

Live Oak 95953

ZIP code · CA · California > Sutter County > Live Oak

BUYER'S MARKET

\$275K

MEDIAN SALE PRICE

-35.4%

1-YR CHANGE

84

SALES (12 MO)

\$359K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



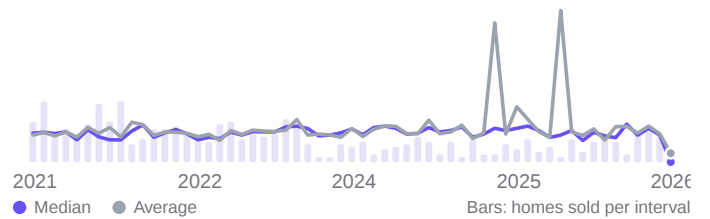
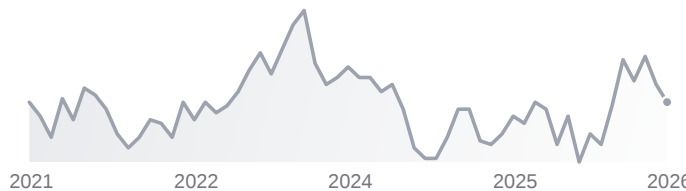
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$50K · Average \$148K

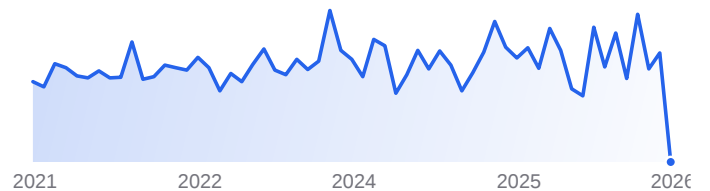
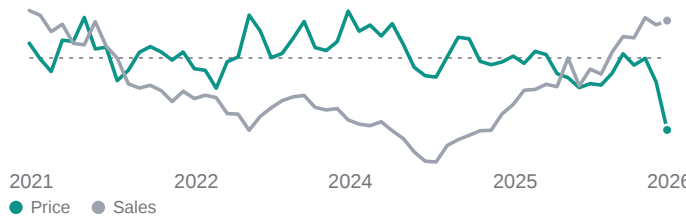


Growth (year over year)

Price -35.4% · Sales +18.3%

Price per square foot

\$74/ft²

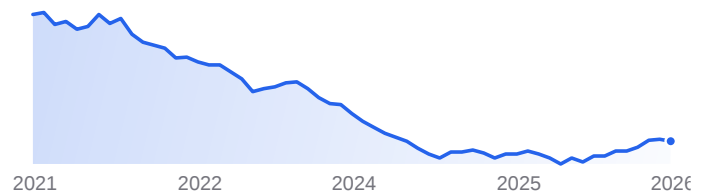
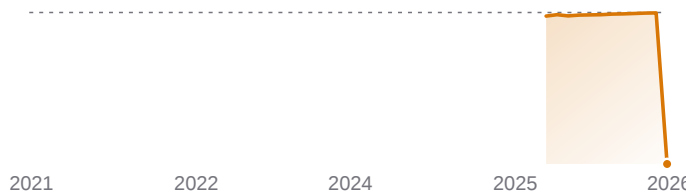


Sale premium vs estimated value

-63.4%

Annual turnover (share of homes sold)

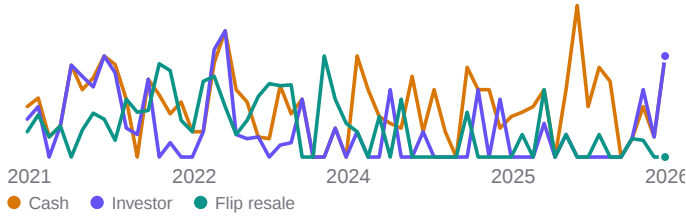
2.7%



BUYERS & OUTCOMES

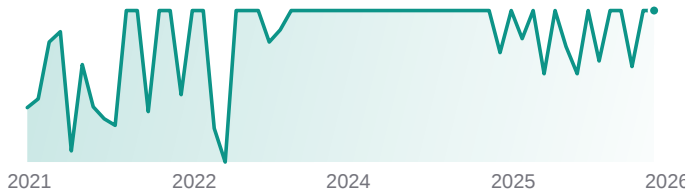
Buyer mix

Cash 50% · Investor 50% · Flip resale 0%



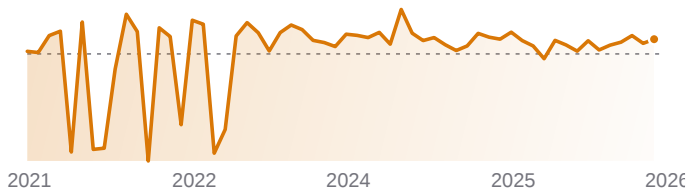
Sellers who sold at a gain

100%

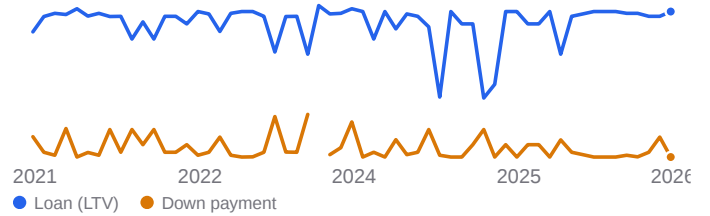


Median annualized return at resale

+5.4%

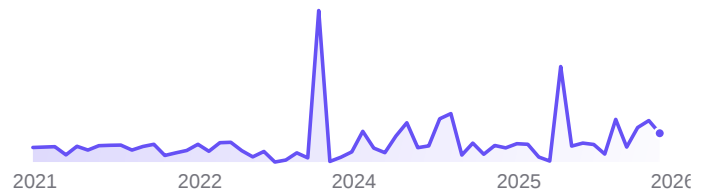


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



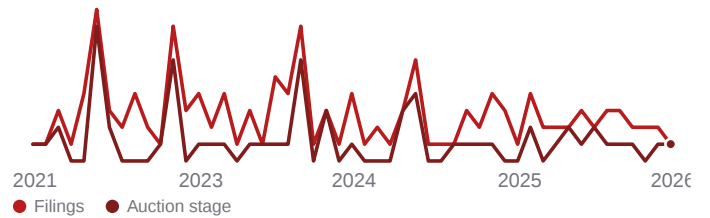
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,117
Median value (AVM)	\$359K
Median size	1,505 ft²
Median bedrooms	3
Median year built	1990
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.5%
Owner occupied	80%
Company owned	20%
Median loan-to-value	44%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	12,416
Density	104 / mi²
Median household income	\$64K
Average household income	\$88K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	113
Homes occupied	96%
Bachelor's or higher	13%
Poverty rate	17.9%
Unemployment	2.7%
Average temp	61°F
Annual precip	24 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.