# Fresno, CA

## 2021

### Mean Appraised Value

**$ 373,630**

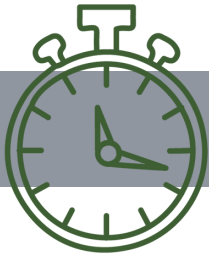### Mean Appraised Value in Communities of Color

**$ 283,462**

### Mean Appraised Value in White Neighborhoods

**$576,382**

Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.

Figure 1

## Mean Appraised Values Over Time
2013–2021
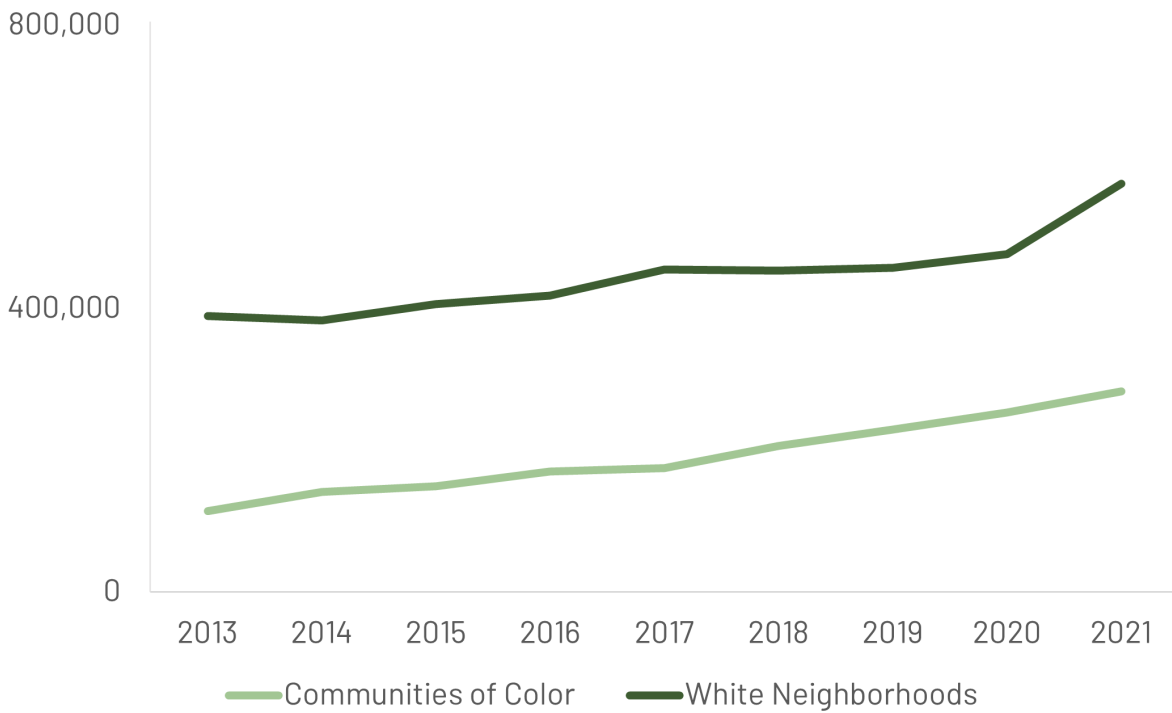


Source: Authors' analysis of FHFA UAD, 2006-2010, 2011–2015, and 2016-2020 American Community Survey 5-year estimates and 2013–2018 National Neighborhood Data Archive.

| | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|
| Communities of Color | 113,689 | 140,885 | 148,914 | 170,241 | 174,835 | 206,339 | 229,107 | 253,304 | 283,462 |
| White Neighborhoods | 389,759 | 382,914 | 405,967 | 418,692 | 455,547 | 453,178 | 457,331 | 476,579 | 576,382 |

Figure 2

**Mean Appraised Values Over Time**
2013–2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.
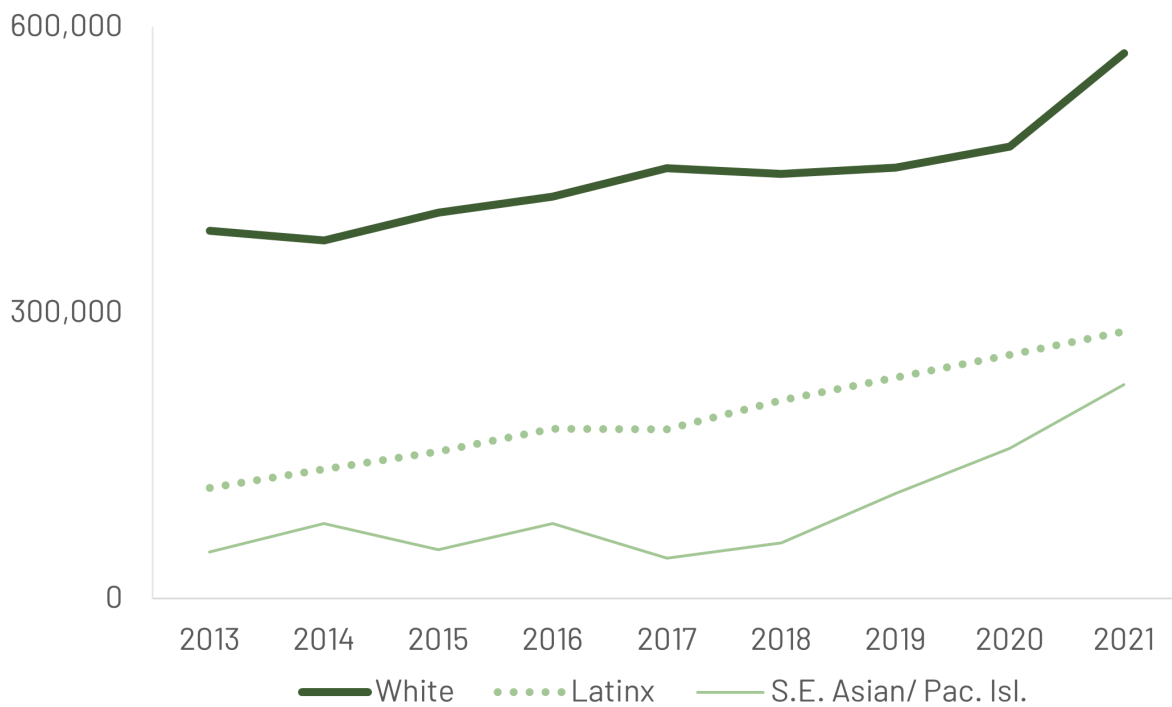
**Metropolitan Area Racial Group Proportions, 2021**

| White | Latinx | Southeast Asian & Pacific Islander | Other Communities of Color |
|---|---|---|---|
| 0.29 | 0.55 | 0.07 | 0.09 |

Citation: Howell, Junia and Elizabeth Korver-Glenn. 2022. "Metropolitan Area Supplemental Files ." In *Appraised: The Persistent Evaluation of White Neighborhoods as More Valuable Than Communities of Color*. eruka.org/appraised