

Lewiston 96052

ZIP code · CA · California > Trinity County > Lewiston

BUYER'S MARKET

\$203K

MEDIAN SALE PRICE

-20.7%

1-YR CHANGE

25

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



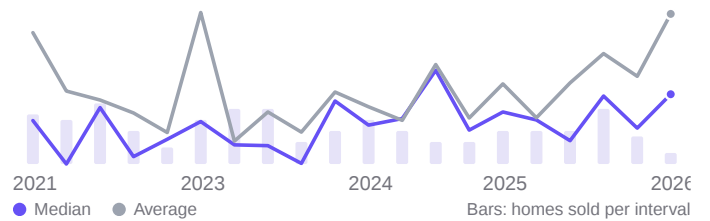
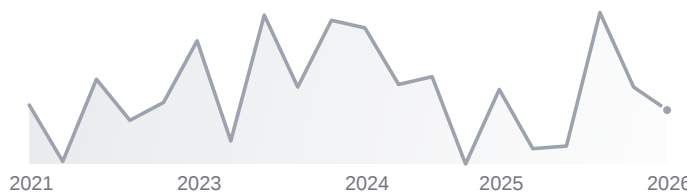
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$285K · Average \$517K

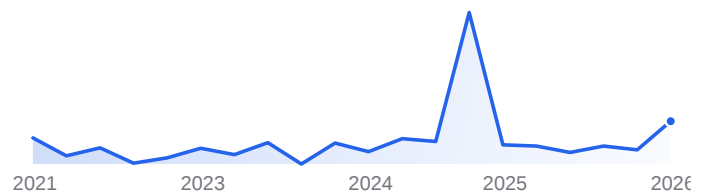
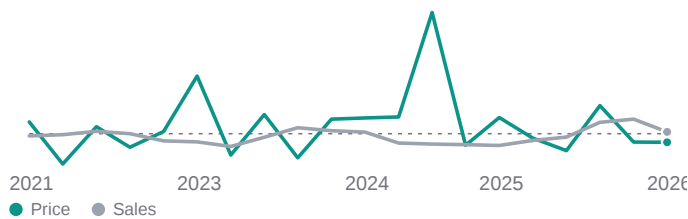


Growth (year over year)

Price -20.7% · Sales +4.2%

Price per square foot

\$308/ft²

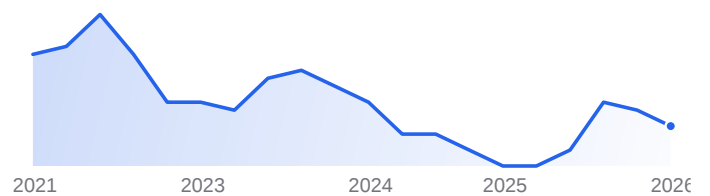


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

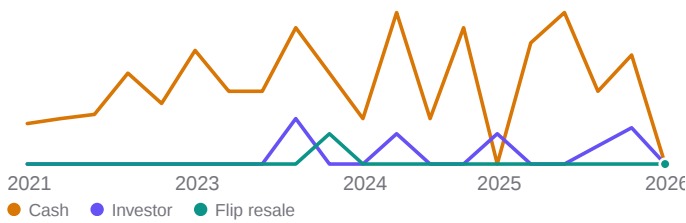
3.5%



BUYERS & OUTCOMES

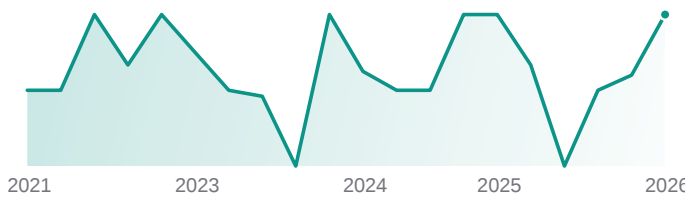
Buyer mix

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



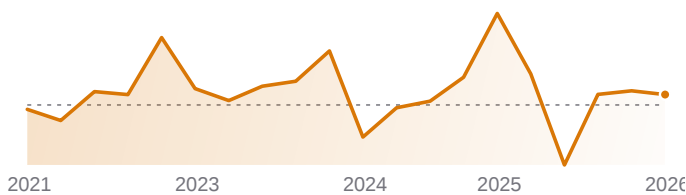
Sellers who sold at a gain

100%

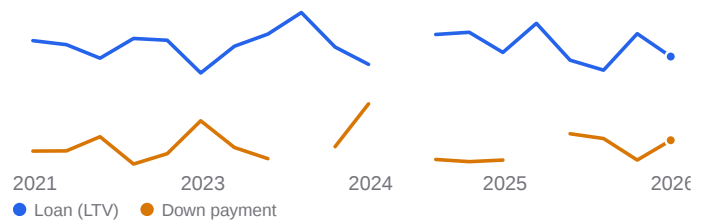


Median annualized return at resale

+1.1%

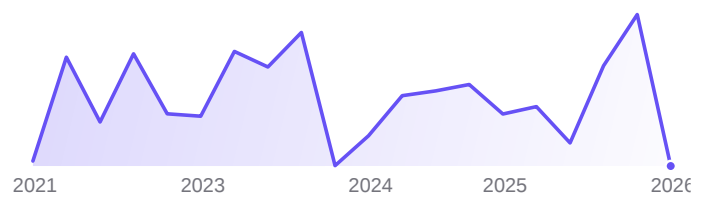


Financing (share of purchase price) Loan (LTV) 78% · Down payment 20%



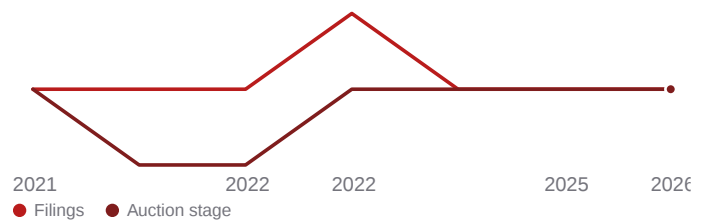
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	722
Median value (AVM)	\$268K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1979
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	3.1%
Owner occupied	39%
Company owned	27%
Median loan-to-value	45%
Typical ownership tenure	18.7 yrs

COMMUNITY

Population	991
Density	5 / mi ²
Median household income	\$56K
Average household income	\$79K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	170
Homes occupied	76%
Bachelor's or higher	10%
Poverty rate	18.9%
Unemployment	1.5%
Average temp	50°F
Annual precip	54 in
Sunshine	53%

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.