



HUMBOLDT COUNTY REAL ESTATE OVERVIEW

A BRIEF HISTORY AND FORECASTS

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GRI, ABR

Broker Owner

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HYPERION HUMBOLDT
REALTY INC.

Being the local real estate expert, I partner with my clients to understand and achieve their real estate and financial goals while strengthening and generating economic growth for the community of Humboldt.



**GREAT EUREKA CHAMBER
OF COMMERCE**

Board Director
2025-Present



**COMPASS COMMUNITY
CREDIT UNION**

Board Director
2017-Present



**HUMBOLDT ASSOCIATION
OF REALTORS**

Government Relations Committee
2017-Present

Budget & Finance Committee
2019-Present



NORTHCOAST NETWORKERS

President
2021-2022



ROTARY CLUB OF EUREKA

President
2022-2024



2006
Moved to Humboldt
Attended HSU (Cal-Poly)
2006-2009



2011
Branch Banking
Sales & Service Manager
US Bank & Provident Credit Union
2011-2017



2017
Real Estate Broker Associate
#1 Realtor on the North Coast 2019-2025
Times Standard



2024
Hyperion Humboldt Realty
Helping you Root & Rise

AGENDA

01.

Geographical Distribution

02.

Historic Data

03.

Housing Affordability

04.

**Challenges Facing
the Community**

05.

**Forecasts &
Speculation**

06.

**Conclusion & Open
Discussion**



GEOGRAPHY

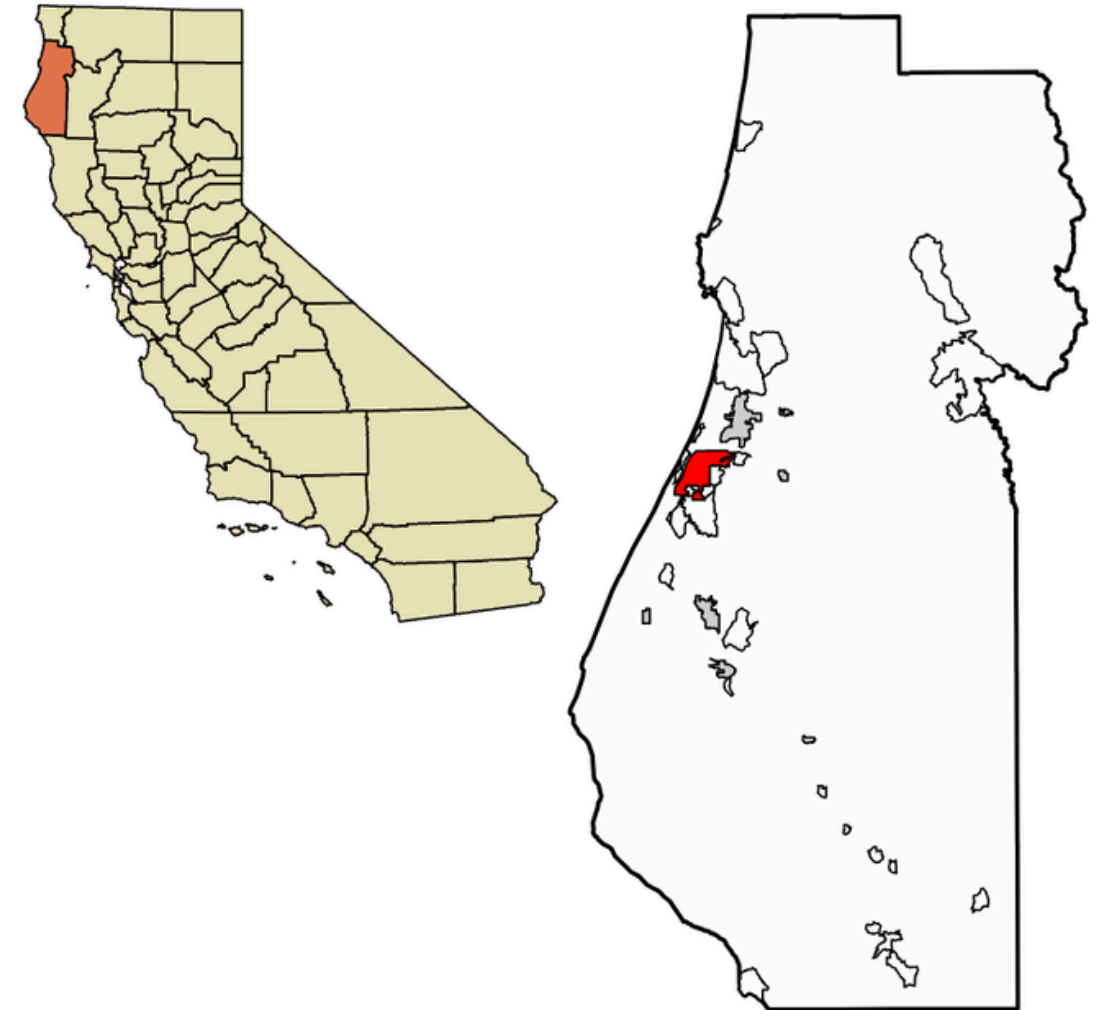


Humboldt

- 3,568 sq miles
- Approximately 2.2% of the physical area of California
- 132,380 people (2024 US Census Bureau)
- .34% of California's Population

