

Winters 95694

ZIP code · CA · California > Yolo County > Winters

BUYER'S MARKET

\$618K

MEDIAN SALE PRICE

-4.3%

1-YR CHANGE

82

SALES (12 MO)

\$584K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



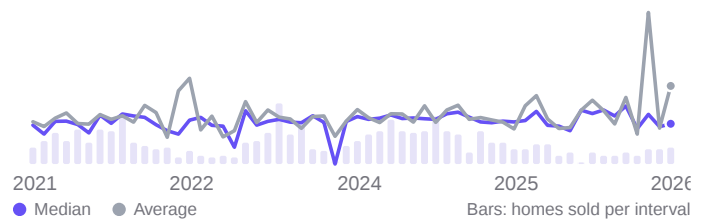
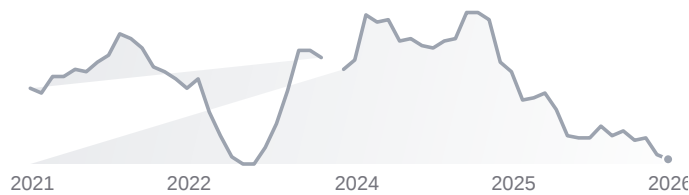
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$602K · Average \$886K

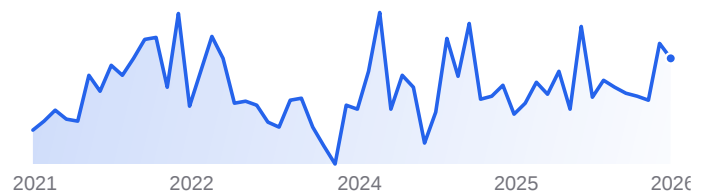
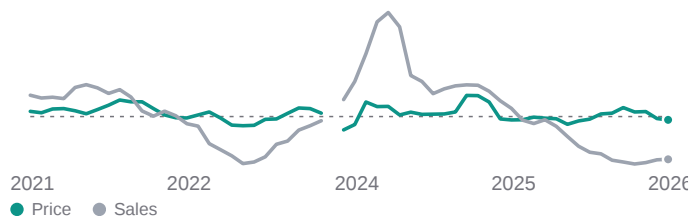


Growth (year over year)

Price -4.3% · Sales -56.6%

Price per square foot

\$364/ft²

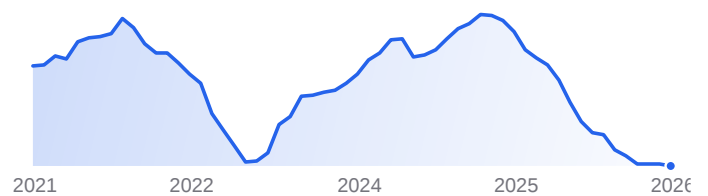
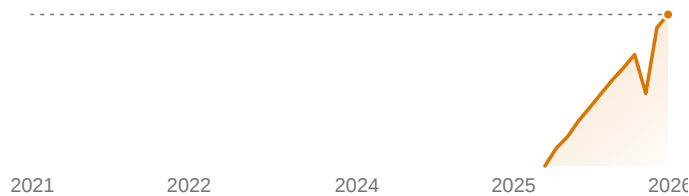


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

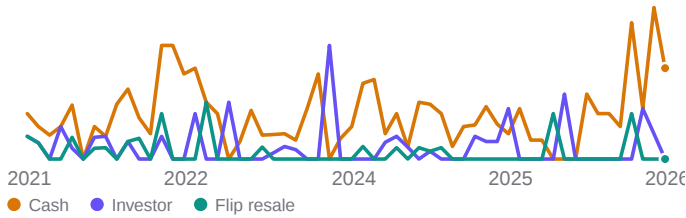
2.7%



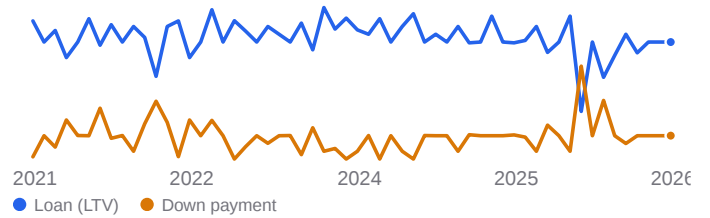
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%

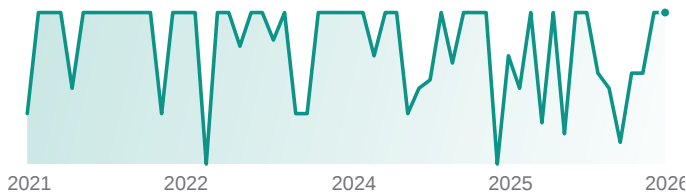


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



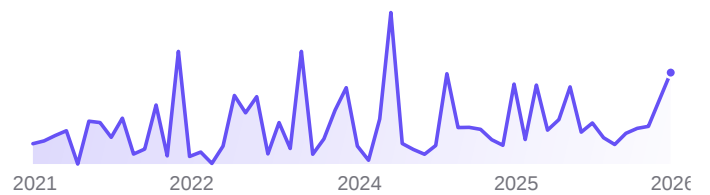
Sellers who sold at a gain

100%



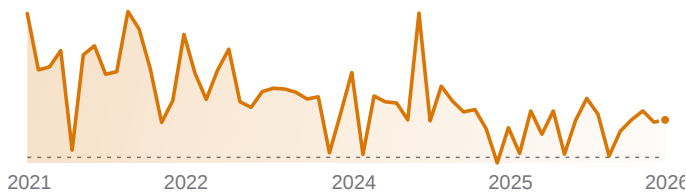
Typical hold before selling

15.7 yrs



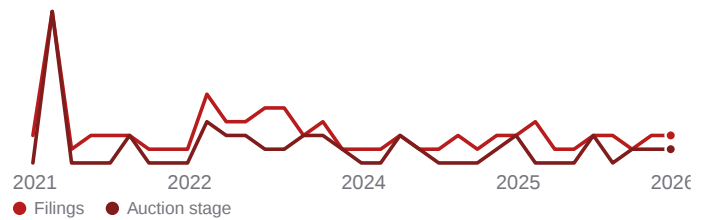
Median annualized return at resale

+3.2%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,047
Median value (AVM)	\$584K
Median size	1,640 ft²
Median bedrooms	3
Median year built	1988
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.5%
Owner occupied	77%
Company owned	37%
Median loan-to-value	52%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	9,936
Density	59 / mi²
Median household income	\$92K
Average household income	\$147K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	351
Homes occupied	94%
Bachelor's or higher	19%
Poverty rate	14.1%
Unemployment	1.8%
Average temp	61°F
Annual precip	25 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.