

Oroville 95966

ZIP code · CA · California > Butte County > Oroville

BALANCED MARKET

\$304K

MEDIAN SALE PRICE

+8.2%

1-YR CHANGE

453

SALES (12 MO)

\$282K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

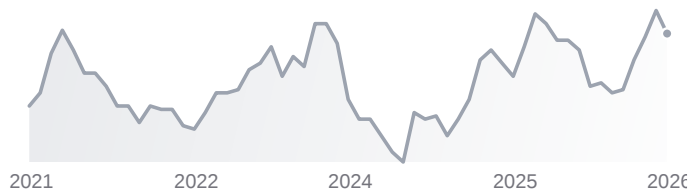
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

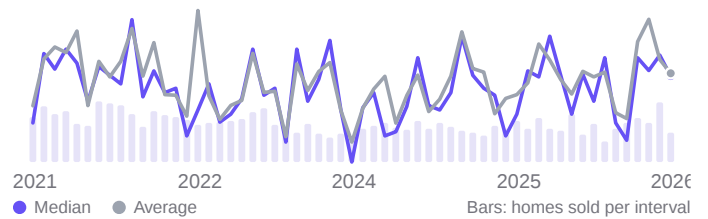
Market temperature (0–100)

55 / 100



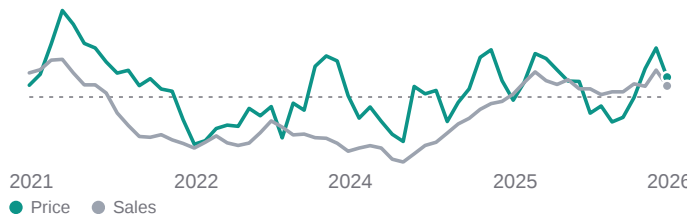
Sale prices

Median \$294K · Average \$297K



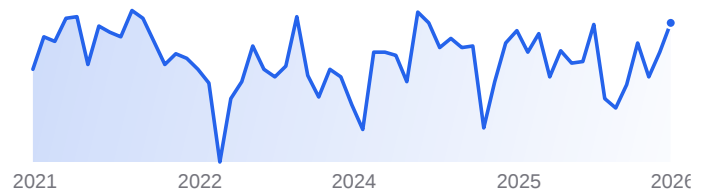
Growth (year over year)

Price +8.2% · Sales +4.6%



Price per square foot

\$227/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

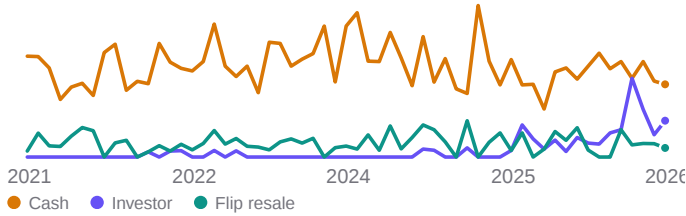
3.5%



BUYERS & OUTCOMES

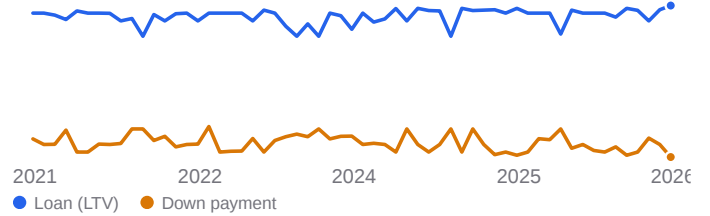
Buyer mix

Cash 27% · Investor 13% · Flip resale 3.3%



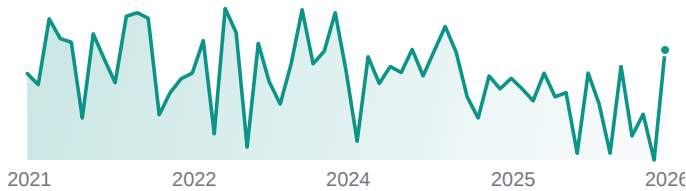
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 1.8%



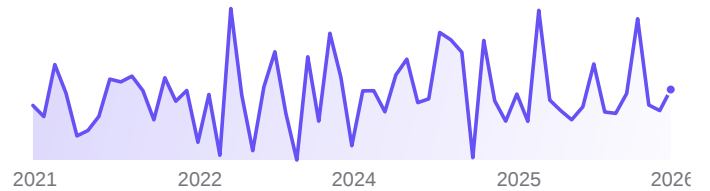
Sellers who sold at a gain

88%



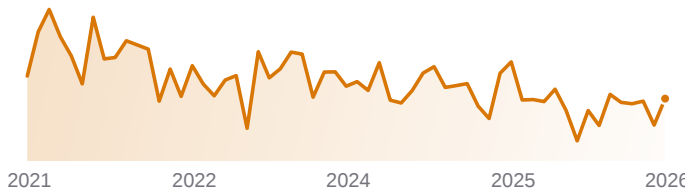
Typical hold before selling

7.8 yrs



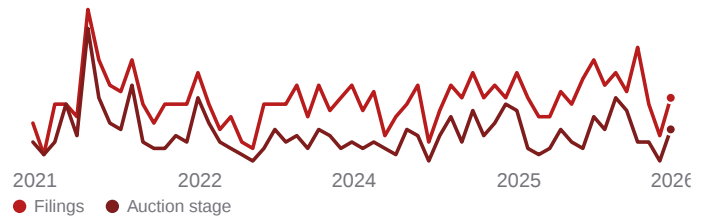
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 10 · Auction stage 5



HOUSING STOCK

Homes	12,929
Median value (AVM)	\$282K
Median size	1,379 ft²
Median bedrooms	3
Median year built	1976
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	3.2%
Owner occupied	71%
Company owned	24%
Median loan-to-value	50%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	31,432
Density	147 / mi²
Median household income	\$68K
Average household income	\$86K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	106
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	16.1%
Unemployment	1.5%
Average temp	60°F
Annual precip	45 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.