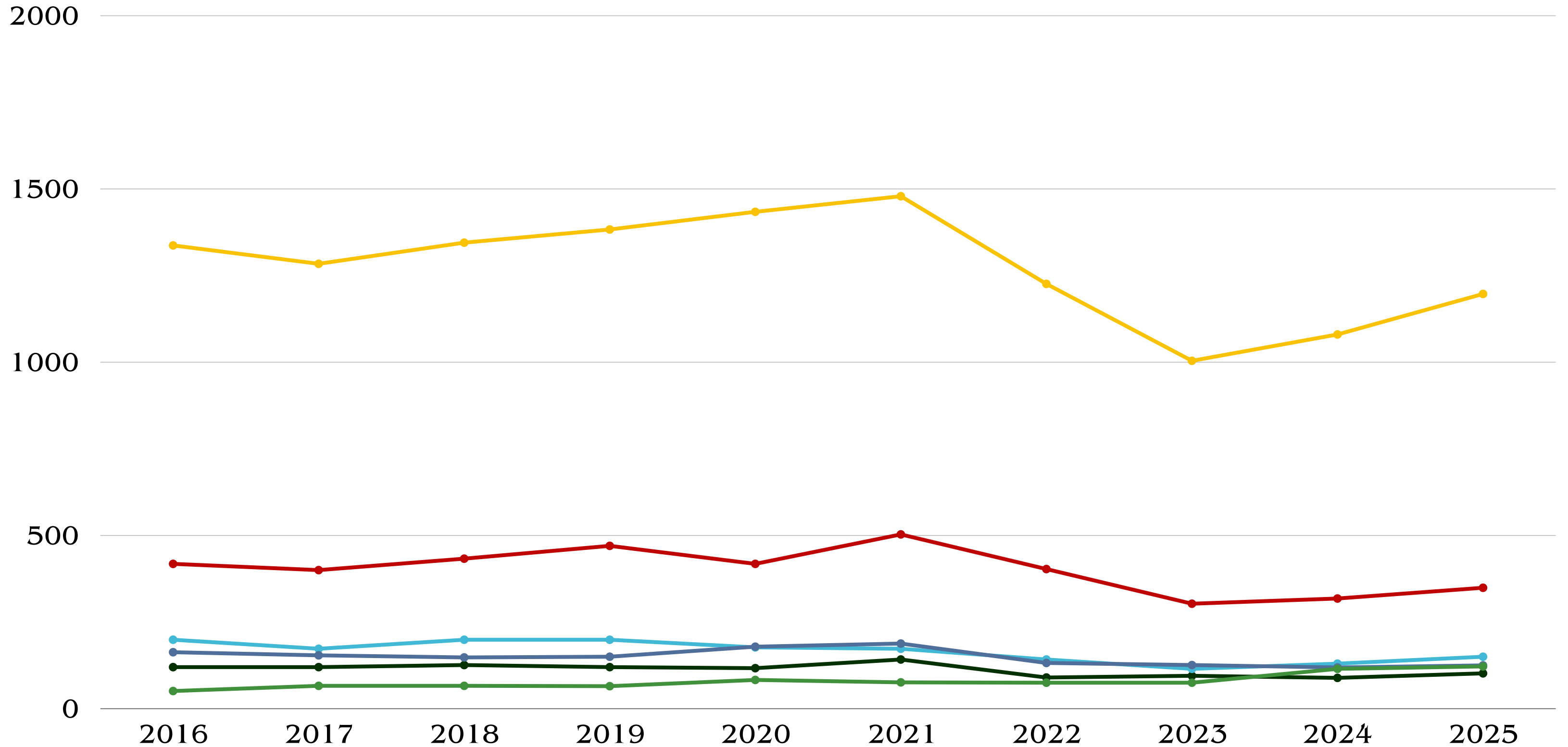
Eureka

- 9.4 sq miles
- .26% of the physical area of Humboldt
- 25,412 people (2024 US Census Bureau)
- 19.2% of Humboldt Population

