

Goodyears Bar 95944

ZIP code · CA · California > Sierra County > Goodyears Bar

\$175K

MEDIAN SALE PRICE

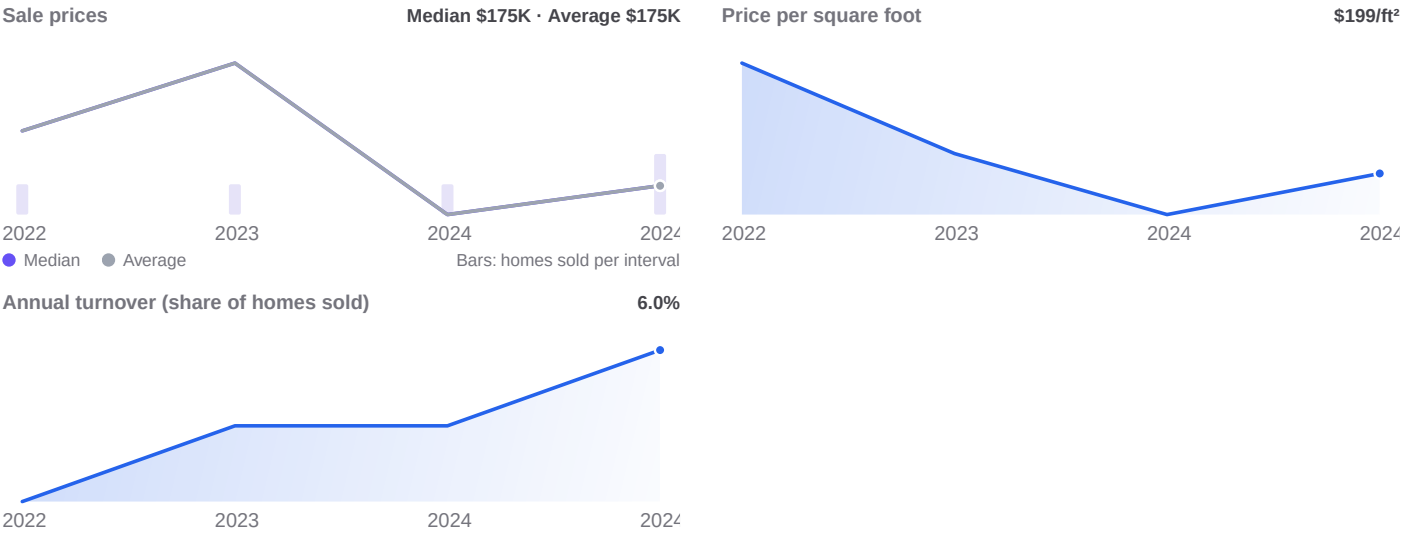
3

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

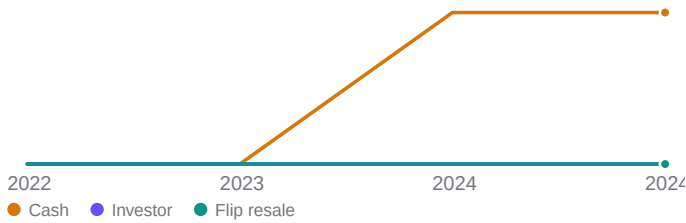
MARKET TRENDS (5 YEARS)



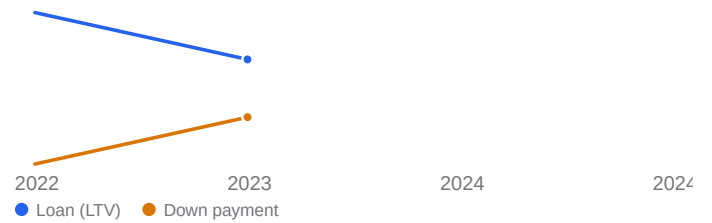
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 63% · Down payment 37%



Sellers who sold at a gain

100%



Typical hold before selling

11.6 yrs



Median annualized return at resale

+0.6%



HOUSING STOCK

Homes	50
Median value (AVM)	\$262K
Median size	1,146 ft²
Median bedrooms	2
Median year built	1961
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	87%
Underwater (LTV 125% or more)	0%
Owner occupied	27%
Company owned	28%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	56
Density	2 / mi²
Median household income	\$61K
Average household income	\$81K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	198
Homes occupied	55%
Bachelor's or higher	13%
Poverty rate	14.1%
Unemployment	1.1%
Average temp	50°F
Annual precip	68 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through October 2024, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.