

Fall River Mills

Community · CA · California > Shasta County

BALANCED MARKET

\$72K

MEDIAN SALE PRICE

-81.8%

1-YR CHANGE

16

SALES (12 MO)

\$265K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



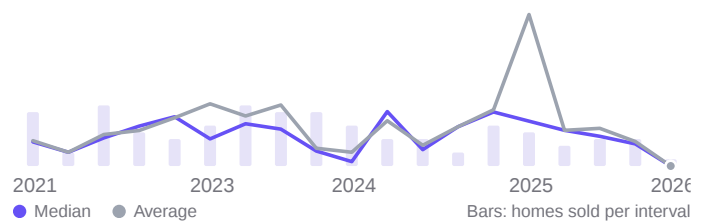
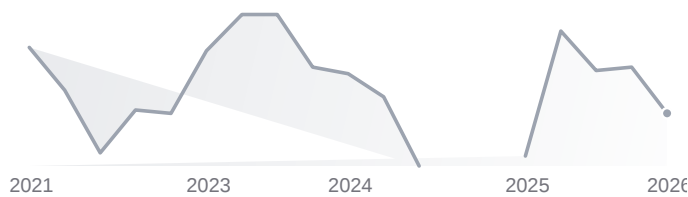
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$49K · Average \$49K

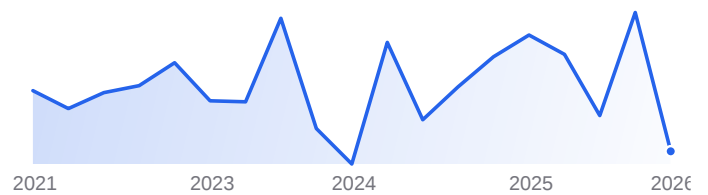
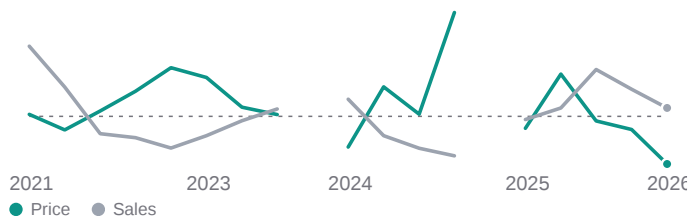


Growth (year over year)

Price -81.8% · Sales +14.3%

Price per square foot

\$82/ft²

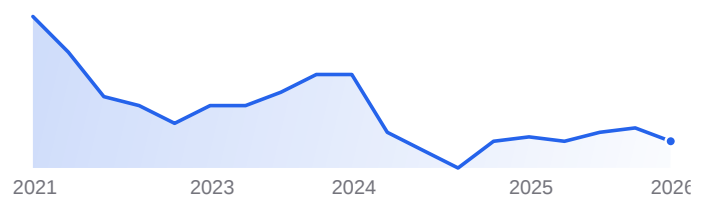
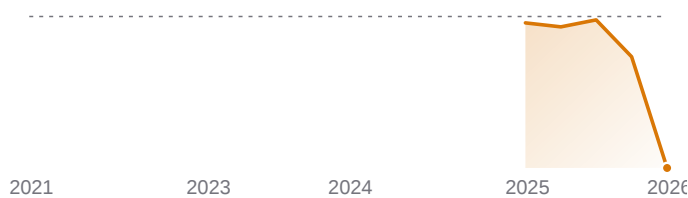


Sale premium vs estimated value

-41.6%

Annual turnover (share of homes sold)

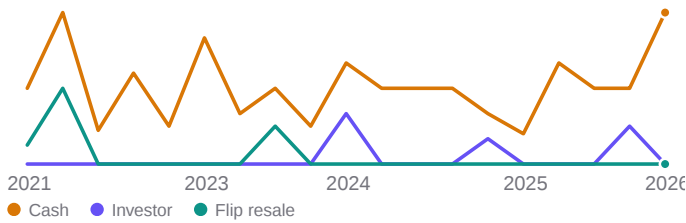
2.6%



BUYERS & OUTCOMES

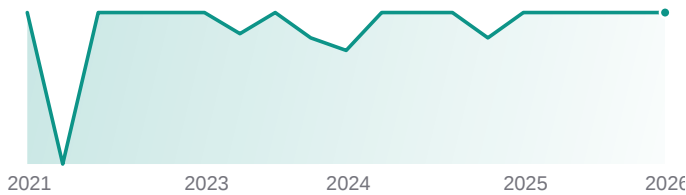
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



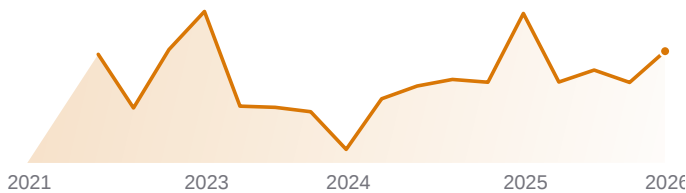
Sellers who sold at a gain

100%

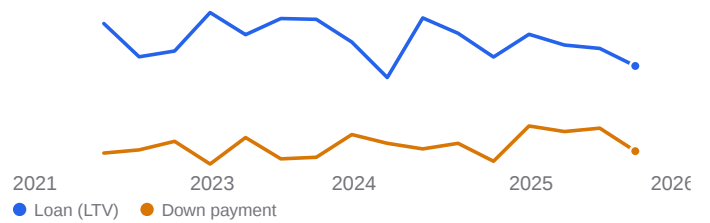


Median annualized return at resale

+6.5%

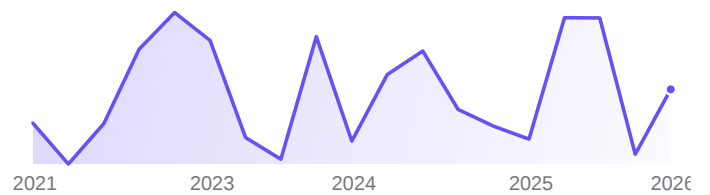


Financing (share of purchase price) Loan (LTV) 64% · Down payment 10%



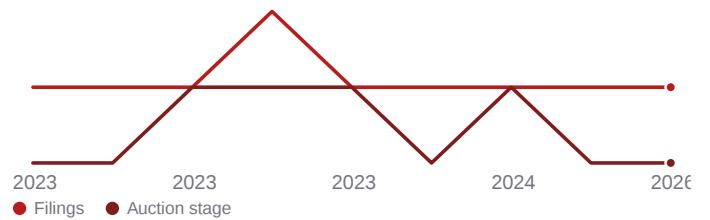
Typical hold before selling

10.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	619
Median value (AVM)	\$265K
Median size	1,497 ft²
Median bedrooms	3
Median year built	1977
Single family	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.0%
Owner occupied	55%
Company owned	34%
Median loan-to-value	40%
Typical ownership tenure	19.3 yrs

COMMUNITY

Population	603
Density	228 / mi²
Median household income	\$66K
Average household income	\$87K
Crime index (US avg 100)	177
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	386
Homes occupied	83%
Bachelor's or higher	14%
Poverty rate	8.1%
Unemployment	1.1%
Average temp	50°F
Annual precip	22 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.