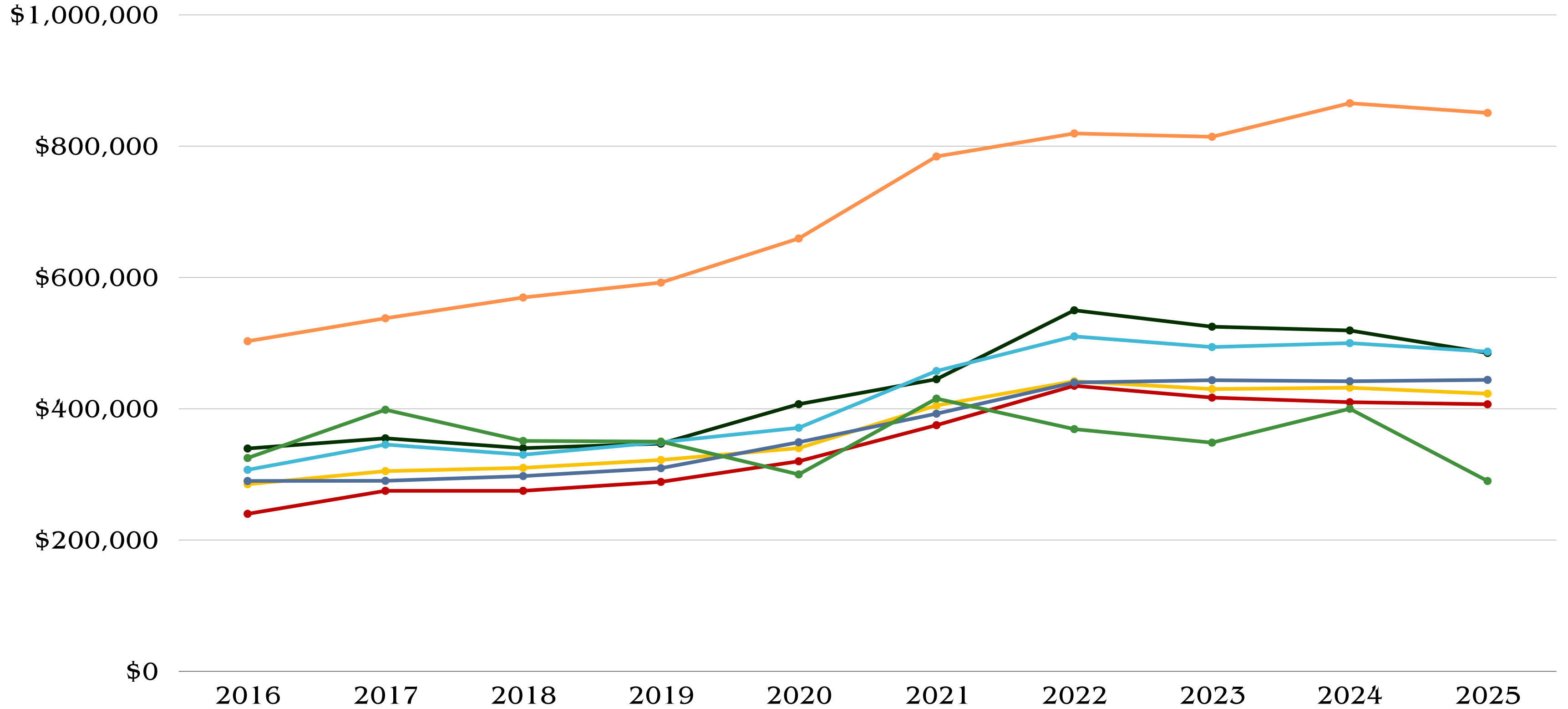


Number of Homes Sold

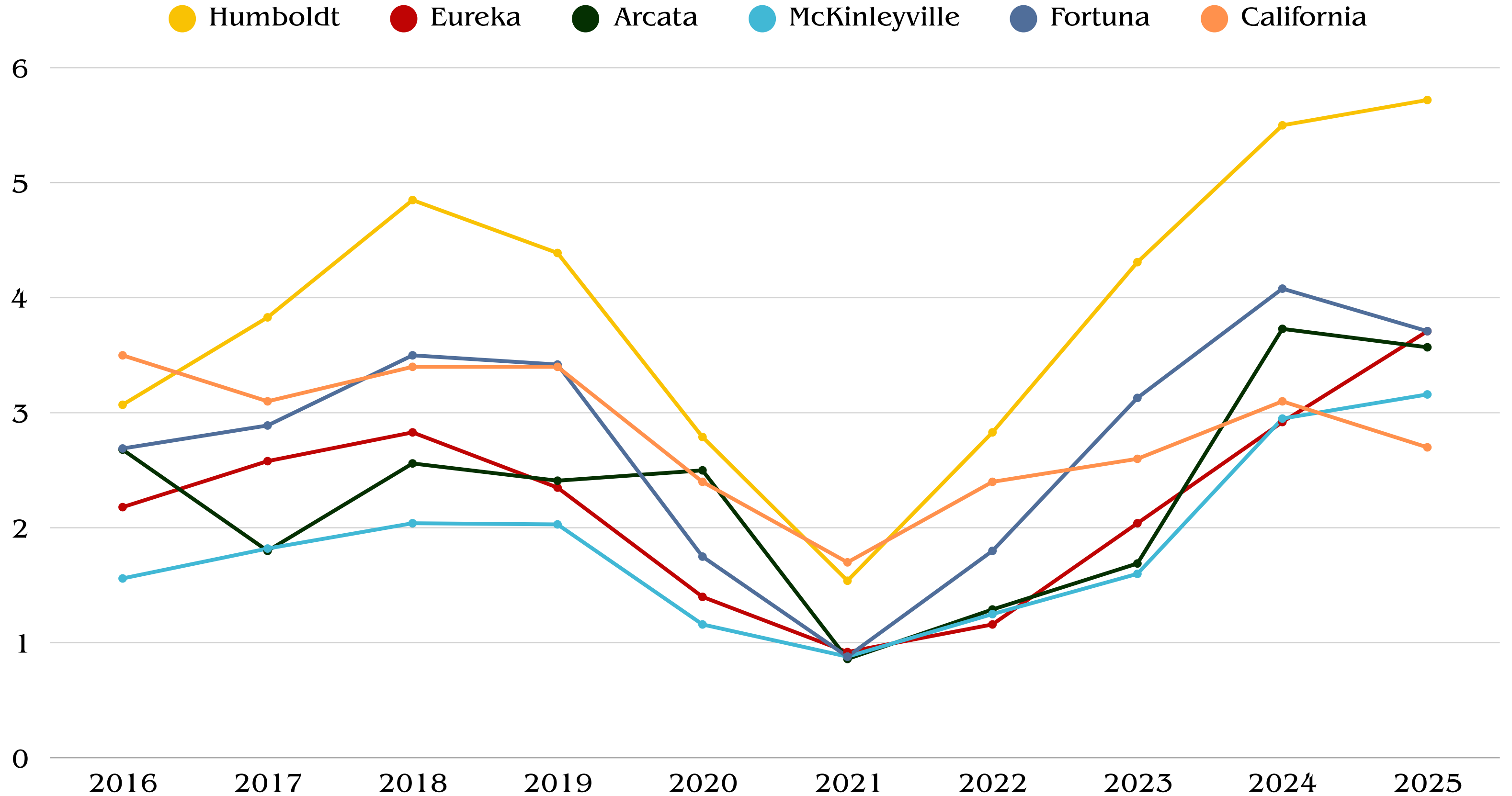
● Humboldt ● Eureka ● Arcata ● McKinleyville ● Fortuna ● Southern Humboldt



