A NEIGHBORHOOD GUIDE

Inside Wheatland, Marysville & Olivehurst

Two rivers, Beale and room to breathe

Every pocket from historic Marysville to Olivehurst, Wheatland and the foothill acreage, what homes really cost, and how they get bought and sold well.

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A NOTE BEFORE YOU START

Olivehurst more than *doubled in ten years.*

Olivehurst sold for a median of $380,000 from January through October, up about 138% from $160,000 in 2016. Marysville came in at $392,000 and Wheatland at $467,500.

These are the Yuba County towns around Marysville: the historic river city where the Feather and Yuba rivers meet, Olivehurst and Linda to the south, Wheatland near Beale Air Force Base, and foothill acreage toward Browns Valley.

This guide is what I walk my own clients through before they buy or sell here: where each pocket sits, what to know about levees, flood zones and acreage, what homes sold for in 2026, and where negotiation makes the biggest difference.

Shawnii

BOOK A 15-MINUTE CALL →

Wheatland, Marysville and Olivehurst at a glance, 2026

MEDIAN SOLD PRICE	WHEATLAND	TEN YEARS
$392K	$468K	+138%
Marysville, 167 sales, January to October	52 sales, the highest of the three	Olivehurst, from $160,000 in 2016

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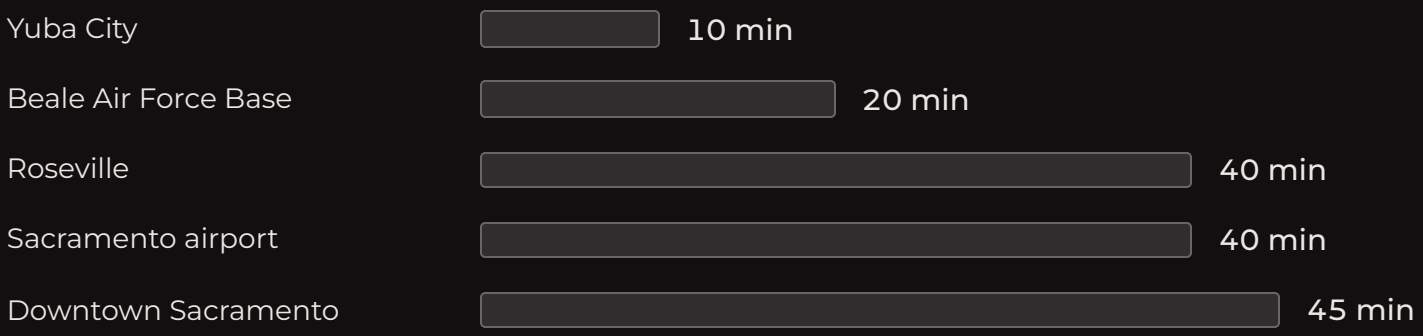
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A call, a private search, or a value estimate

01

Why *these towns*

Marysville, Olivehurst, Linda and Wheatland sit along Highway 70 and Highway 65 in Yuba County, across the river from Yuba City and about 45 minutes from downtown Sacramento. Beale Air Force Base is just east of Wheatland.

Typical off-peak drive times



Approximate, from Marysville.

THE PRICE

Under $400K

Medians in Marysville and Olivehurst.

THE BASE

Beale

Just east of Wheatland.

