

River Pines 95675

ZIP code · CA · California > Amador County > River Pines

BALANCED MARKET

\$231K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$220K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



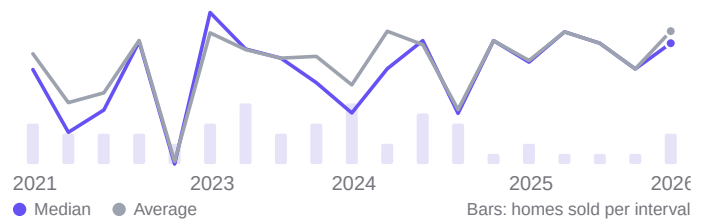
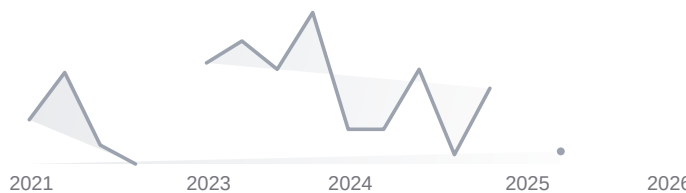
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$255K · Average \$278K

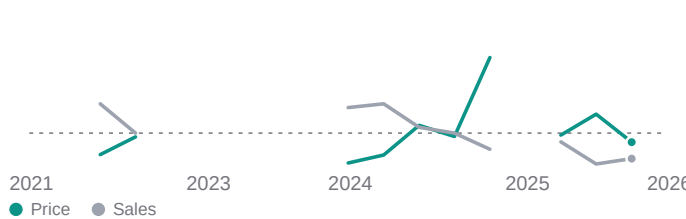


Growth (year over year)

Price -20.8% · Sales -58.3%

Price per square foot

\$235/ft²

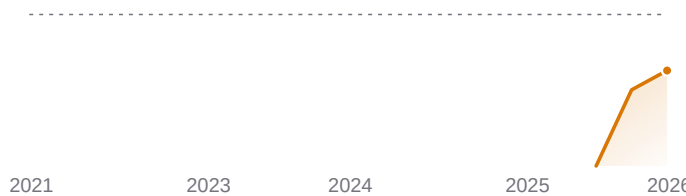


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

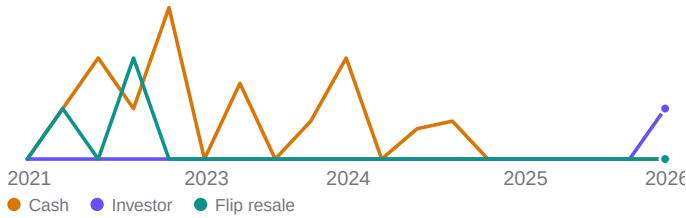
3.8%



BUYERS & OUTCOMES

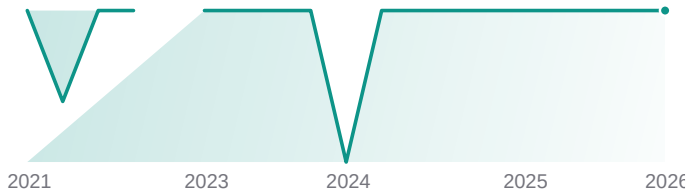
Buyer mix

Cash 0% · Investor 33% · Flip resale 0%



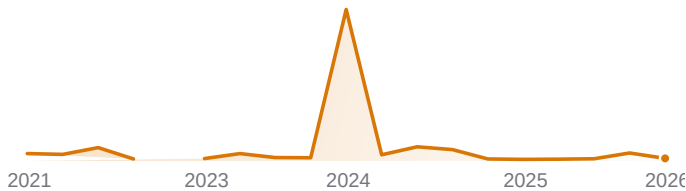
Sellers who sold at a gain

100%

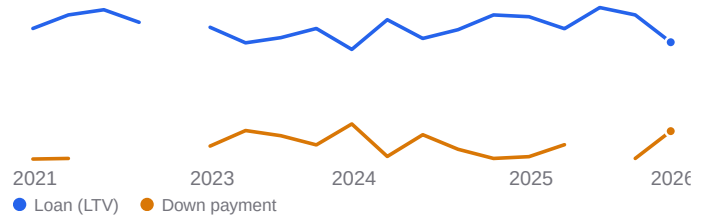


Median annualized return at resale

+3.7%

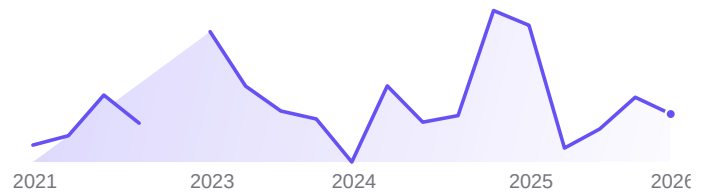


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

8.4 yrs



HOUSING STOCK

Homes	208
Median value (AVM)	\$220K
Median size	1,042 ft²
Median bedrooms	2
Median year built	1950
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.6%
Owner occupied	42%
Company owned	25%
Median loan-to-value	30%
Typical ownership tenure	13.3 yrs

COMMUNITY

Population	4
Density	35 / mi²
Median household income	\$72K
Average household income	\$91K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	81
Homes occupied	84%
Bachelor's or higher	17%
Poverty rate	7.7%
Unemployment	1.6%
Average temp	59°F
Annual precip	34 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.