

Yuba City 95993

ZIP code · CA · California > Sutter County > Yuba City

BUYER'S MARKET

\$466K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

318

SALES (12 MO)

\$459K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



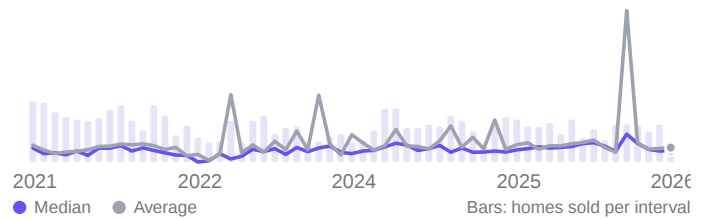
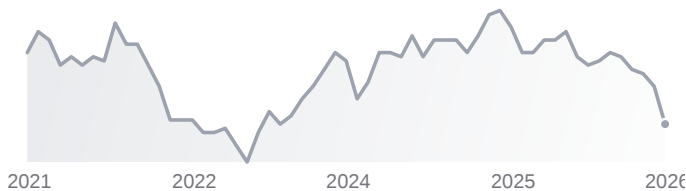
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$465K · Average \$489K

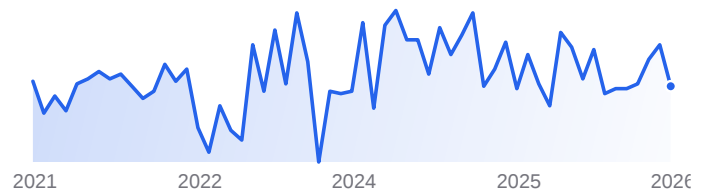
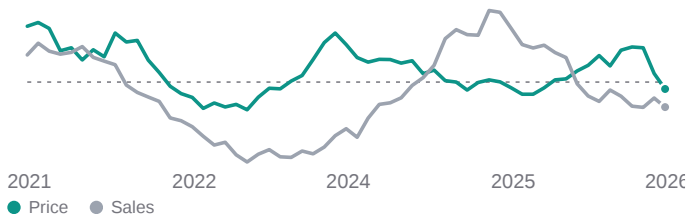


Growth (year over year)

Price -3.2% · Sales -11.4%

Price per square foot

\$249/ft²

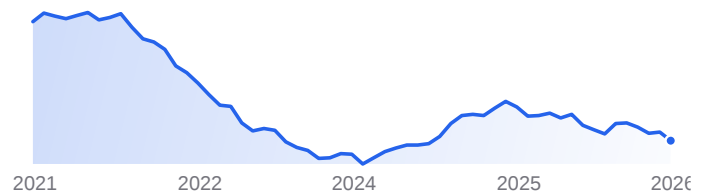
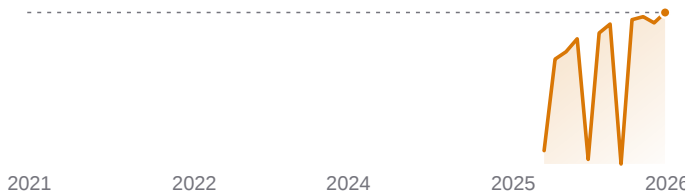


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

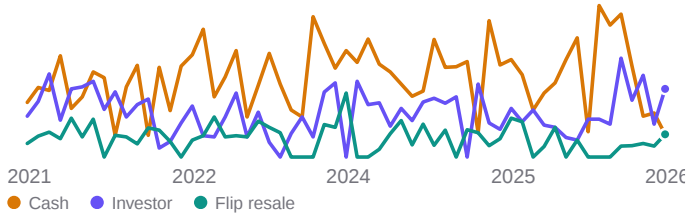
2.8%



BUYERS & OUTCOMES

Buyer mix

Cash 6.7% · Investor 20% · Flip resale 6.7%



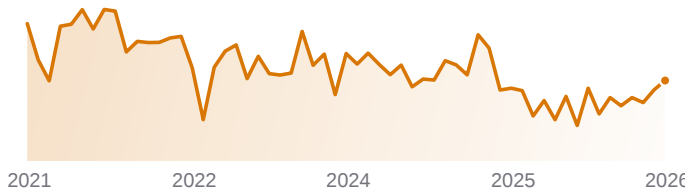
Sellers who sold at a gain

88%

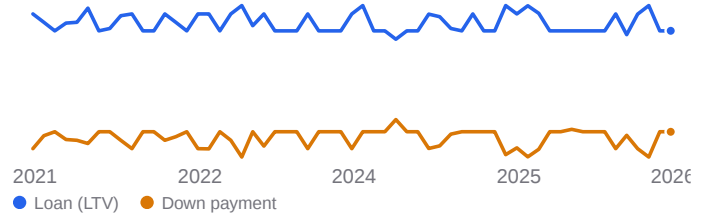


Median annualized return at resale

+5.2%

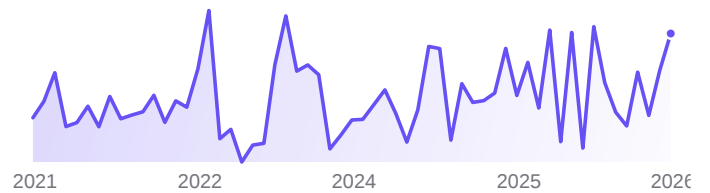


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



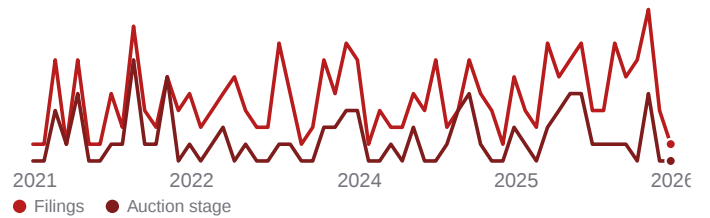
Typical hold before selling

13.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	11,405
Median value (AVM)	\$459K
Median size	1,863 ft²
Median bedrooms	3
Median year built	1991
Single family	89%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.9%
Owner occupied	80%
Company owned	26%
Median loan-to-value	49%

Typical ownership tenure

12.3 yrs

COMMUNITY

Population	37,442
Density	346 / mi²
Median household income	\$82K
Average household income	\$116K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	111
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	13.3%
Unemployment	2.4%
Average temp	61°F
Annual precip	21 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.