THE RIVERS

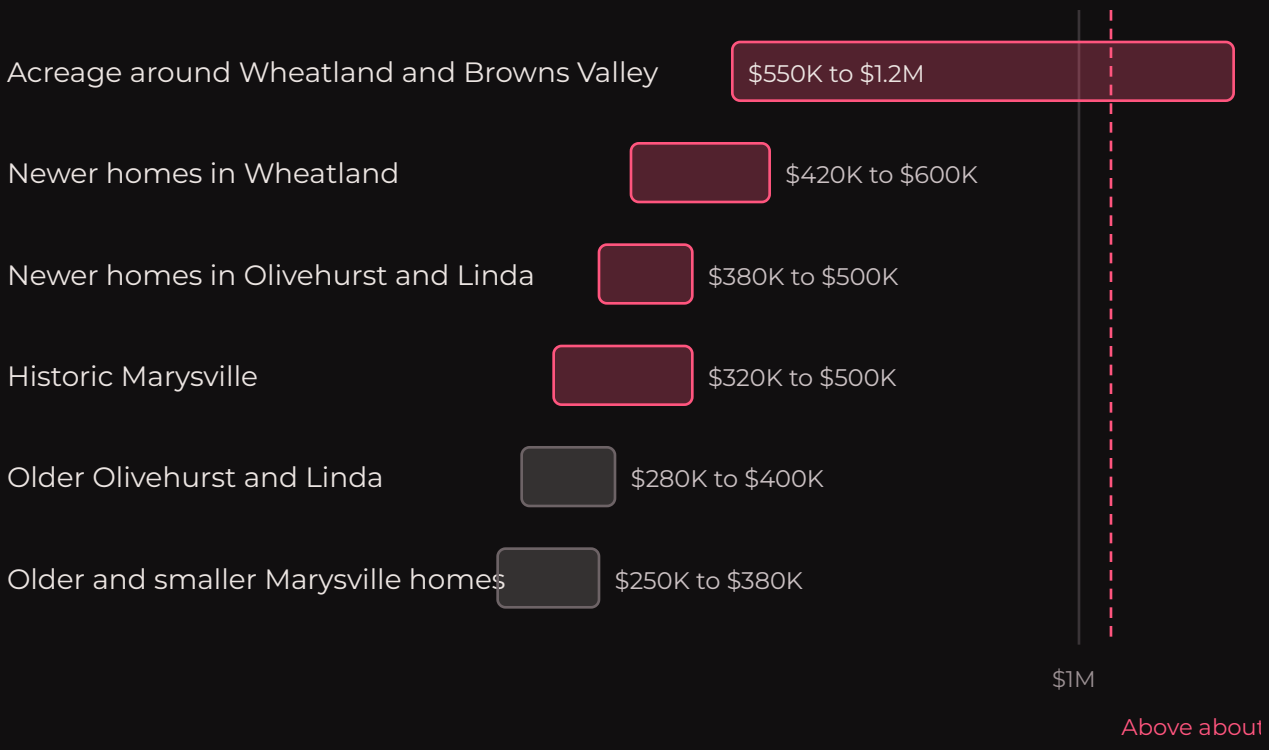
Two of them

The Feather and the Yuba meet at Marysville.

02

The *pockets*

These towns have no single price. A ranch on acreage in Browns Valley, a newer home in Wheatland and a Victorian in Marysville can be twenty minutes apart, and they price very differently.



Typical ranges, approximate, from recent sales and listings. Lot size, age, updates and flood zone move any one home well outside its range.

