

Calpine 96124

ZIP code · CA · California > Sierra County > Calpine

BALANCED MARKET

\$310K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$364K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



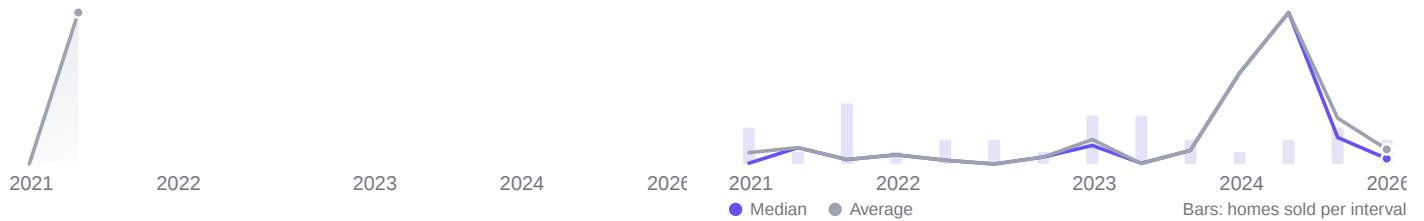
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$310K · Average \$470K

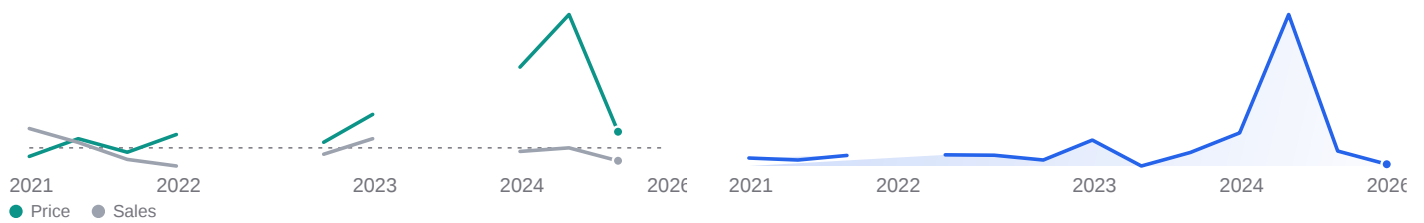


Growth (year over year)

Price +50.0% · Sales -40.0%

Price per square foot

\$156/ft²

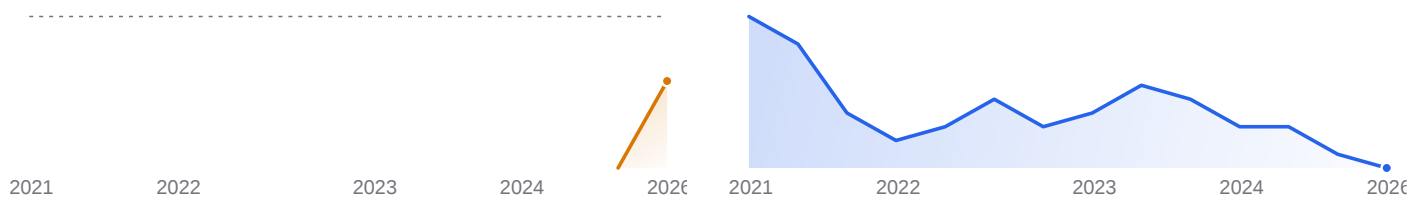


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

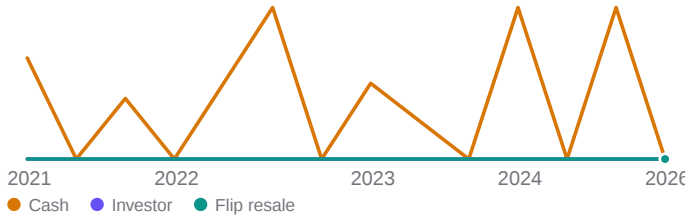
2.1%



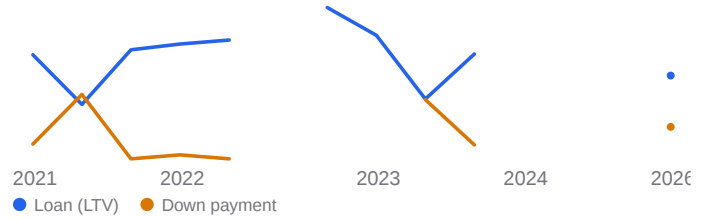
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 69% · Down payment 28%



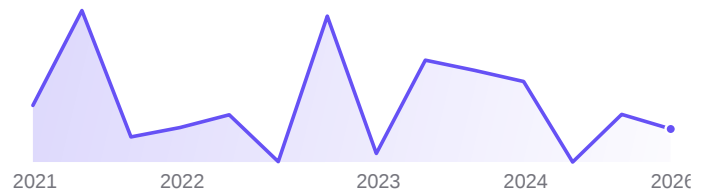
Sellers who sold at a gain

0%



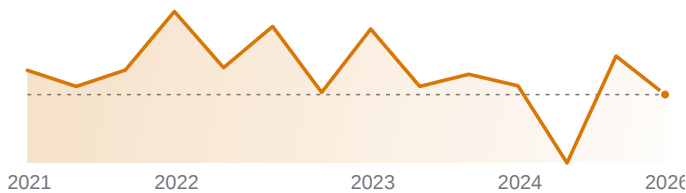
Typical hold before selling

5.6 yrs



Median annualized return at resale

+0.0%



HOUSING STOCK

Homes	236
Median value (AVM)	\$364K
Median size	1,440 ft²
Median bedrooms	2
Median year built	1980
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.7%
Owner occupied	36%
Company owned	11%
Median loan-to-value	28%
Typical ownership tenure	20.6 yrs

COMMUNITY

Population	280
Density	3 / mi²
Median household income	\$65K
Average household income	\$76K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	236
Homes occupied	60%
Bachelor's or higher	12%
Poverty rate	13.9%
Unemployment	1.0%
Average temp	48°F
Annual precip	58 in
Sunshine	78%

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