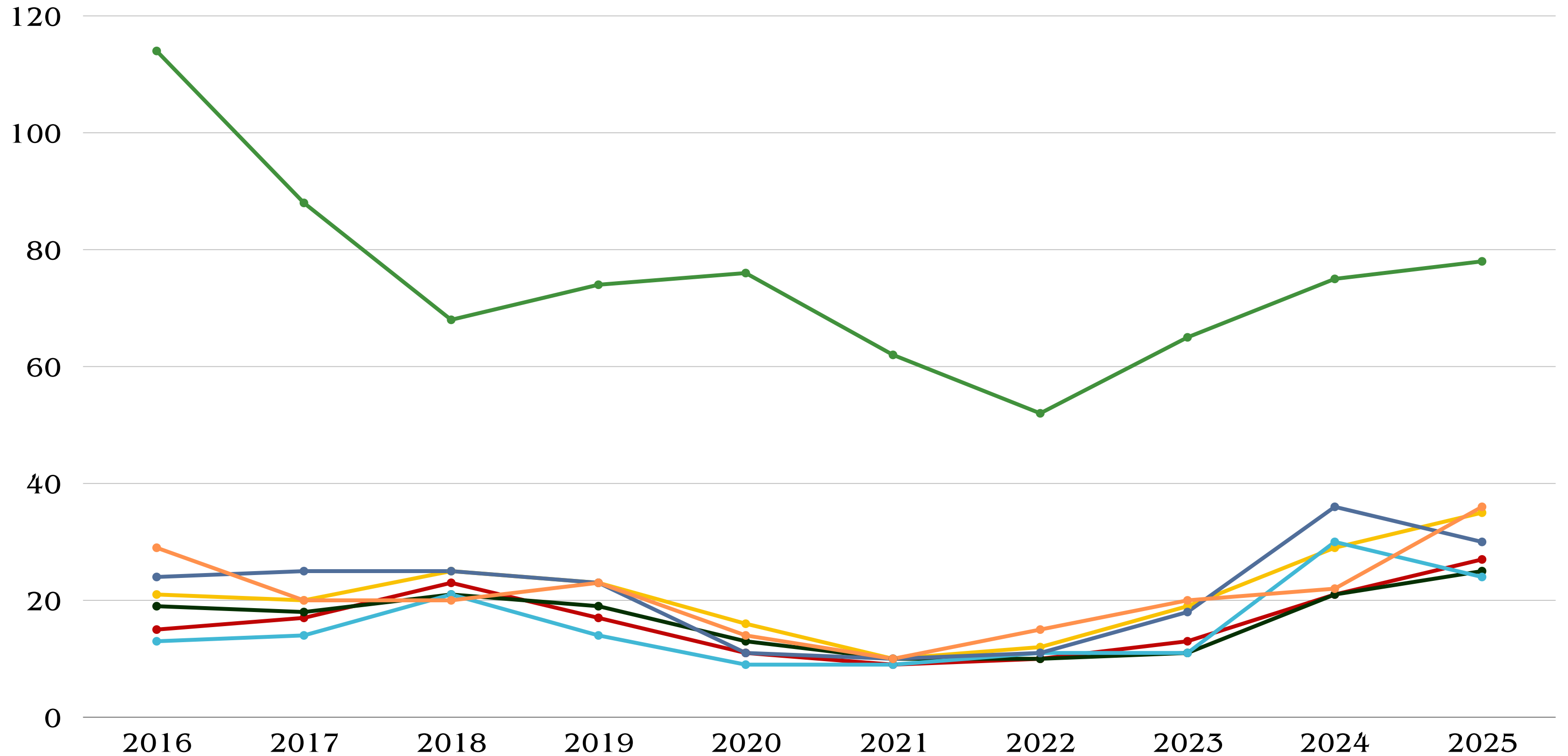
Median Sold Price



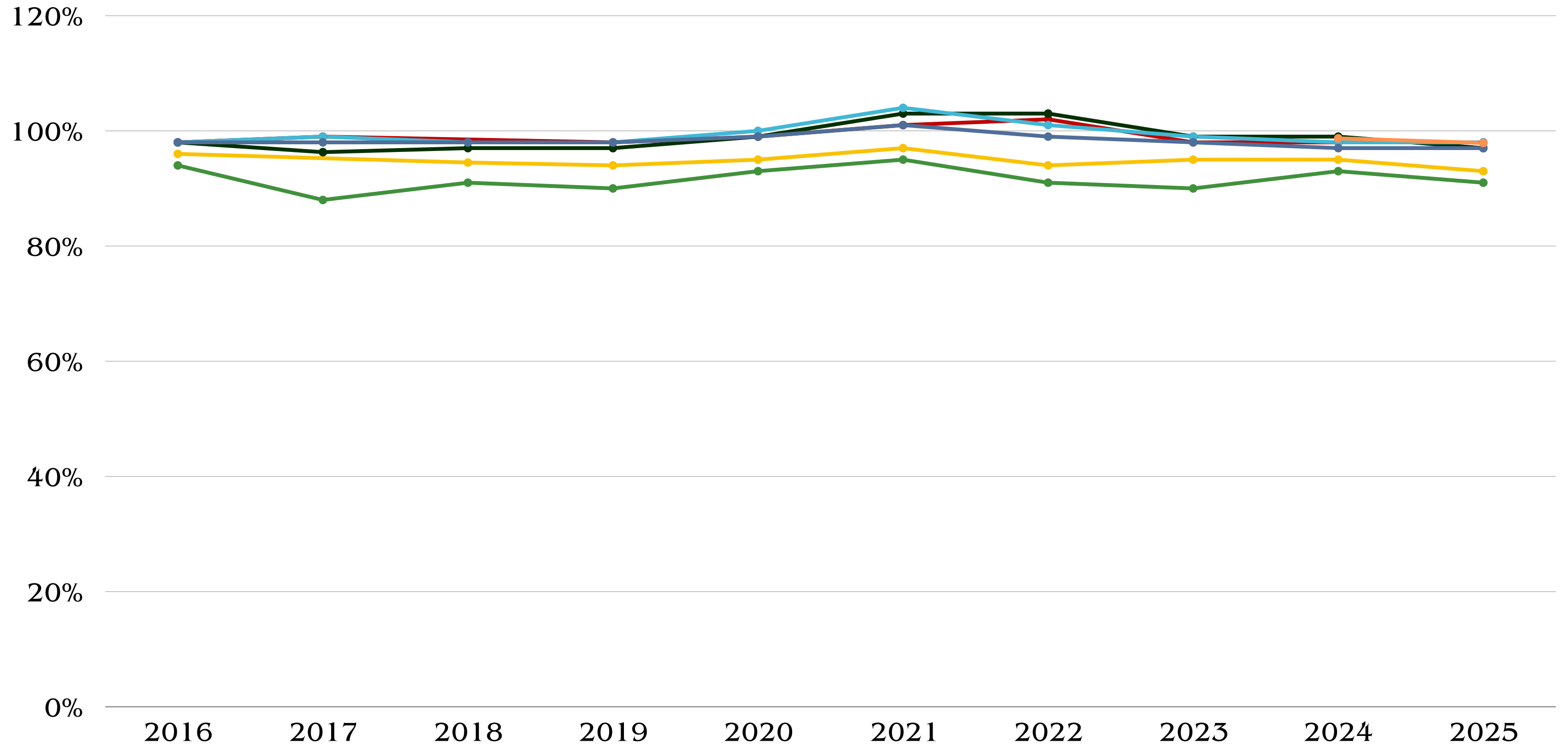
Absorption Rate (aka Supply & Demand)