02 · THE POCKETS

The pockets, side by side

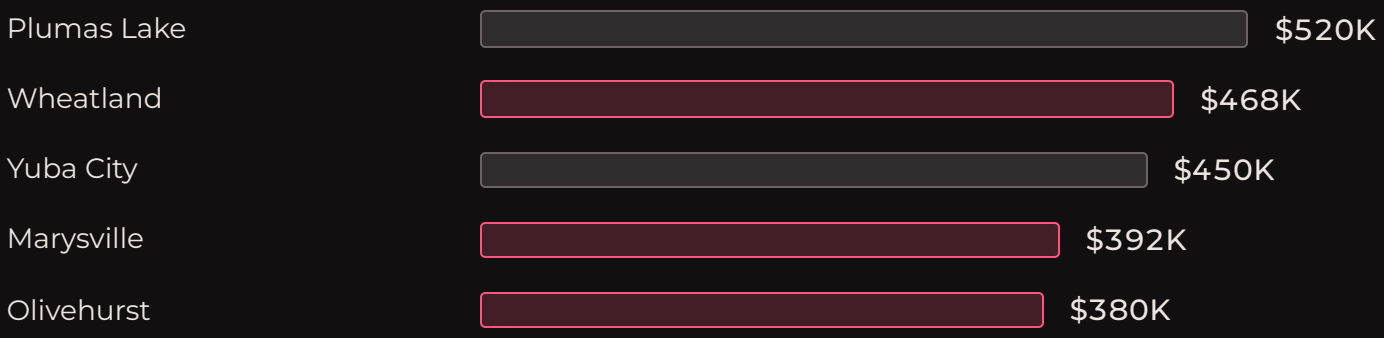
POCKET	WHAT IT'S LIKE	TYPICAL RANGE
Acreage around Wheatland and Browns Valley	Rural homes and ranches on acreage, often with wells and septic	$550K to $1.2M
Newer homes in Wheatland	Neighborhoods from the 2000s and newer around Wheatland	$420K to $600K
Newer homes in Olivehurst and Linda	Newer subdivisions between Marysville and Plumas Lake	$380K to $500K
Historic Marysville	Victorian and period homes inside the Marysville levee ring	$320K to $500K
Older Olivehurst and Linda	Homes from the 1950s to the 1980s south of Marysville	$280K to $400K
Older and smaller Marysville homes	Smaller and older homes, often the entry point	$250K to $380K

Ranges are approximate, and any single sale can move them. For a specific property, I'll pull the actual recent sales before you make a decision.

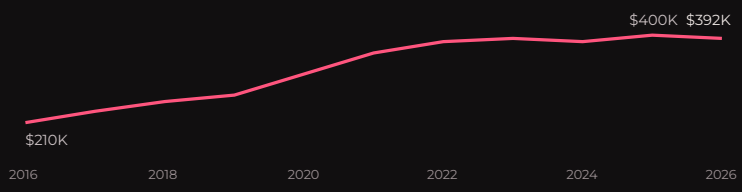
03
What homes *cost*

Marysville has held between $385K and $400K since 2022. Wheatland reached $512,738 in 2025 and came in at $467,500 this year on fewer sales. All three sit below Yuba City and Plumas Lake.

Median sold price, January to October 2026



Marysville median, 2016 to 2026



Price per square foot

$264 in Marysville, $275 in Olivehurst and $307 in Wheatland, against $260 in Yuba City.

Volume and leverage

359 sales across the three towns this year. Homes sold for 98.4% of list in Marysville and 99.8% in Olivehurst, so pricing right still matters.

Source: MetroList residential sales, January 1 to October 31, 2026, by city. 2026 figures are year to date.

04

Levees, flood zones *and land*

Here, the rivers and the land change what a home is worth and what it costs to own.

- ☐ **Flood zones.** Much of the area sits behind levees. Check the FEMA zone for the address and get a flood insurance quote early.
- ☐ **Levee districts.** Some homes pay levee or reclamation district assessments on the tax bill. Ask for the amount.
- ☐ **Acreage.** Rural homes often have a well and septic. Inspect both, and confirm what the zoning allows.
- ☐ **Historic homes.** Marysville Victorians reward a careful look at the foundation, wiring, plumbing and sewer line.
- ☐ **Special taxes.** Some newer subdivisions carry Mello-Roos. Ask for the exact amount.
- ☐ **Insurance.** Fire risk in the foothills and flood risk near the rivers both affect the quote. Get it early.
- ☐ **Permits.** Additions and outbuildings add value only if they were permitted.

05
Inspecting a *home here*

New or old, every home gets an independent inspection. It protects you after closing, and it's your strongest negotiating tool before.

