

Butte County, CA

County · CA · California

BALANCED MARKET

\$371K

MEDIAN SALE PRICE

+8.0%

1-YR CHANGE

2,870

SALES (12 MO)

\$395K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



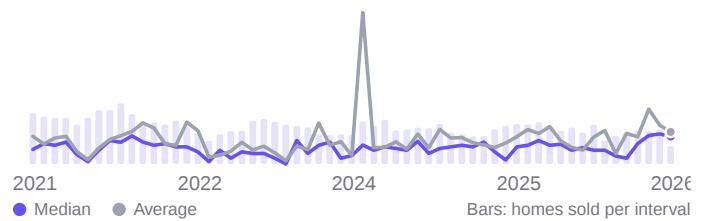
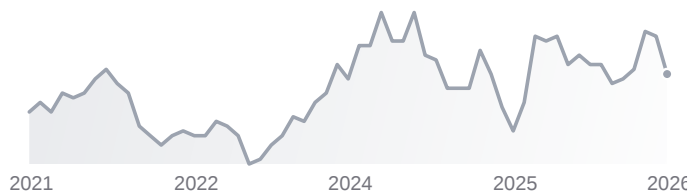
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$367K · Average \$381K

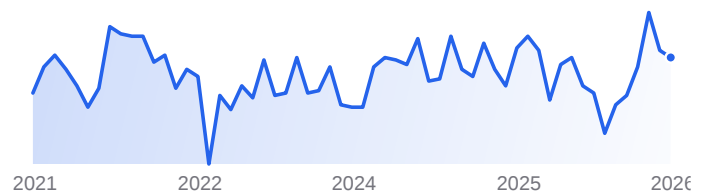
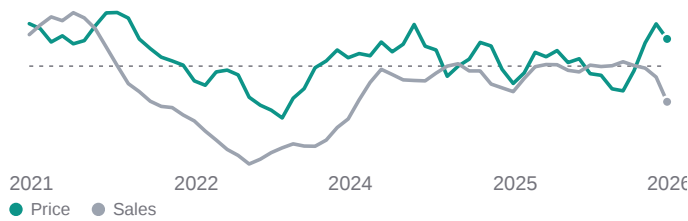


Growth (year over year)

Price +8.0% · Sales -10.5%

Price per square foot

\$242/ft²

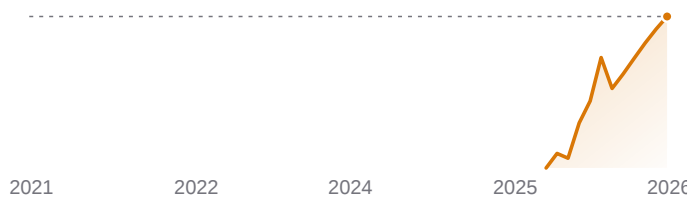


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

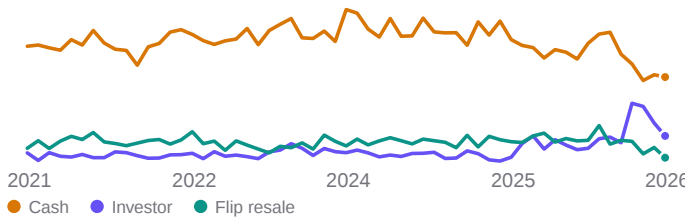
3.5%



BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 8.9% · Flip resale 1.5%



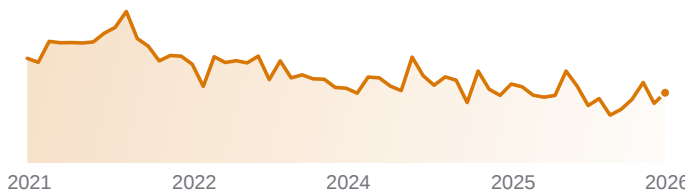
Sellers who sold at a gain

85%

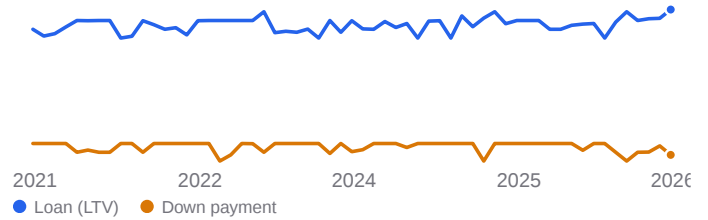


Median annualized return at resale

+3.4%

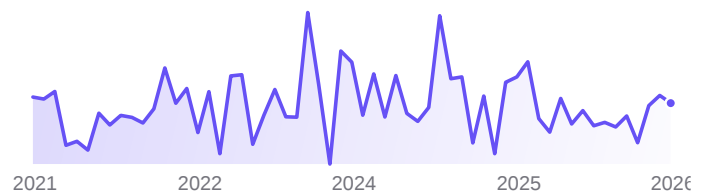


Financing (share of purchase price) Loan (LTV) 96% · Down payment 14%



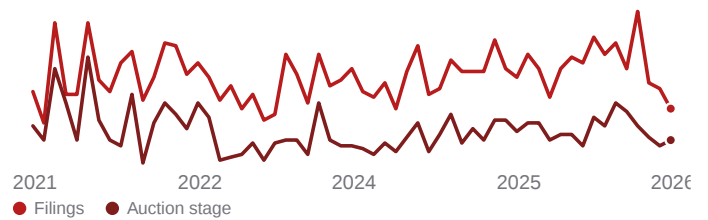
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 24 · Auction stage 13



HOUSING STOCK

Homes	82,291
Median value (AVM)	\$395K
Median size	1,475 ft²
Median bedrooms	3
Median year built	1980
Single family	59%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.4%
Owner occupied	65%
Company owned	32%
Median loan-to-value	49%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	209,409
Density	128 / mi²
Median household income	\$66K
Average household income	\$94K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	120
Homes occupied	93%
Bachelor's or higher	21%
Poverty rate	18.6%
Unemployment	1.7%
Average temp	61°F
Annual precip	34 in
Sunshine	78%

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