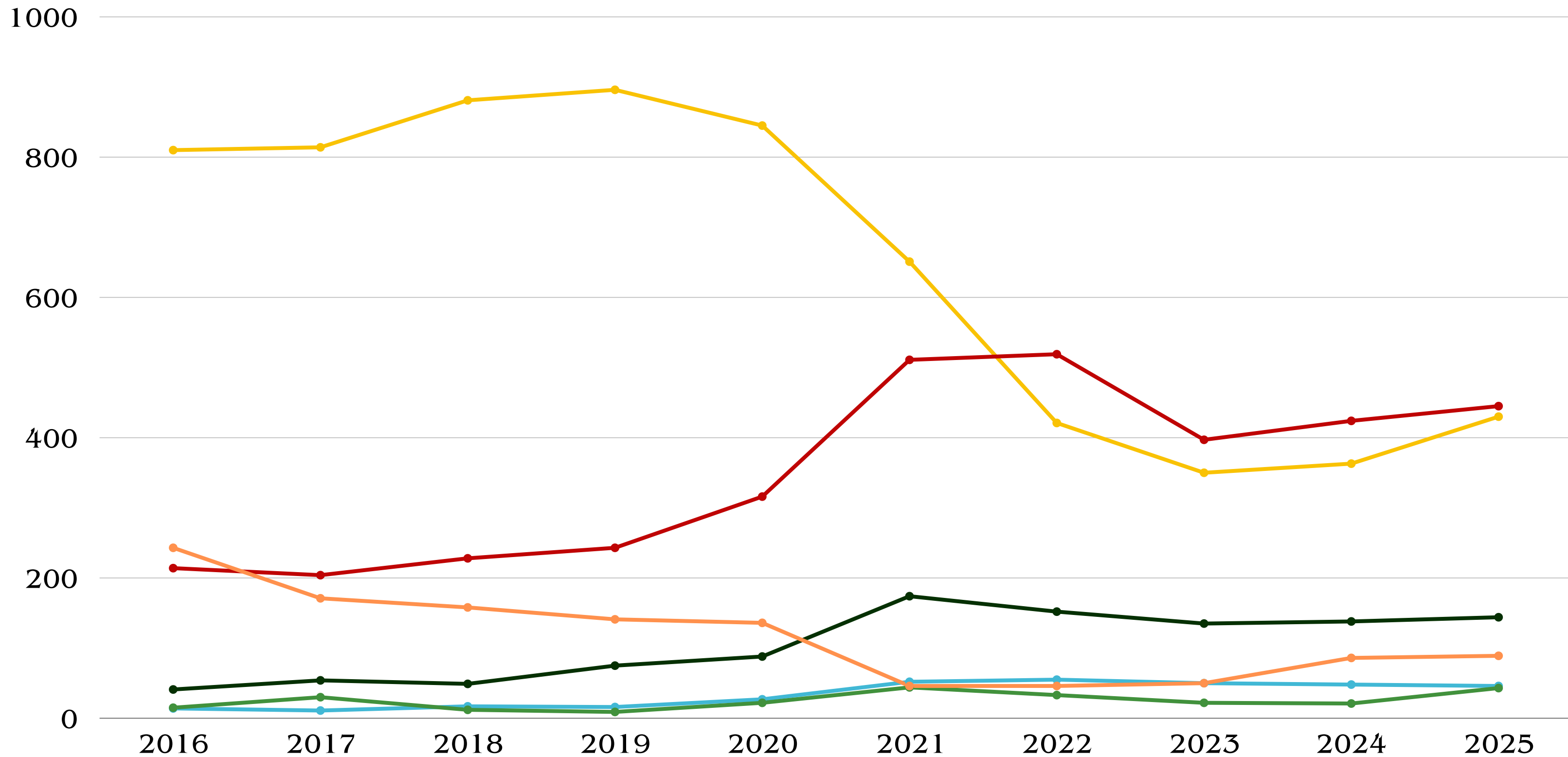
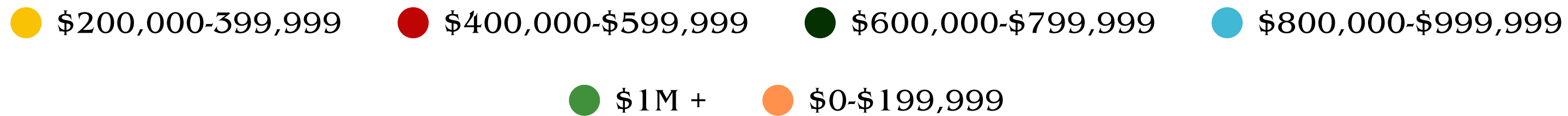
Median Days on the Market



