

Richvale 95974

ZIP code · CA · California > Butte County > Richvale

\$329K

MEDIAN SALE PRICE

-78.1%

1-YR CHANGE

4

SALES (12 MO)

\$325K

MEDIAN VALUE (AVM)

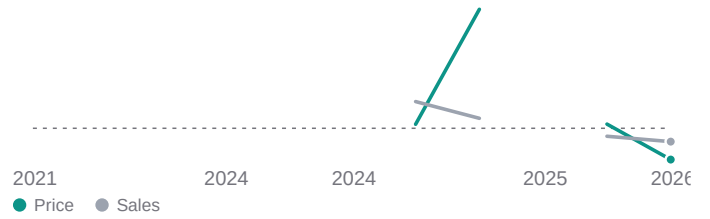
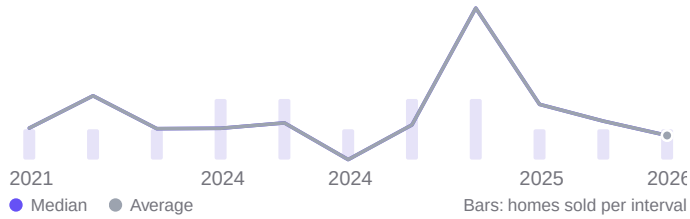
MARKET TRENDS (5 YEARS)

Sale prices

Median \$258K · Average \$258K

Growth (year over year)

Price -78.1% · Sales -33.3%

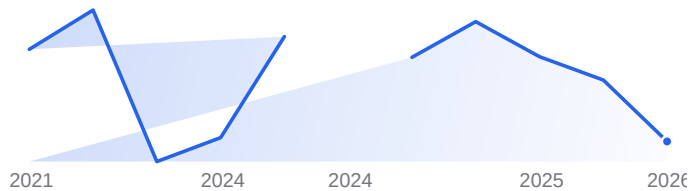


Price per square foot

\$151/ft²

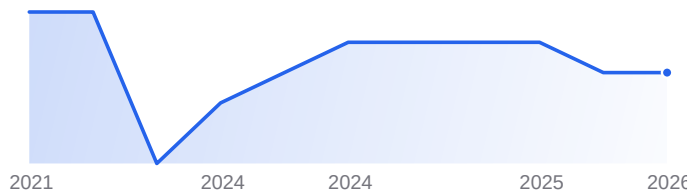
Sale premium vs estimated value

+41.4%



Annual turnover (share of homes sold)

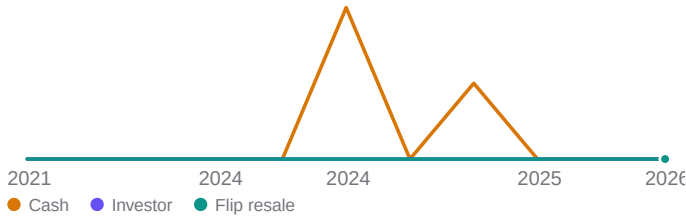
2.6%



BUYERS & OUTCOMES

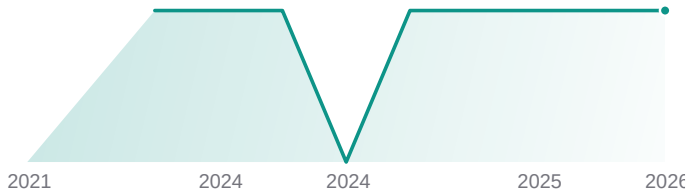
Buyer mix

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



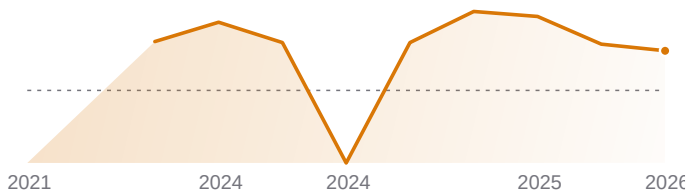
Sellers who sold at a gain

100%

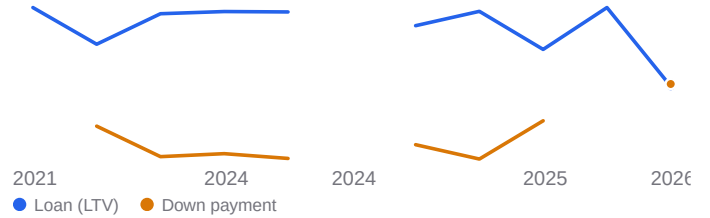


Median annualized return at resale

+3.8%

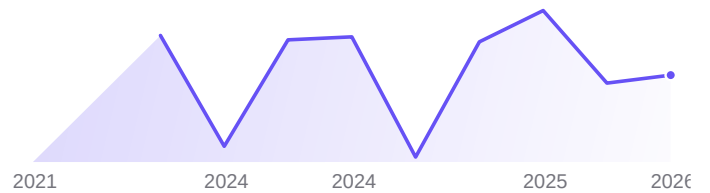


Financing (share of purchase price) Loan (LTV) 49% · Down payment 51%



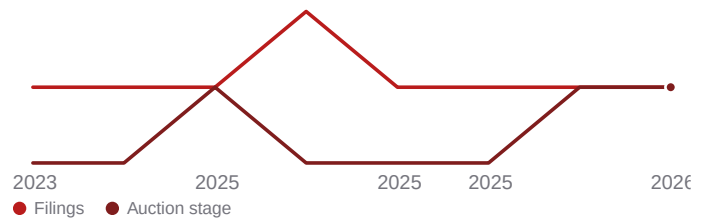
Typical hold before selling

17.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	154
Median value (AVM)	\$325K
Median size	1,608 ft²
Median bedrooms	3
Median year built	1948
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.9%
Owner occupied	71%
Company owned	39%
Median loan-to-value	44%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	277
Density	12 / mi²
Median household income	\$85K
Average household income	\$106K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	122
Homes occupied	90%
Bachelor's or higher	26%
Poverty rate	5.8%
Unemployment	1.8%
Average temp	62°F
Annual precip	23 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.