

Westwood 96137

ZIP code · CA · California > Plumas County > Westwood

SELLER'S MARKET

\$641K

MEDIAN SALE PRICE

+82.7%

1-YR CHANGE

144

SALES (12 MO)

\$445K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

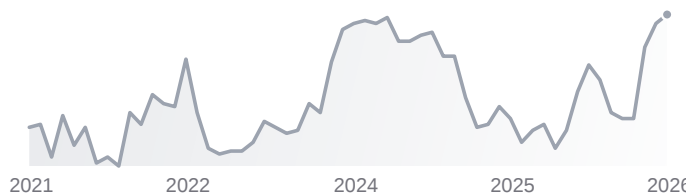
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

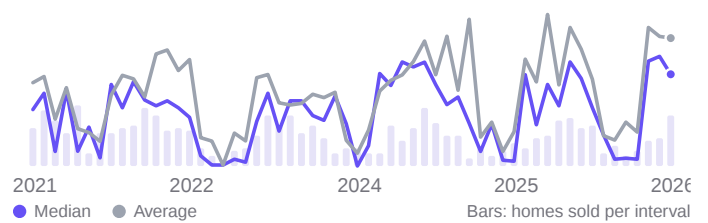
Market temperature (0–100)

73 / 100



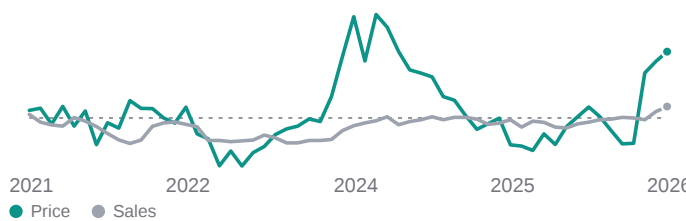
Sale prices

Median \$587K · Average \$773K



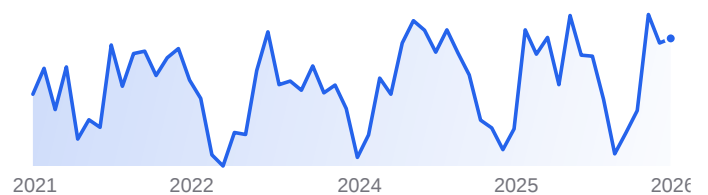
Growth (year over year)

Price +82.7% · Sales +14.3%



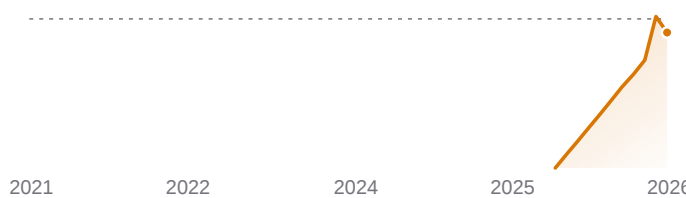
Price per square foot

\$325/ft²



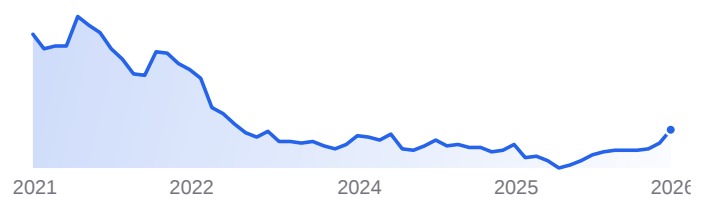
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

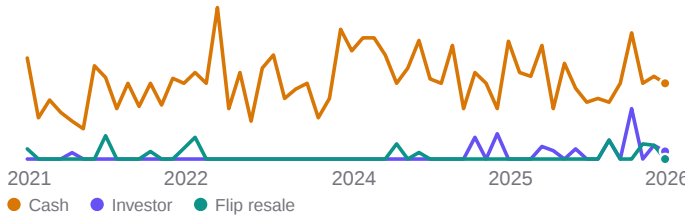
3.9%



BUYERS & OUTCOMES

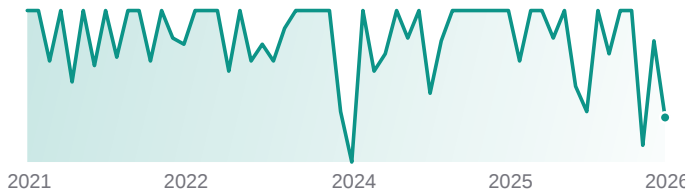
Buyer mix

Cash 50% · Investor 5.0% · Flip resale 0%



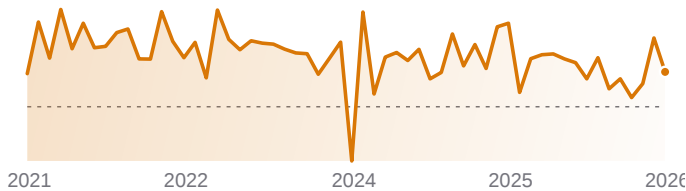
Sellers who sold at a gain

65%

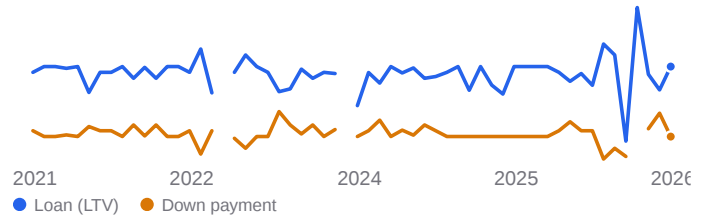


Median annualized return at resale

+4.0%

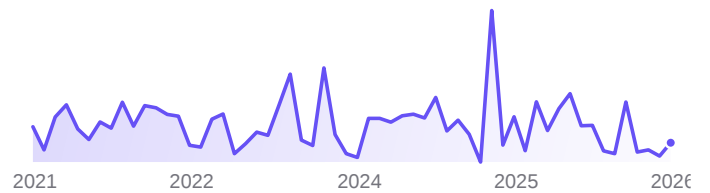


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



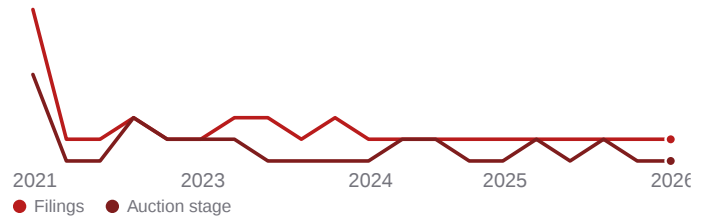
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,657
Median value (AVM)	\$445K
Median size	1,656 ft²
Median bedrooms	3
Median year built	1978
Single family	95%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.1%
Owner occupied	27%
Company owned	16%
Median loan-to-value	28%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	2,752
Density	15 / mi²
Median household income	\$63K
Average household income	\$77K
Crime index (US avg 100)	178
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	210
Homes occupied	37%
Bachelor's or higher	14%
Poverty rate	20.5%
Unemployment	1.1%
Average temp	46°F
Annual precip	39 in
Sunshine	88%

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