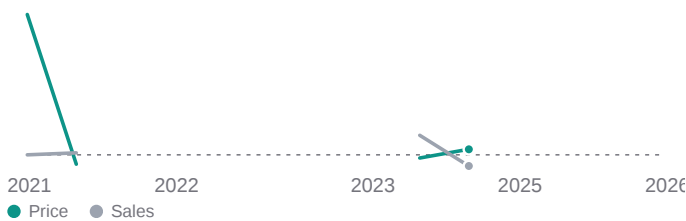


Growth (year over year)

Price +36.3% · Sales -73.3%

Price per square foot

\$293/ft²

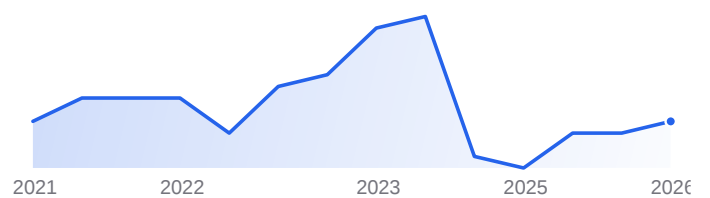


Sale premium vs estimated value

+0.3%

Annual turnover (share of homes sold)

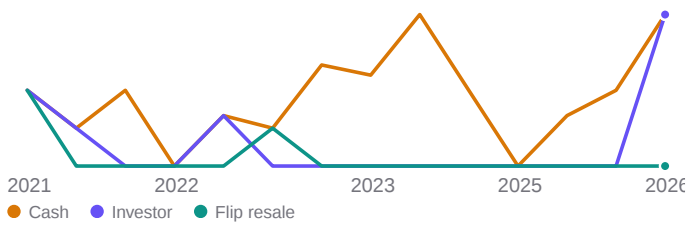
2.0%



BUYERS & OUTCOMES

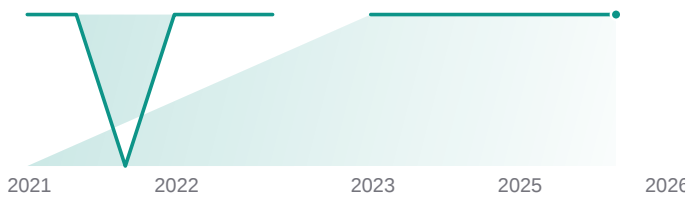
Buyer mix

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



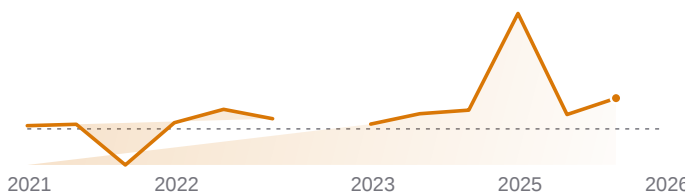
Sellers who sold at a gain

100%

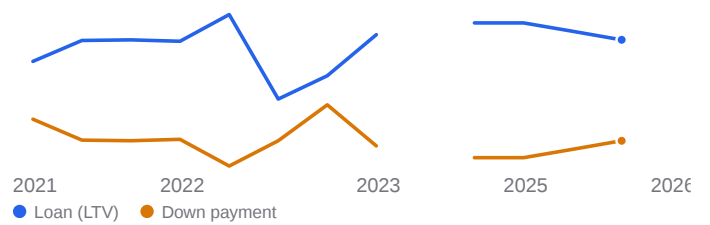


Median annualized return at resale

+18.5%

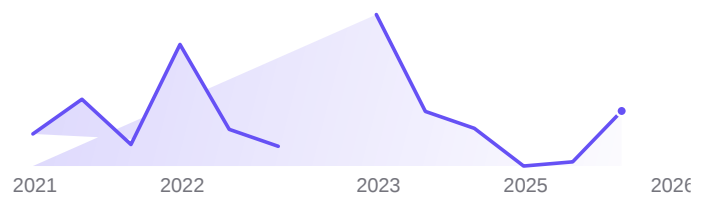


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



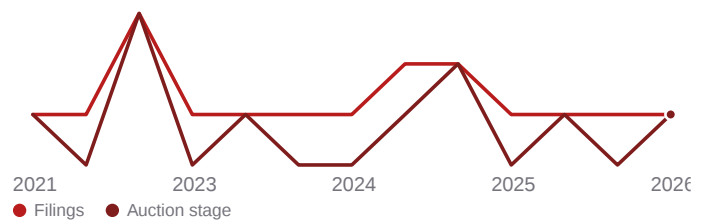
Typical hold before selling

10.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	347
Median value (AVM)	\$679K
Median size	1,740 ft²
Median bedrooms	3
Median year built	1977
Single family	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.0%
Owner occupied	61%
Company owned	45%
Median loan-to-value	29%
Typical ownership tenure	12.6 yrs

COMMUNITY

Population	858
Density	28 / mi²
Median household income	\$100K
Average household income	\$121K
Crime index (US avg 100)	162
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	90
Homes occupied	91%
Bachelor's or higher	18%
Poverty rate	15.4%
Unemployment	2.5%
Average temp	61°F
Annual precip	21 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.