

Douglas City

Community · CA · California > Trinity County

BALANCED MARKET

\$210K

MEDIAN SALE PRICE

24

SALES (12 MO)

\$297K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



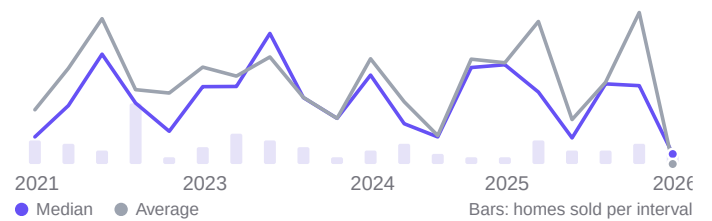
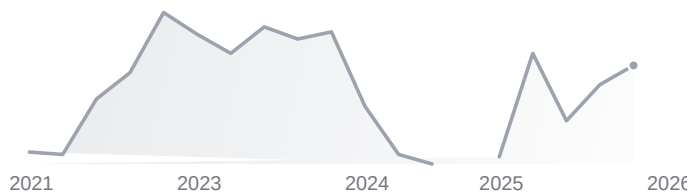
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$100K · Average \$76K

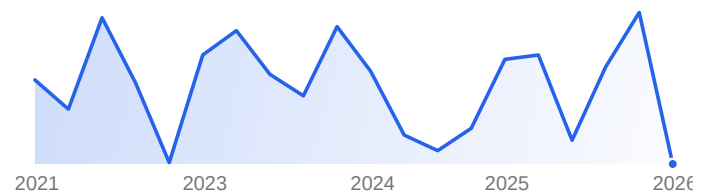
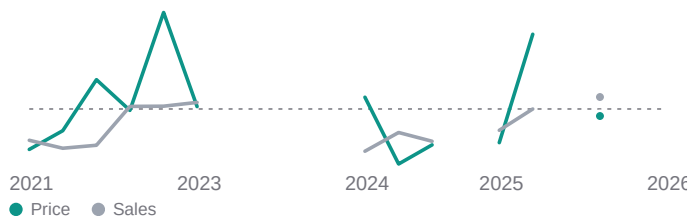


Growth (year over year)

Price -7.8% · Sales +13.3%

Price per square foot

\$69/ft²

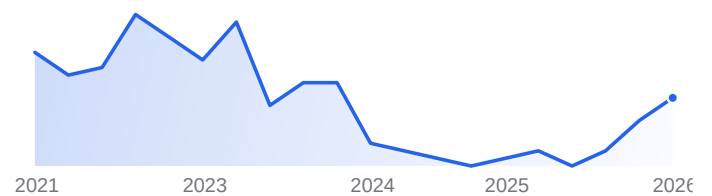


Sale premium vs estimated value

-13.8%

Annual turnover (share of homes sold)

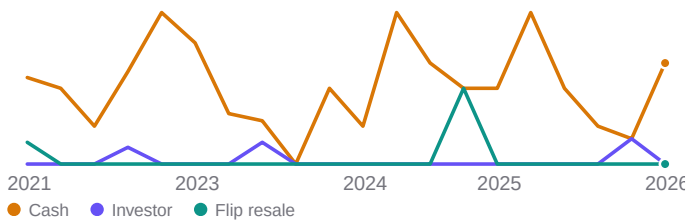
3.8%



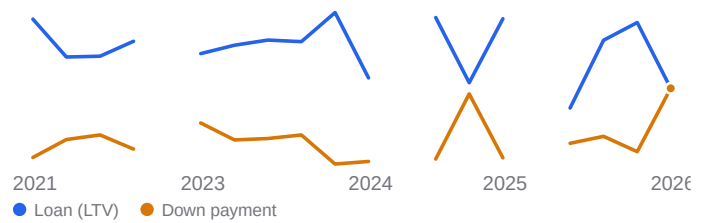
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

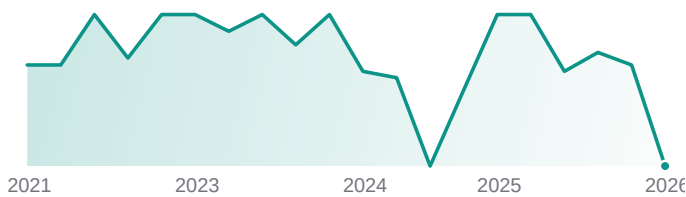


Financing (share of purchase price) Loan (LTV) 50% · Down payment 50%



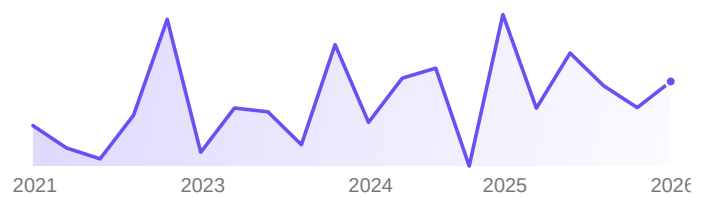
Sellers who sold at a gain

0%



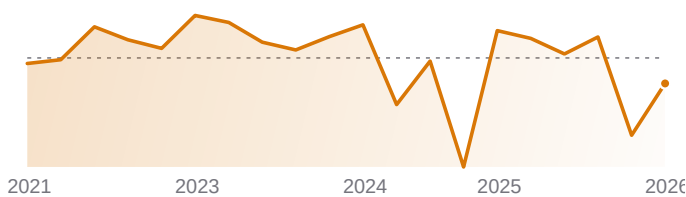
Typical hold before selling

13.3 yrs



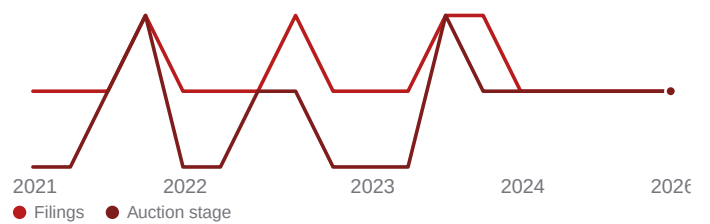
Median annualized return at resale

-4.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	636
Median value (AVM)	\$297K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1984
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.5%
Owner occupied	29%
Company owned	30%
Median loan-to-value	38%
Typical ownership tenure	16.4 yrs

COMMUNITY

Population	838
Density	28 / mi²
Median household income	\$42K
Average household income	\$69K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	171
Homes occupied	83%
Bachelor's or higher	9%
Poverty rate	18.6%
Unemployment	1.5%
Average temp	50°F
Annual precip	49 in
Sunshine	51%

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.