- ☐ **Sewer line.** A camera scope shows roots, cracks and old clay or cast iron pipe.
- ☐ **Electrical.** Older homes may have knob-and-tube wiring or an outdated panel, which insurers notice.
- ☐ **Plumbing.** Know what is galvanized and what has been replaced.
- ☐ **Foundation.** Look at the crawlspace for settling, moisture and past repairs.
- ☐ **Roof and chimney.** Get the roof's age, and have the chimney checked before you use it.
- ☐ **Trees.** Big trees affect the roof, the sewer line and insurance.
- ☐ **Permits.** Additions, converted garages and second units add value only if they were permitted.

> **Inspection results are leverage.** Under the standard California contract, you typically have 17 days to inspect. I plan for a general inspection plus any specialists, then use what we find to negotiate repairs, a credit, or a price change.

06

The money *side*

At these prices, most buyers stay well under the conforming limit, and lower down payment loans go a long way.

Conforming and jumbo loans

The 2026 conforming loan limit for a one-unit home in Yuba County is *$832,750*. VA loans are common here because of Beale, and FHA, USDA and down payment assistance programs can work well too. Ask a lender which fit, and check that the home's condition meets the loan's rules.

Appraisals on acreage

Acreage and older homes have fewer true comparables, so appraisals can come in below the contract price. How the offer handles that gap is one of the most important terms you will negotiate.

Transfer tax

These towns do not add a city tax, so the total is the standard $1.10 per $1,000. On a $392K home, that's about $431. Who pays is negotiable.

Property tax

Based on the purchase price, roughly 1% plus local assessments, plus levee or special district assessments on some homes. Your lender and the tax bill will give you the exact figure.

07
Daily *life*

The appeal is space and price: homes well under the regional median, two rivers, the foothills to the east, and Yuba City right across the bridge.

A Saturday in Marysville

1. **Coffee** — Downtown Marysville on D Street
2. **The river** — A walk on the Marysville levee trail
3. **Outdoors** — Collins Lake, up toward Browns Valley
4. **Lunch** — Yuba City, across the bridge
5. **Evening** — Back downtown in Marysville

The outdoors

Two rivers, the levee trails and the foothills toward Collins Lake.

Easy to get around

Yuba City is about 10 minutes away, Beale about 20 and Roseville about 40.

School district boundaries vary across Wheatland, Marysville and Olivehurst. Verify any address with the district before you buy.

08

Selling in *Yuba County*

Buyers here compare your home to the closest similar sales and to Yuba City and Plumas Lake. Pricing, presentation and timing decide who sells first and for the most.

What buyers pay more for

Permitted updates, updated electrical and plumbing, owned solar, usable acreage, RV or shop space, and a low-risk flood zone.

What they discount

Unpermitted work, original wiring and plumbing, sewer or septic problems, deferred maintenance, and high flood insurance costs.

How I approach it

- ☐ **Price against the right competition.** Buyers compare your home to the closest similar sales, block by block.
- ☐ **Inspect before you list.** A pre-listing inspection keeps a buyer's inspection from becoming a renegotiation.
- ☐ **Show the land.** Photos and plans that show the lot, the shop or the acreage sell the land, not just the house.
- ☐ **Negotiate the whole deal.** Price is one term. Credits, timing and rent-backs often matter as much.
- ☐ **Private when it fits.** For sellers who value discretion, I also run quiet, off-market offerings.

Own here? I'll put together a value estimate built on the sales that actually compare to your home.
Book a 15-minute call →

09

Your *next step*

The fastest way to turn this into a plan is a 15-minute call. If you're buying, I'll set up a private search for the pocket and the home you need. If you own here, I'll put together a value estimate from the sales that truly compare.

No pressure, and no commitment.

BOOK A 15-MINUTE CALL →

CALL OR TEXT

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Your Favorite Sacramento Valley Wealth Builder

Equal Housing Opportunity. This guide is general information, not legal, tax, or financial advice. Sold prices, price per square foot, closed sales and list-to-sale ratios: MetroList residential sales by city, January 1 to October 31 of each year, 2016 to 2026. Pocket ranges and drive times are approximate. Conforming loan limit: Federal Housing Finance Agency, 2026. Transfer tax: Yuba County. Information current as of November 2026.