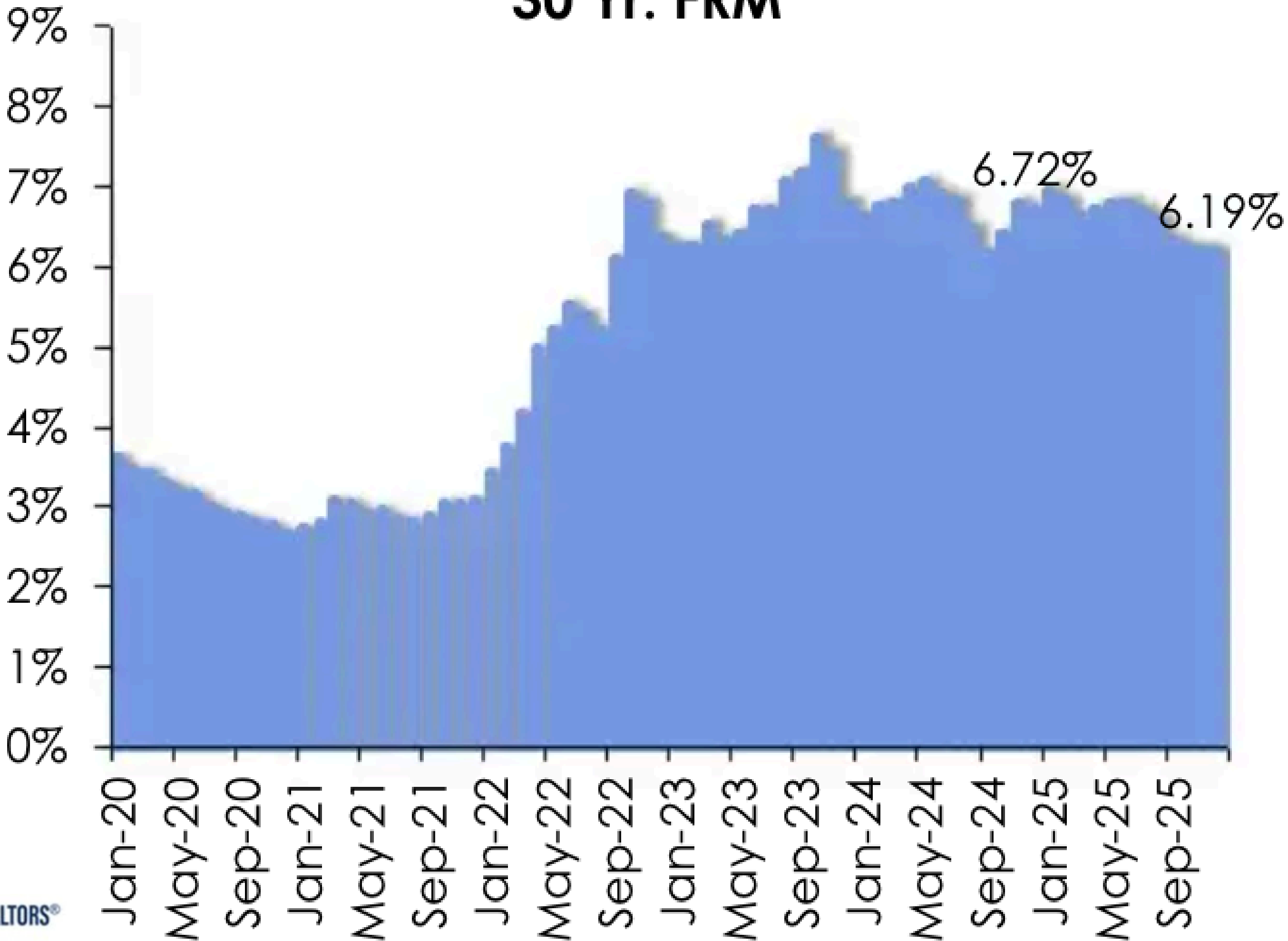
Sold To List Ratio



Residential Homes Sold Price Ranges



30 Yr. FRM



Housing Affordability In Humboldt

Humboldt

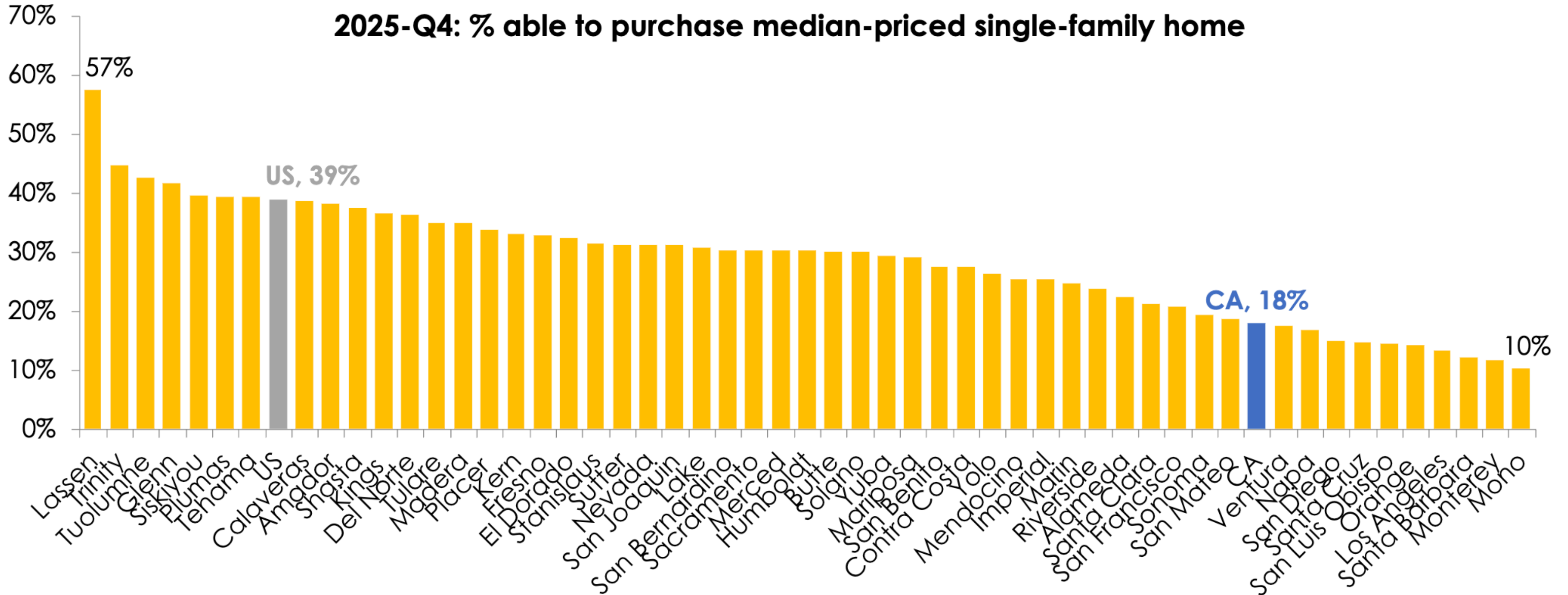
Q4-2025	Q3-2025	Q4-2024	Median Home Price	Monthly Payment w/ Taxes & Insurance	Minimum Qualifying Income
30	25	22	\$413,000	\$2,530	\$101,200

California

Q4-2025	Q3-2025	Q4-2024	Median Home Price	Monthly Payment w/ Taxes & Insurance	Minimum Qualifying Income
18	17	16	\$869,300	\$5,330	\$213,200

