

Fort Bidwell

Community · CA · California > Modoc County

\$100K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$227K

MEDIAN VALUE (AVM)

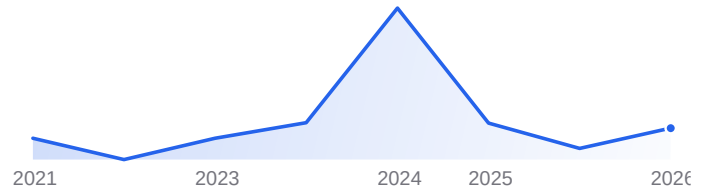
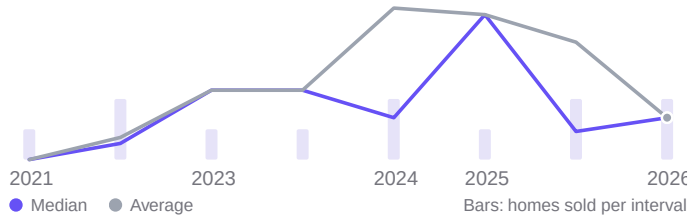
MARKET TRENDS (5 YEARS)

Sale prices

Median \$100K · Average \$100K

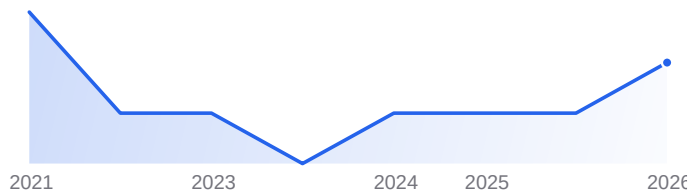
Price per square foot

\$107/ft²



Annual turnover (share of homes sold)

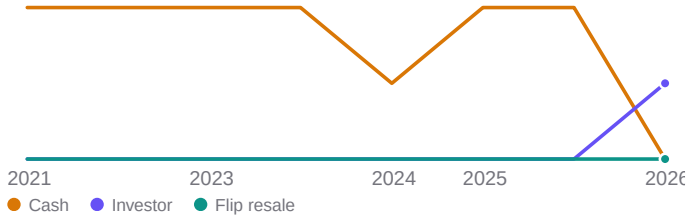
4.9%



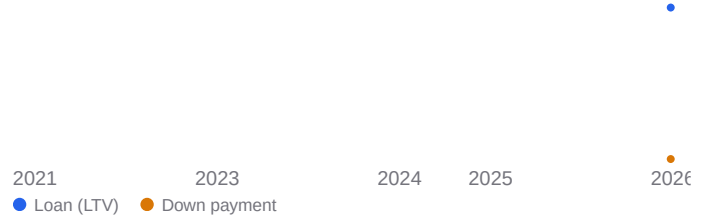
BUYERS & OUTCOMES

Buyer mix

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

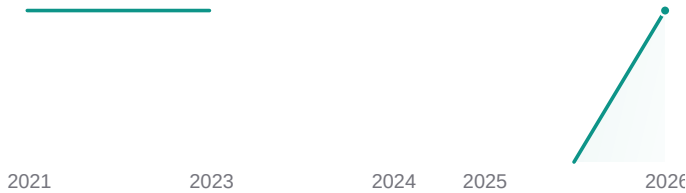


Financing (share of purchase price) Loan (LTV) 66% · Down payment 34%



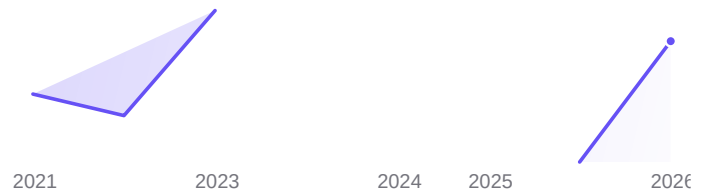
Sellers who sold at a gain

100%



Typical hold before selling

15.3 yrs



Median annualized return at resale

+4.0%



HOUSING STOCK

Homes	82
Median value (AVM)	\$227K
Median size	1,399 ft²
Median bedrooms	3
Median year built	1910
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	1.6%
Owner occupied	38%
Company owned	41%
Median loan-to-value	0%
Typical ownership tenure	22.5 yrs

COMMUNITY

Population	172
Density	54 / mi ²
Median household income	\$49K
Average household income	\$78K
Crime index (US avg 100)	154
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	286
Homes occupied	74%
Bachelor's or higher	18%
Poverty rate	12.2%
Unemployment	2.2%
Average temp	48°F
Annual precip	16 in
Sunshine	88%

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