

Woodland 95695

ZIP code · CA · California > Yolo County > Woodland

BALANCED MARKET

\$514K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

304

SALES (12 MO)

\$488K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



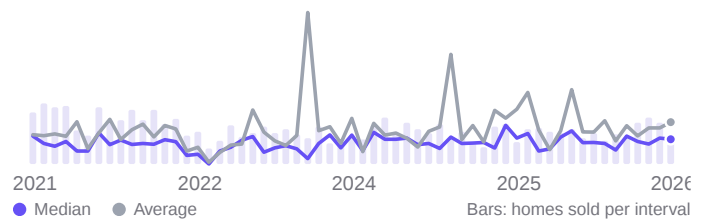
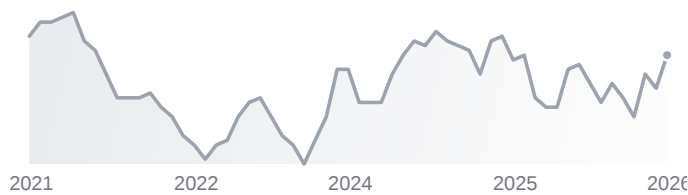
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$520K · Average \$599K

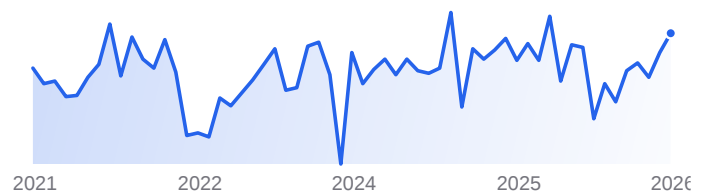
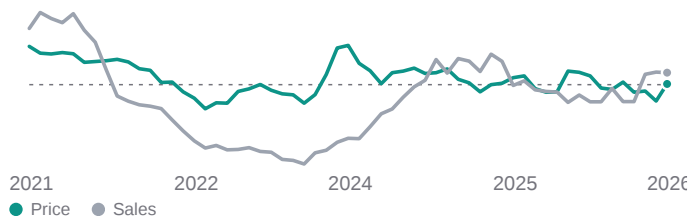


Growth (year over year)

Price +0.4% · Sales +5.6%

Price per square foot

\$357/ft²

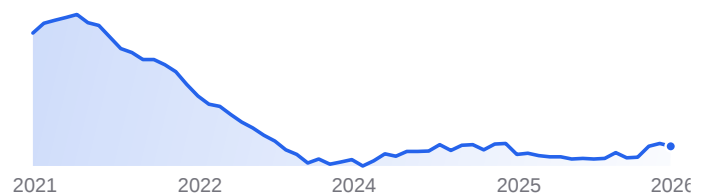
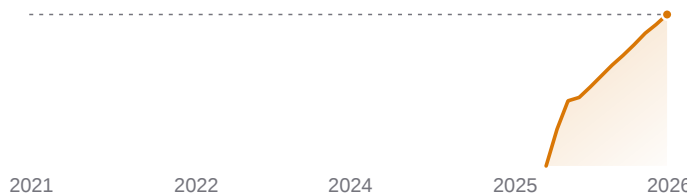


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

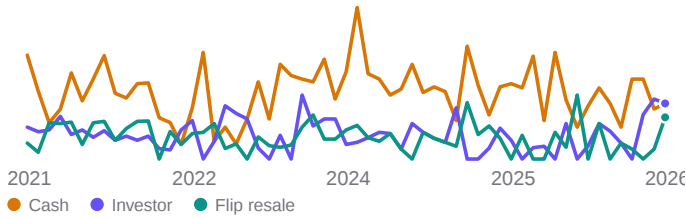
3.1%



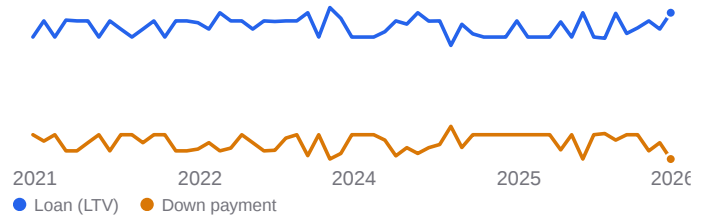
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 17% · Flip resale 13%

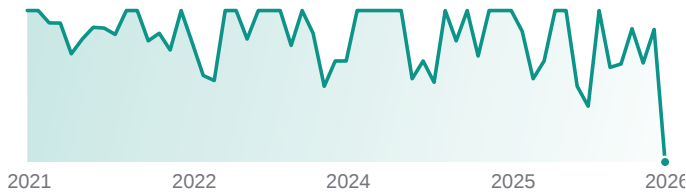


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



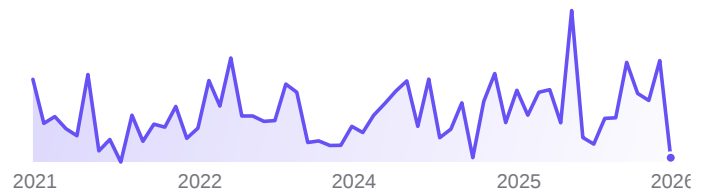
Sellers who sold at a gain

67%



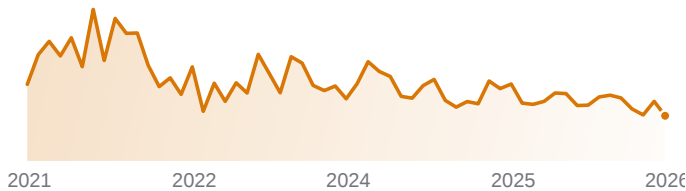
Typical hold before selling

4.2 yrs



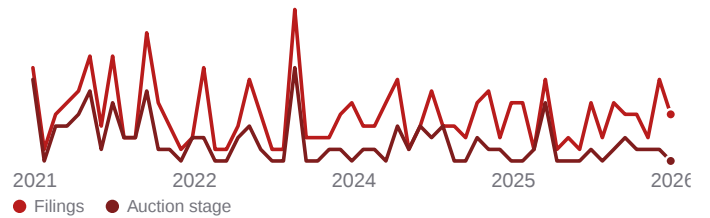
Median annualized return at resale

+3.1%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	9,791
Median value (AVM)	\$488K
Median size	1,514 ft²
Median bedrooms	3
Median year built	1970
Single family	81%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.1%
Owner occupied	74%
Company owned	42%
Median loan-to-value	50%

Typical ownership tenure

17.3 yrs

COMMUNITY

Population	40,076
Density	264 / mi²
Median household income	\$78K
Average household income	\$106K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	171
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	11.6%
Unemployment	1.6%
Average temp	61°F
Annual precip	21 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.