

Modoc County, CA

County · CA · California

STRONG BUYER'S MARKET

\$108K

MEDIAN SALE PRICE

-39.3%

1-YR CHANGE

107

SALES (12 MO)

\$187K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



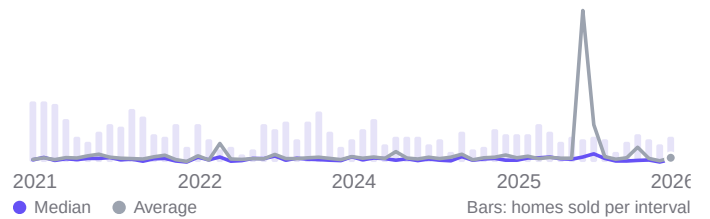
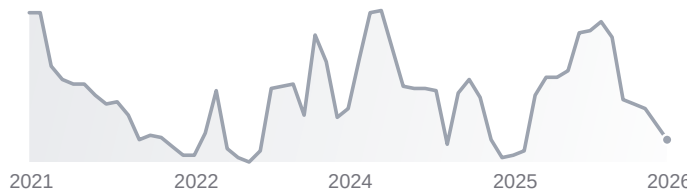
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$150K · Average \$212K

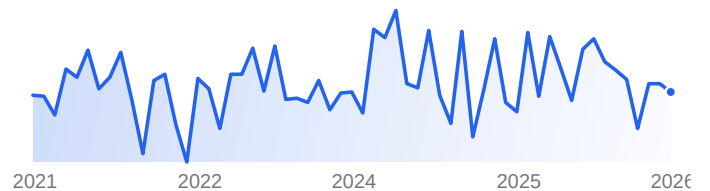
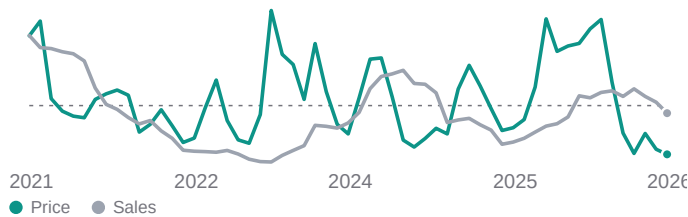


Growth (year over year)

Price -39.3% · Sales -6.1%

Price per square foot

\$117/ft²

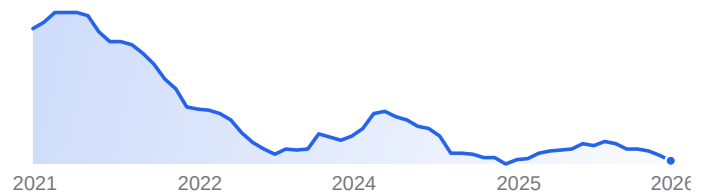
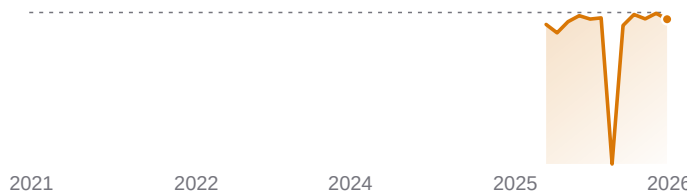


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

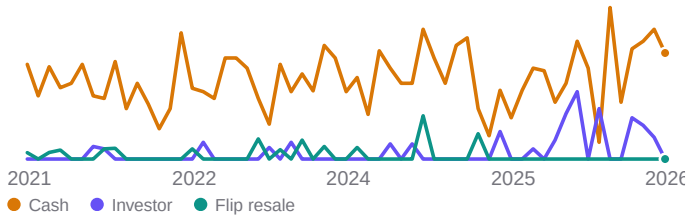
2.5%



BUYERS & OUTCOMES

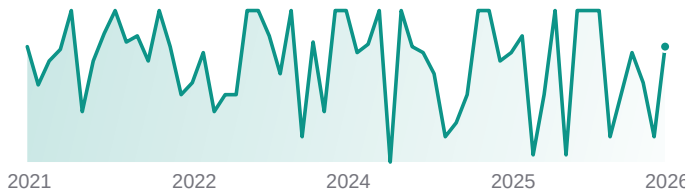
Buyer mix

Cash 70% · Investor 0% · Flip resale 0%



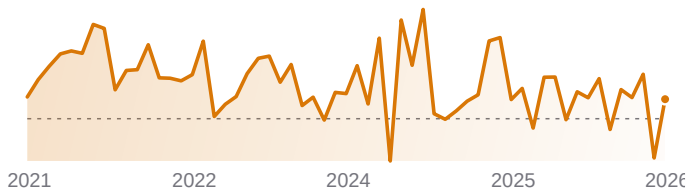
Sellers who sold at a gain

86%

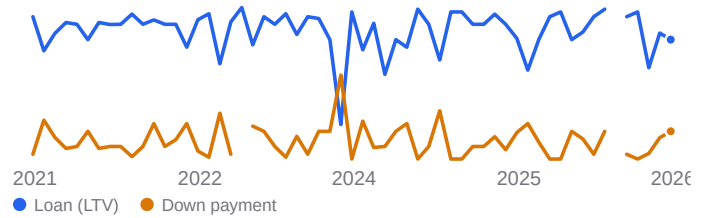


Median annualized return at resale

+2.2%

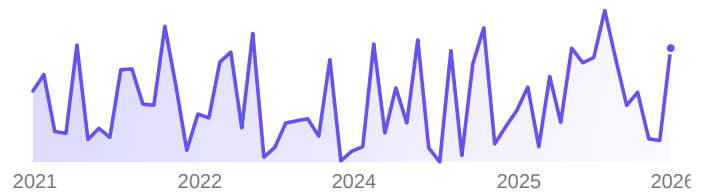


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



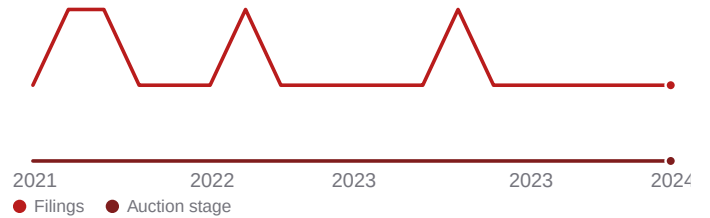
Typical hold before selling

17.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,202
Median value (AVM)	\$187K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1953
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.6%
Owner occupied	41%
Company owned	33%
Median loan-to-value	0%
Typical ownership tenure	21.7 yrs

COMMUNITY

Population	8,504
Density	2 / mi²
Median household income	\$55K
Average household income	\$69K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	234
Homes occupied	79%
Bachelor's or higher	19%
Poverty rate	14.4%
Unemployment	1.3%
Average temp	48°F
Annual precip	14 in
Sunshine	88%

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.