

Wheatland 95692

ZIP code · CA · California > Yuba County > Wheatland

STRONG BUYER'S MARKET

\$467K

MEDIAN SALE PRICE

-20.2%

1-YR CHANGE

68

SALES (12 MO)

\$446K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



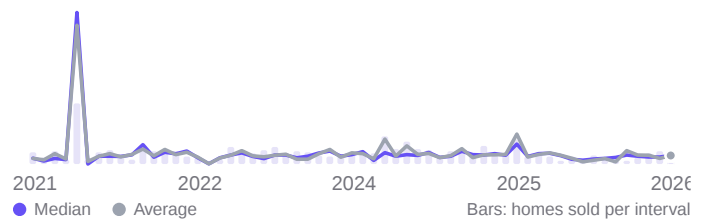
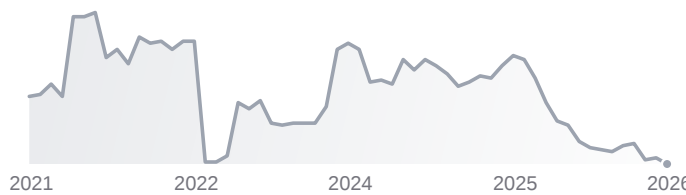
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

19 / 100

Sale prices

Median \$490K · Average \$490K

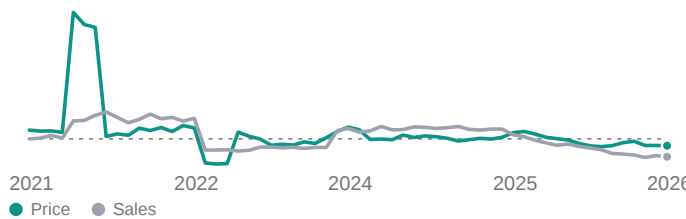


Growth (year over year)

Price -20.2% · Sales -52.4%

Price per square foot

\$286/ft²

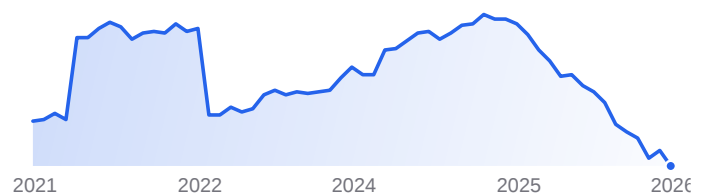


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

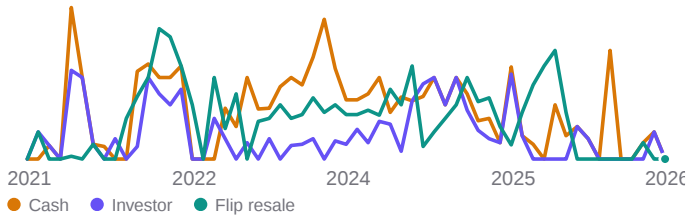
3.9%



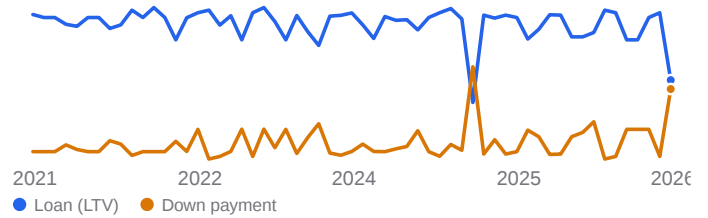
BUYERS & OUTCOMES

Buyer mix

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

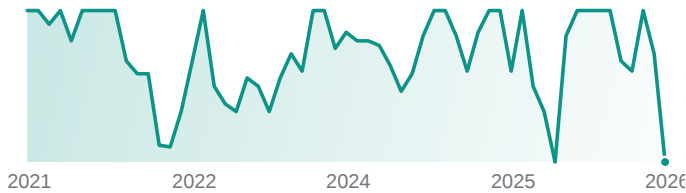


Financing (share of purchase price) Loan (LTV) 53% · Down payment 47%



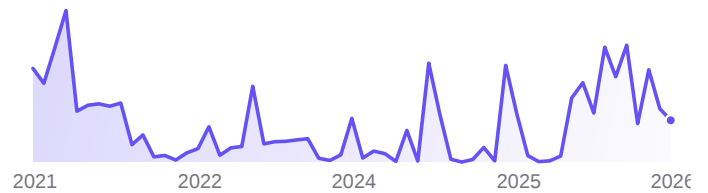
Sellers who sold at a gain

0%



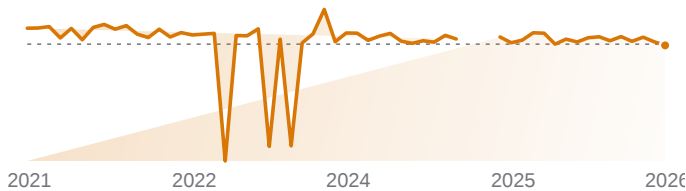
Typical hold before selling

2.9 yrs



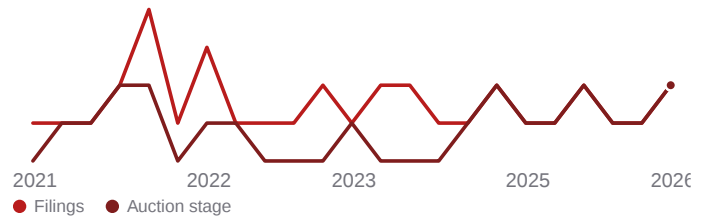
Median annualized return at resale

-0.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,733
Median value (AVM)	\$446K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1996
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	1.3%
Owner occupied	72%
Company owned	30%
Median loan-to-value	60%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	5,570
Density	87 / mi²
Median household income	\$83K
Average household income	\$100K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	95
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	6.2%
Unemployment	1.8%
Average temp	61°F
Annual precip	23 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.