

Penn Valley 95946

ZIP code · CA · California > Nevada County > Penn Valley

BALANCED MARKET

\$509K

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

222

SALES (12 MO)

\$497K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

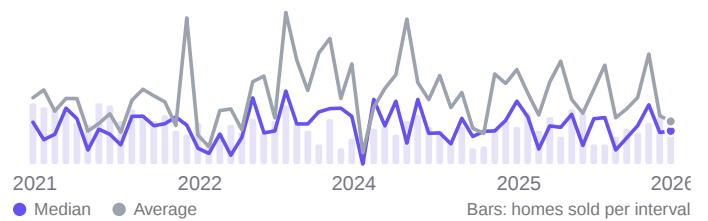
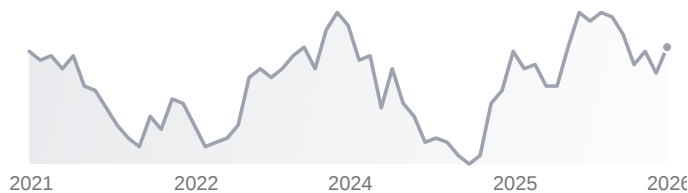
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$485K · Average \$512K

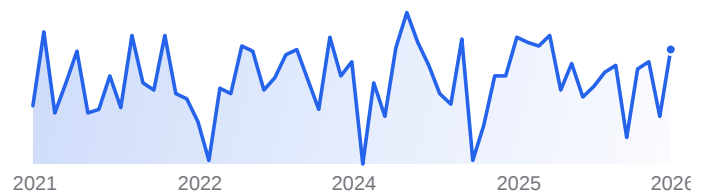
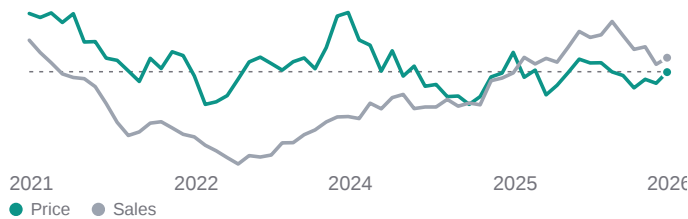


Growth (year over year)

Price -0.2% · Sales +5.2%

Price per square foot

\$283/ft²

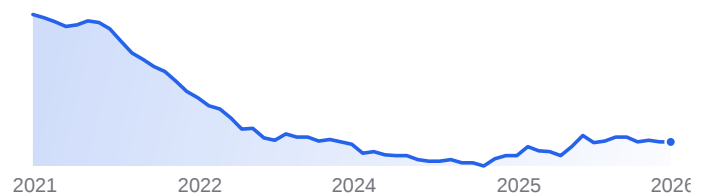


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

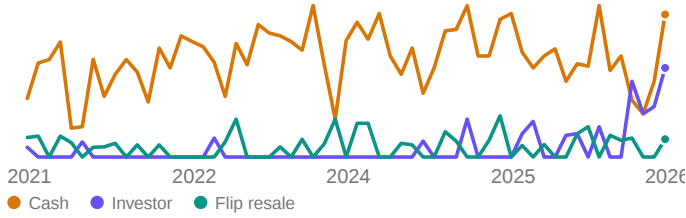
4.9%



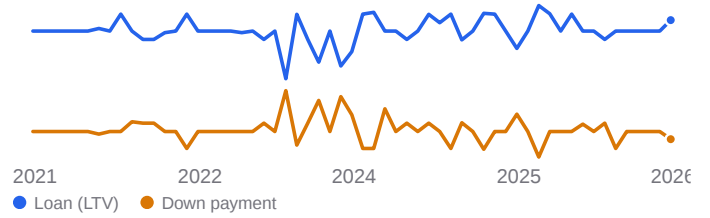
BUYERS & OUTCOMES

Buyer mix

Cash 47% · Investor 29% · Flip resale 5.9%

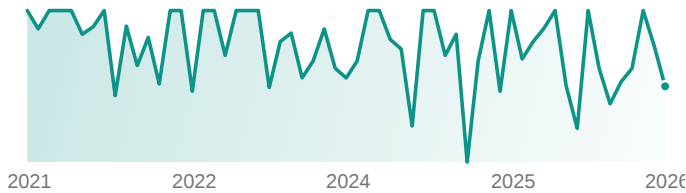


Financing (share of purchase price) Loan (LTV) 86% · Down payment 15%



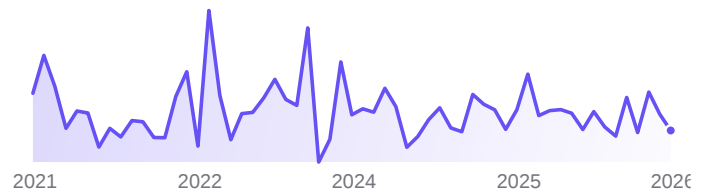
Sellers who sold at a gain

81%



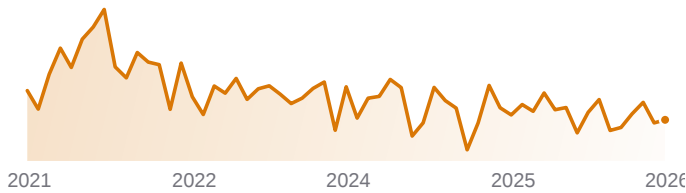
Typical hold before selling

6.0 yrs



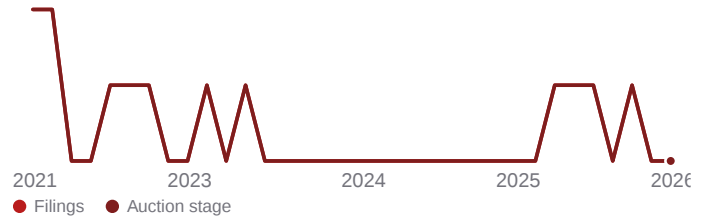
Median annualized return at resale

+2.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,551
Median value (AVM)	\$497K
Median size	1,910 ft²
Median bedrooms	3
Median year built	1985
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	3.3%
Owner occupied	75%
Company owned	14%
Median loan-to-value	53%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	9,672
Density	221 / mi²
Median household income	\$90K
Average household income	\$99K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	91
Homes occupied	90%
Bachelor's or higher	26%
Poverty rate	9.8%
Unemployment	0.8%
Average temp	60°F
Annual precip	37 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.