

Chilcoat 96105

ZIP code · CA · California > Sierra County

\$340K

MEDIAN SALE PRICE

3

SALES (12 MO)

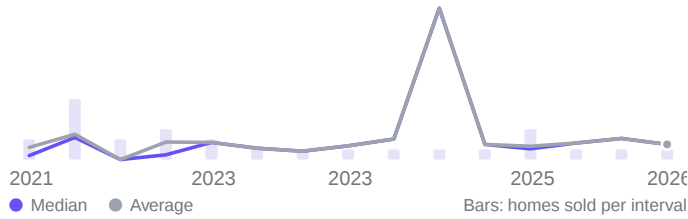
\$306K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

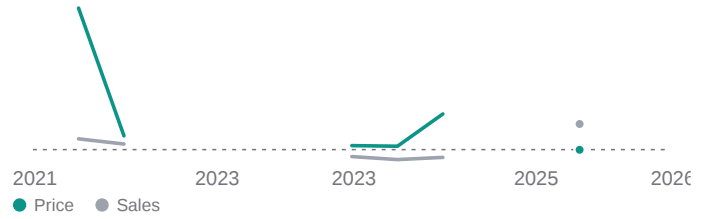
Sale prices

Median \$340K · Average \$340K



Growth (year over year)

Price -1.5% · Sales +200.0%



Price per square foot

\$242/ft²



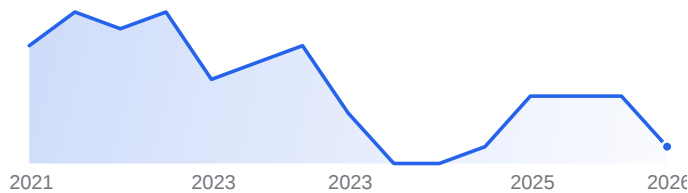
Sale premium vs estimated value

+73.5%



Annual turnover (share of homes sold)

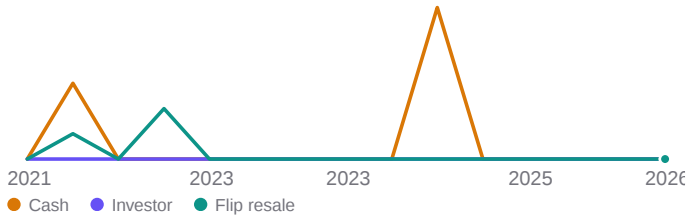
1.9%



BUYERS & OUTCOMES

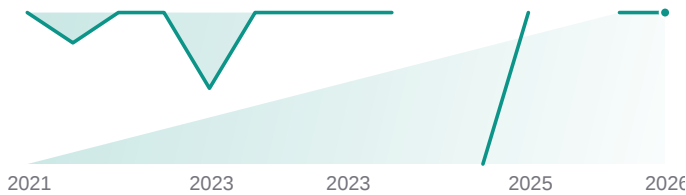
Buyer mix

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



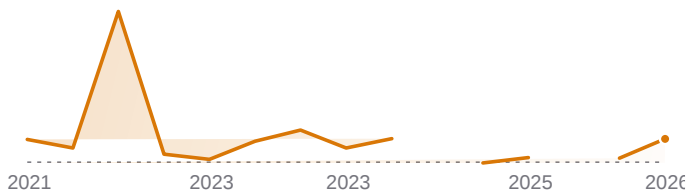
Sellers who sold at a gain

100%

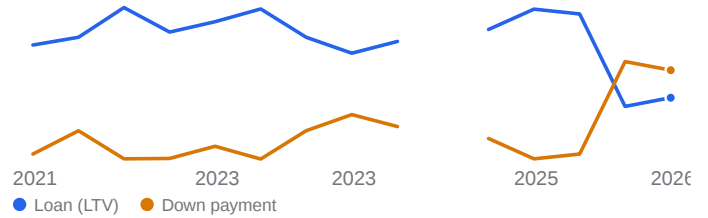


Median annualized return at resale

+13.5%

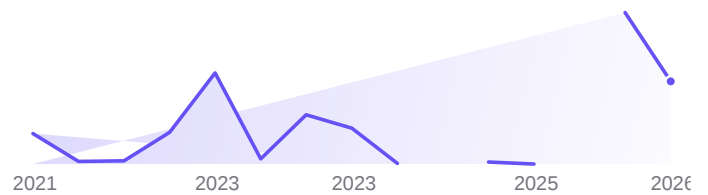


Financing (share of purchase price) Loan (LTV) 41% · Down payment 59%



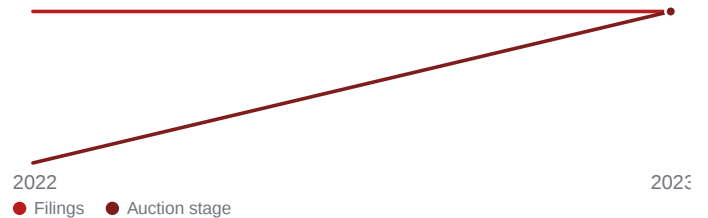
Typical hold before selling

14.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	158
Median value (AVM)	\$306K
Median size	1,694 ft²
Median bedrooms	3
Median year built	1996
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.5%
Owner occupied	46%
Company owned	11%
Median loan-to-value	38%
Typical ownership tenure	15.2 yrs

COMMUNITY

Population	165
Density	4 / mi²
Median household income	\$59K
Average household income	\$83K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	238
Homes occupied	84%
Bachelor's or higher	6%
Poverty rate	17.8%
Unemployment	1.0%
Average temp	43°F
Annual precip	31 in
Sunshine	81%

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