

Blairsdén Graeagle 96103

ZIP code · CA · California > Plumas County

BALANCED MARKET

\$486K

MEDIAN SALE PRICE

+29.3%

1-YR CHANGE

57

SALES (12 MO)

\$372K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



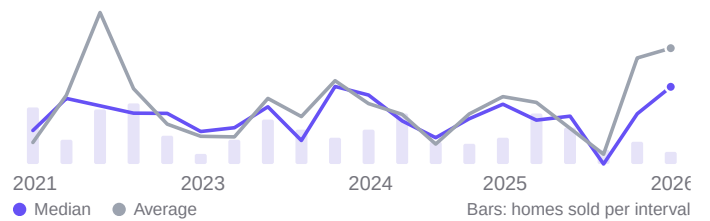
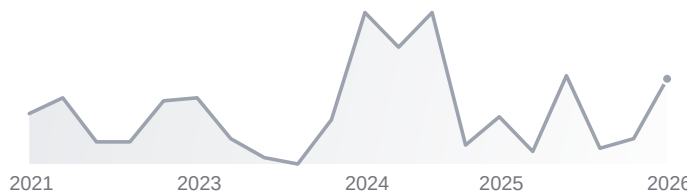
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$460K · Average \$535K

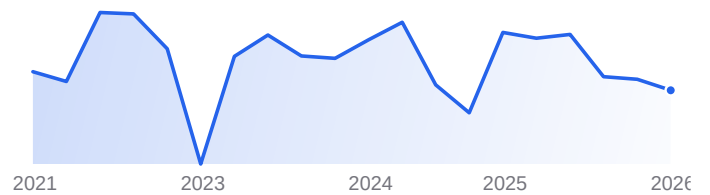
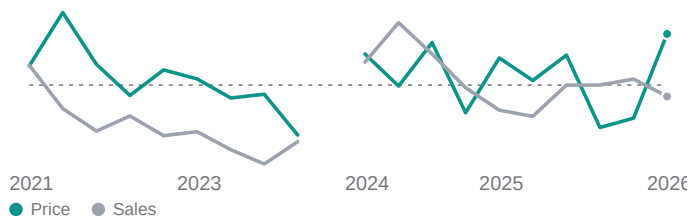


Growth (year over year)

Price +29.3% · Sales -6.6%

Price per square foot

\$215/ft²

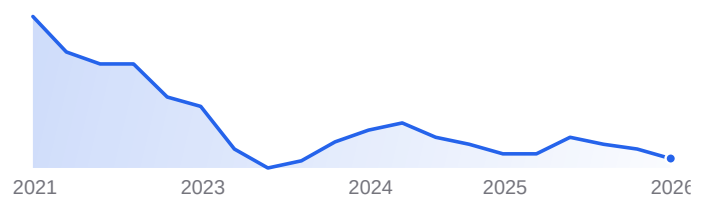
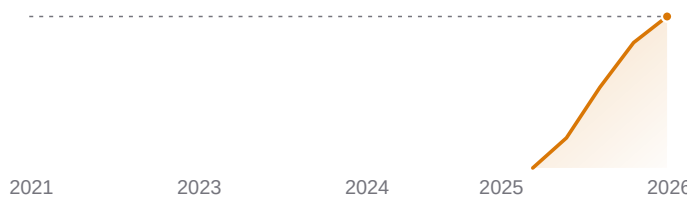


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

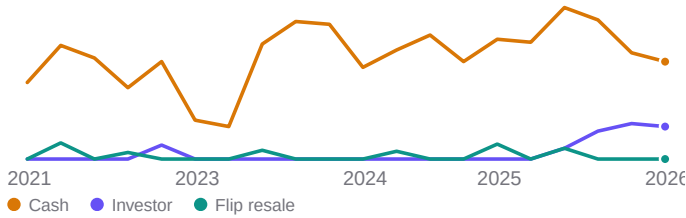
3.2%



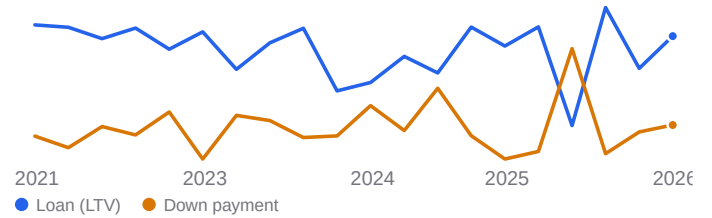
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 17% · Flip resale 0%

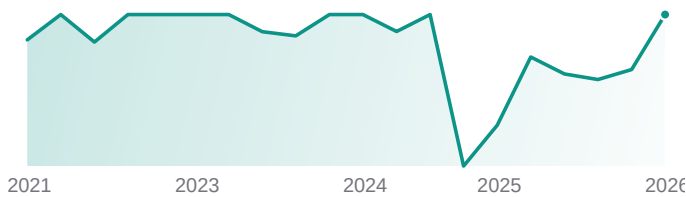


Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



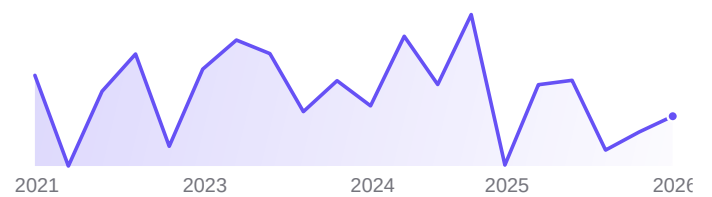
Sellers who sold at a gain

100%



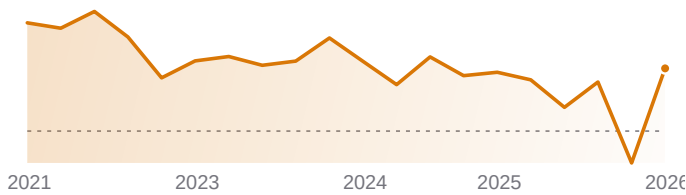
Typical hold before selling

5.8 yrs



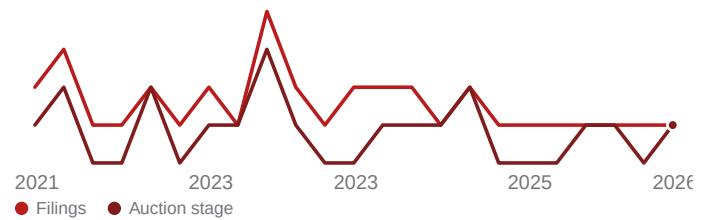
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,765
Median value (AVM)	\$372K
Median size	1,677 ft²
Median bedrooms	3
Median year built	1982
Single family	81%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.0%
Owner occupied	23%
Company owned	13%
Median loan-to-value	25%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	1,410
Density	8 / mi ²
Median household income	\$66K
Average household income	\$80K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	211
Homes occupied	43%
Bachelor's or higher	24%
Poverty rate	10.3%
Unemployment	1.3%
Average temp	48°F
Annual precip	51 in
Sunshine	86%

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.