

Oak Run

Community · CA · California > Shasta County

BALANCED MARKET

\$251K

MEDIAN SALE PRICE

+10.0%

1-YR CHANGE

24

SALES (12 MO)

\$354K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

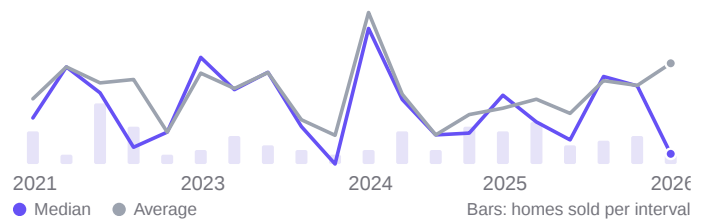
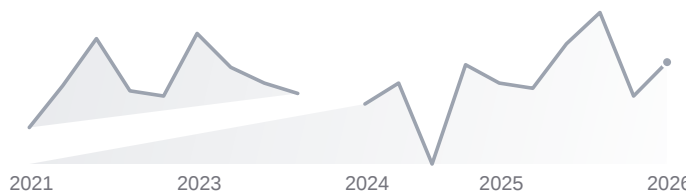
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$75K · Average \$440K

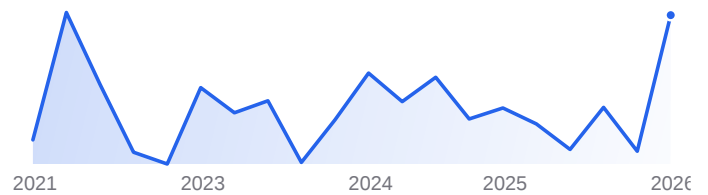
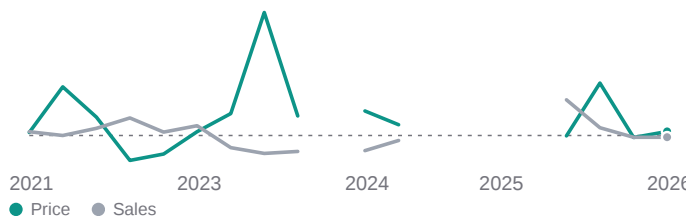


Growth (year over year)

Price +10.0% · Sales -4.0%

Price per square foot

\$358/ft²

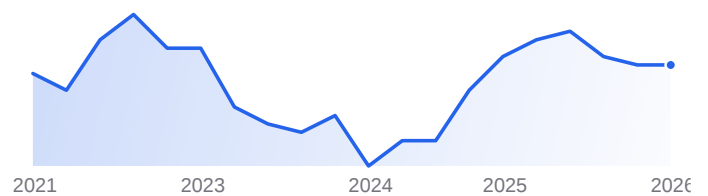


Sale premium vs estimated value

-16.1%

Annual turnover (share of homes sold)

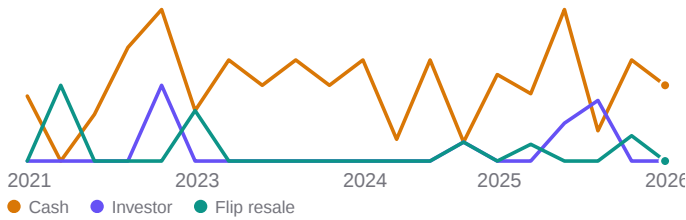
5.0%



BUYERS & OUTCOMES

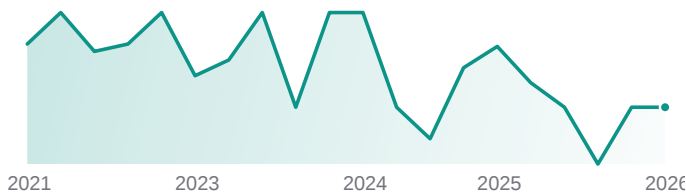
Buyer mix

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



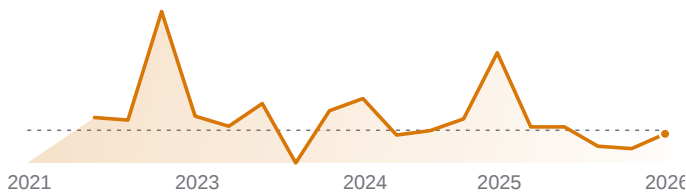
Sellers who sold at a gain

50%

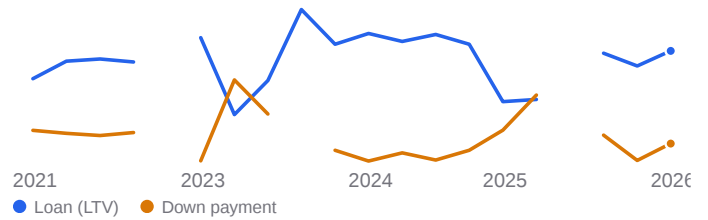


Median annualized return at resale

-1.0%

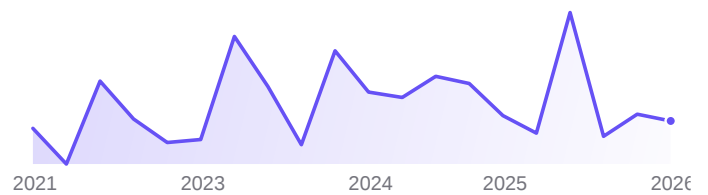


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



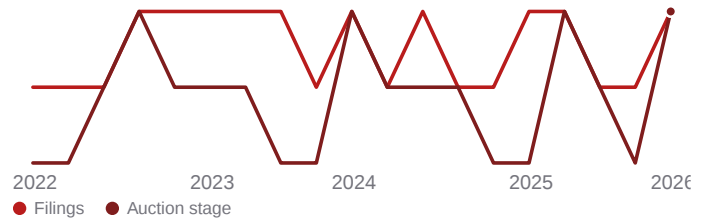
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	483
Median value (AVM)	\$354K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1985
Single family	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	3.9%
Owner occupied	56%
Company owned	35%
Median loan-to-value	44%
Typical ownership tenure	14.9 yrs

COMMUNITY

Population	154
Density	51 / mi²
Median household income	\$63K
Average household income	\$102K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	183
Homes occupied	77%
Bachelor's or higher	15%
Poverty rate	11.0%
Unemployment	1.5%
Average temp	58°F
Annual precip	55 in
Sunshine	88%

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