

Chester 96020

ZIP code · CA · California > Plumas County > Chester

BALANCED MARKET

\$457K

MEDIAN SALE PRICE

+12.0%

1-YR CHANGE

58

SALES (12 MO)

\$344K

MEDIAN VALUE (AVM)

Market temperature

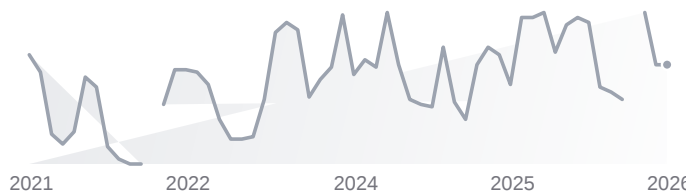
Balanced market · 53 / 100



MARKET TRENDS (5 YEARS)

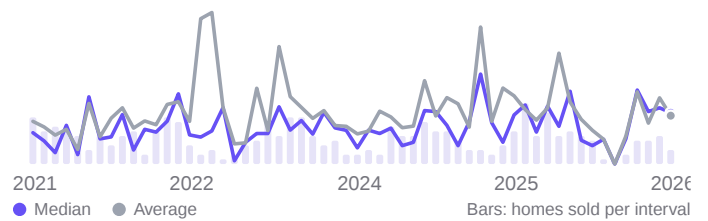
Market temperature (0–100)

53 / 100



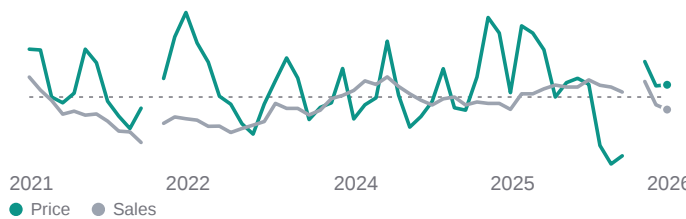
Sale prices

Median \$442K · Average \$421K



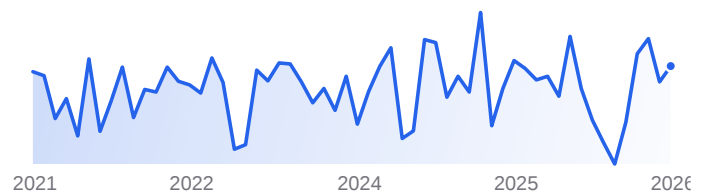
Growth (year over year)

Price +12.0% · Sales -12.1%



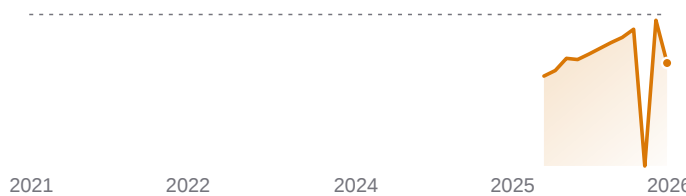
Price per square foot

\$252/ft²



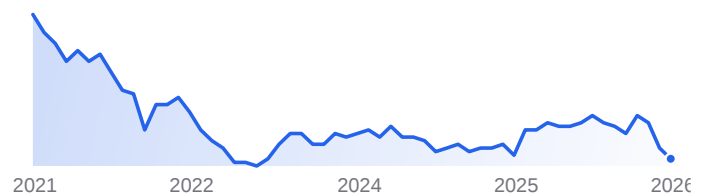
Sale premium vs estimated value

-4.6%



Annual turnover (share of homes sold)

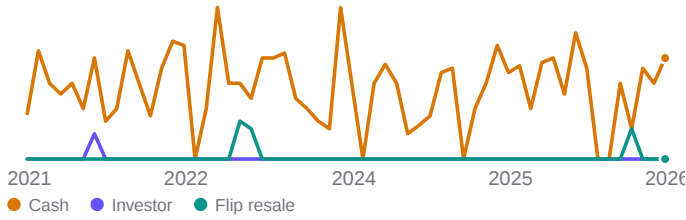
3.6%



BUYERS & OUTCOMES

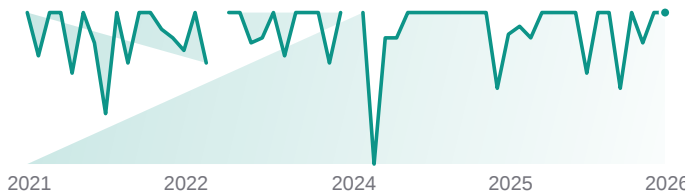
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



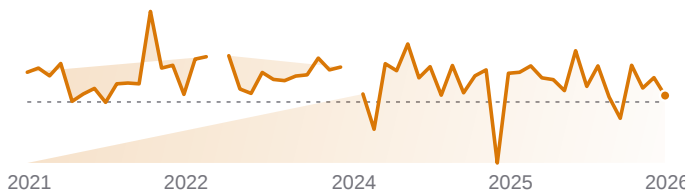
Sellers who sold at a gain

100%

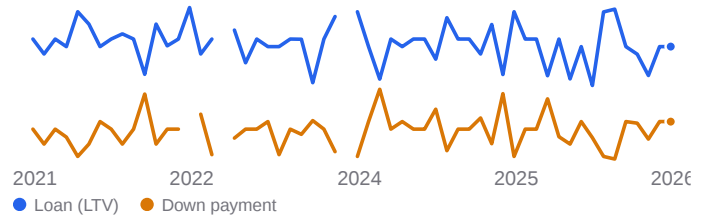


Median annualized return at resale

+1.1%

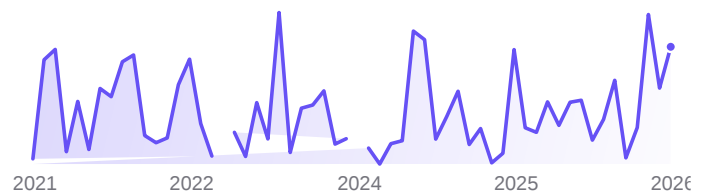


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

18.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,630
Median value (AVM)	\$344K
Median size	1,706 ft²
Median bedrooms	3
Median year built	1984
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.4%
Owner occupied	30%
Company owned	13%
Median loan-to-value	32%
Typical ownership tenure	14.2 yrs

COMMUNITY

Population	2,358
Density	13 / mi²
Median household income	\$81K
Average household income	\$101K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	214
Homes occupied	63%
Bachelor's or higher	16%
Poverty rate	8.4%
Unemployment	1.8%
Average temp	45°F
Annual precip	43 in
Sunshine	88%

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.