

Thornton 95686

ZIP code · CA · California > San Joaquin County > Thornton

SELLER'S MARKET

\$475K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$506K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

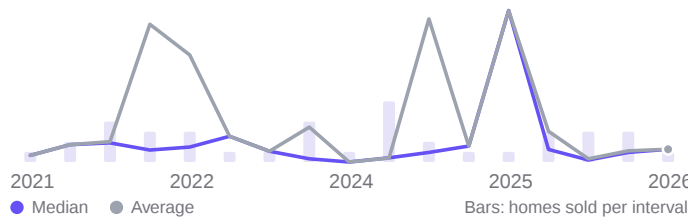
MARKET TRENDS (5 YEARS)

Sale prices

Median \$475K · Average \$475K

Growth (year over year)

Price -41.1% · Sales -38.5%

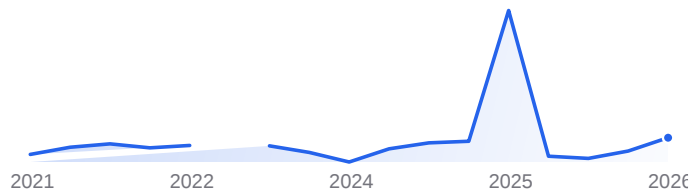


Price per square foot

\$573/ft²

Sale premium vs estimated value

-10.9%



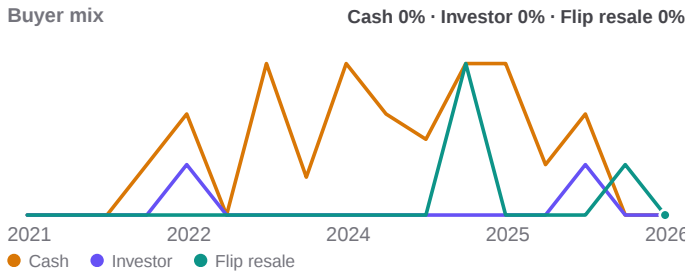
Annual turnover (share of homes sold)

3.2%

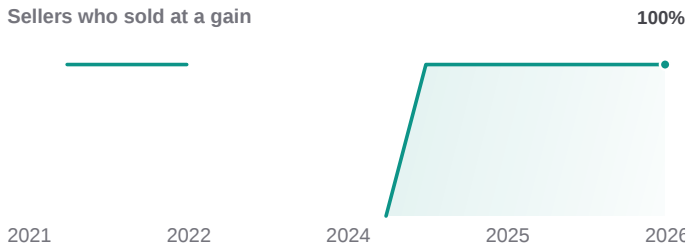


BUYERS & OUTCOMES

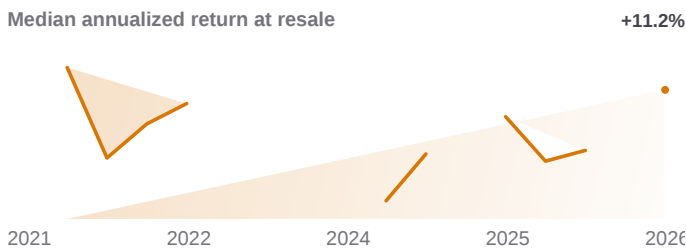
Buyer mix



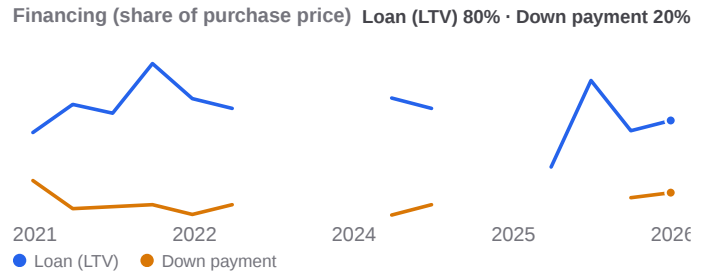
Sellers who sold at a gain



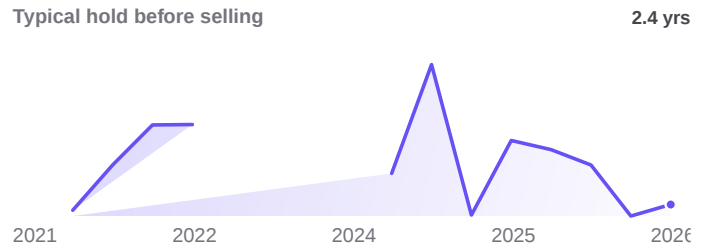
Median annualized return at resale



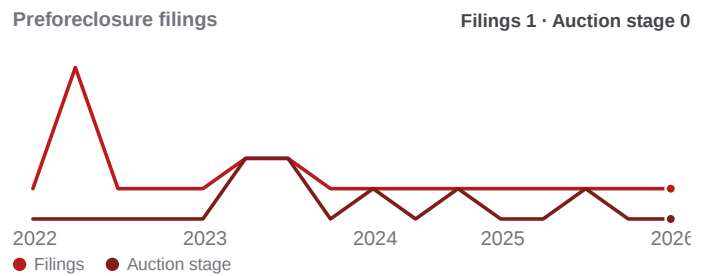
Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	312
Median value (AVM)	\$506K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1963
Single family	33%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.8%
Owner occupied	70%
Company owned	29%
Median loan-to-value	36%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	89
Density	140 / mi²
Median household income	\$43K
Average household income	\$70K
Crime index (US avg 100)	185
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	126
Homes occupied	93%
Bachelor's or higher	7%
Poverty rate	19.8%
Unemployment	2.0%
Average temp	61°F
Annual precip	17 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.