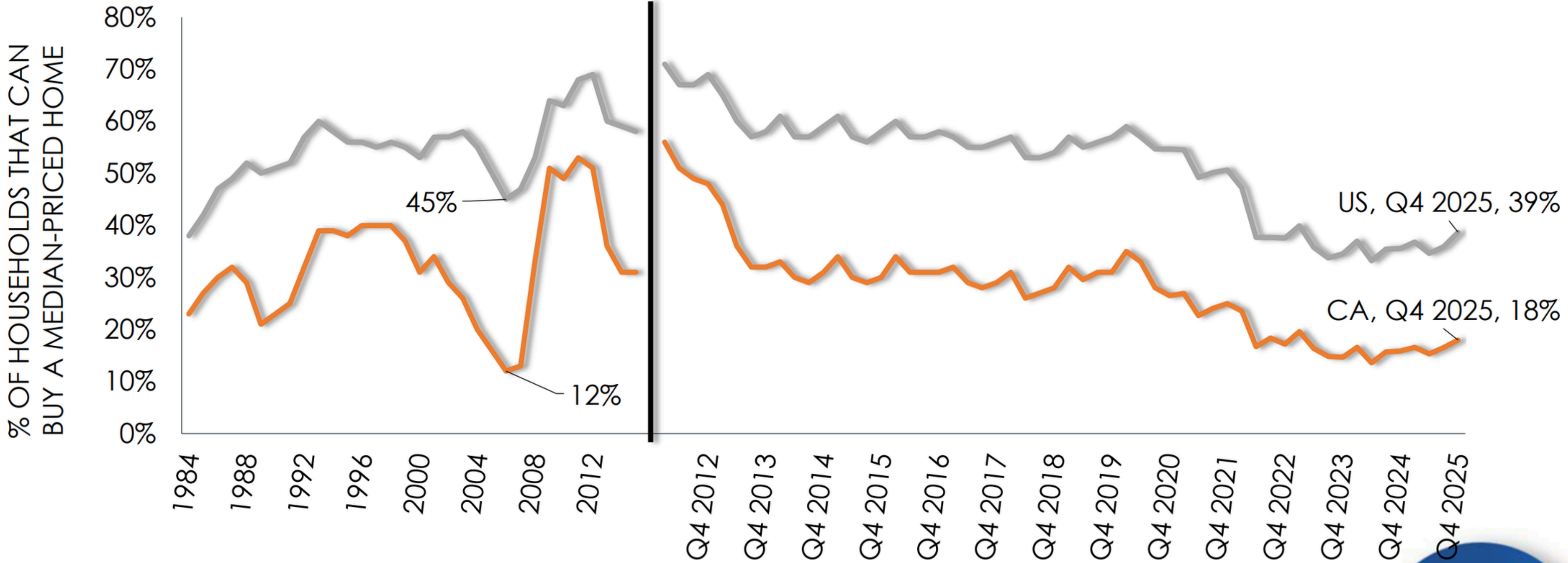
Housing Affordability by County

2025-Q4: % able to purchase median-priced single-family home

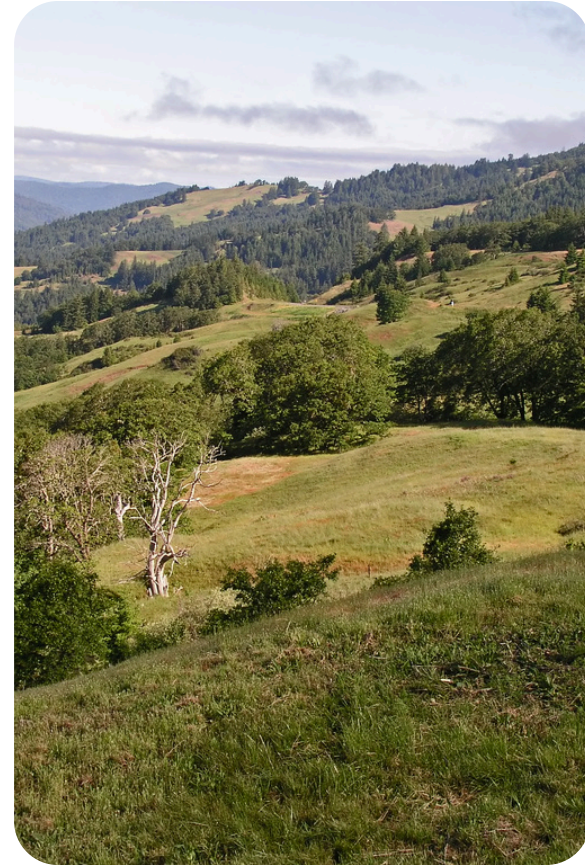


Historic Housing Affordability US vs CA

California, 1984 - 2025



Challenges



Geology

- Seismically Active
- Steep & Sloping Terrain
- Challenging Road Maintenance
- Environmentally Sensitive
- Habitat Areas
- Areas of Cultural Significance
- Water Table
- Rising Coast Line

Construction Costs

- Permitting/CEQA
- Cost of Goods
- Labor Market Shortage
- Tariff Volatility



Energy Infrastructure

- Aging Infrastructure challenging transmission capabilities



Insurance

- California "FAIR" Plan



REALTORS ARE ENGAGED!



The CALIFORNIA ASSOCIATION OF REALTORS® (www.car.org) is one of the largest state trade organizations in the United States with 190,000 members dedicated to the advancement of professionalism in real estate. C.A.R. is headquartered in Sacramento.



Every Californian deserves a fair shot at owning their future. Let's build the California we believe in.

Homeownership not only strengthens individual households, but it also fosters neighborhood stability, drives long-term economic growth, and ensures **Californians from all walks of life can stay and prosper right here, in California.**

WHERE ARE WE HEADED

Summary Statistics

	Jan-26	Jan-25	% Chg
Absorption Rate	4.22	4.7	-10.21
Average List Price (Actives)	\$565,833	\$516,608	9.53
Median List Price (Actives)	\$425,000	\$435,000	-2.30
Average Sale Price (Solds)	\$402,976	\$463,198	-13.00
Median Sale Price (Solds)	\$382,500	\$407,500	-6.13
Average DOM	65	79	-17.72
Median DOM	27	45	-40.00

SOURCES

- NATIONAL ASSOCIATION OF REALTORS
- CALIFORNIA ASSOCIATION OF REALTORS
- HUMBOLDT ASSOCIATION OF REALTOR
- HUMBOLDT MULTIPLE LISTING SERVICES
- BUREAU OF LABOR STATISTICS

Questions & Discussion



HYPERION HUMBOLDT
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Helping You Root & Rise



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