

Sutter Creek 95685

ZIP code · CA · California > Amador County > Sutter Creek

SELLER'S MARKET

\$430K

MEDIAN SALE PRICE

+19.6%

1-YR CHANGE

75

SALES (12 MO)

\$465K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

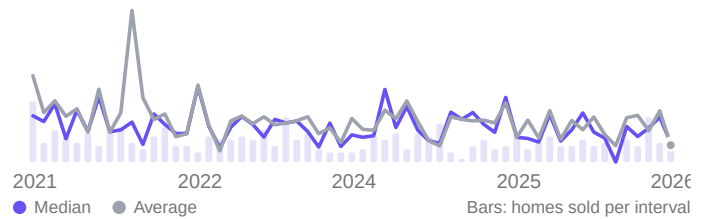
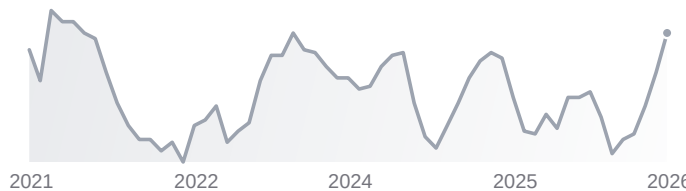
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$335K · Average \$318K

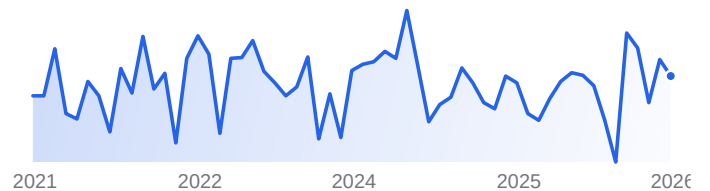
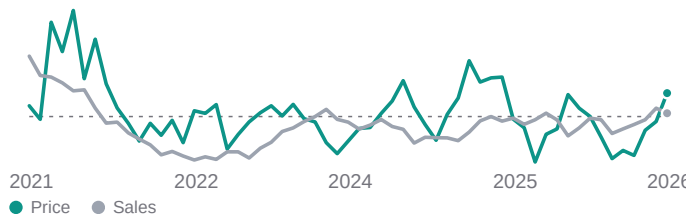


Growth (year over year)

Price +19.6% · Sales +2.7%

Price per square foot

\$275/ft²

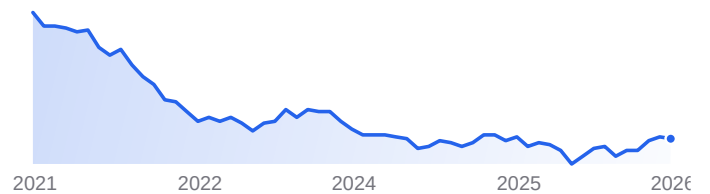


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

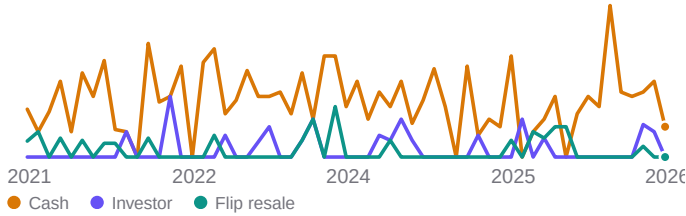
3.8%



BUYERS & OUTCOMES

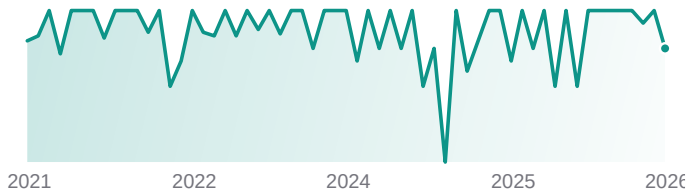
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



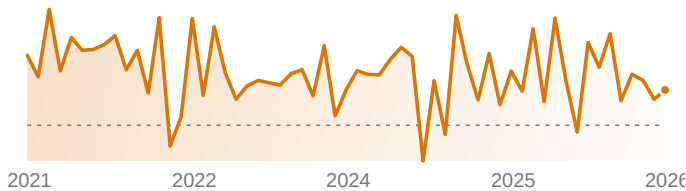
Sellers who sold at a gain

75%

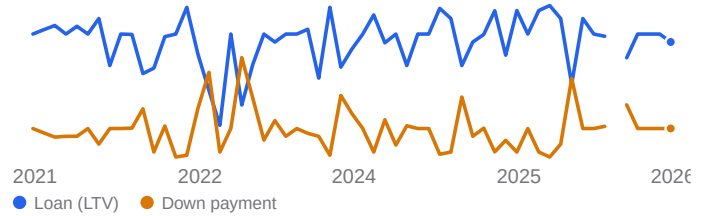


Median annualized return at resale

+3.2%

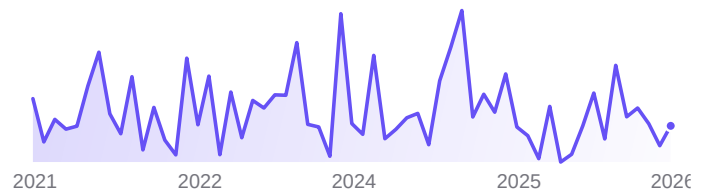


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,960
Median value (AVM)	\$465K
Median size	1,723 ft²
Median bedrooms	3
Median year built	1980
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.8%
Owner occupied	65%
Company owned	51%
Median loan-to-value	41%
Typical ownership tenure	15.3 yrs

COMMUNITY

Population	4,359
Density	108 / mi²
Median household income	\$73K
Average household income	\$93K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	80
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	10.0%
Unemployment	1.3%
Average temp	59°F
Annual precip	31 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.