

Shasta County, CA

County · CA · California

BALANCED MARKET

\$360K

MEDIAN SALE PRICE

-1.4%

1-YR CHANGE

2,738

SALES (12 MO)

\$366K

MEDIAN VALUE (AVM)

Market temperature

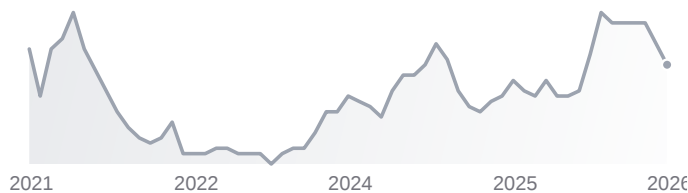
Balanced market · 55 / 100



MARKET TRENDS (5 YEARS)

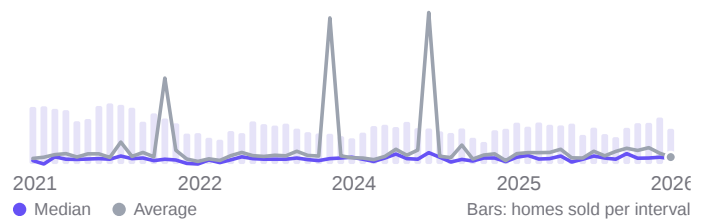
Market temperature (0–100)

55 / 100



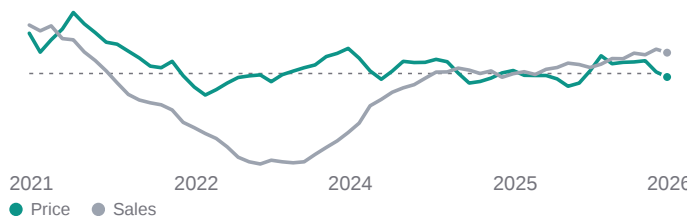
Sale prices

Median \$355K · Average \$366K



Growth (year over year)

Price -1.4% · Sales +7.9%



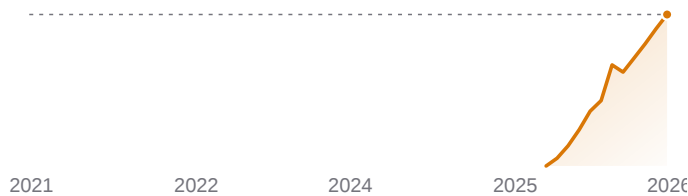
Price per square foot

\$236/ft²



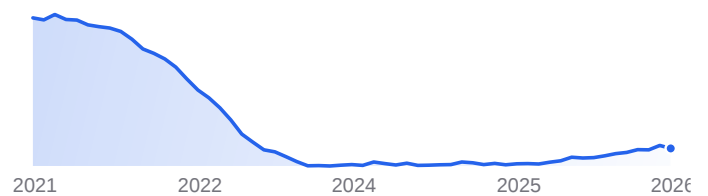
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

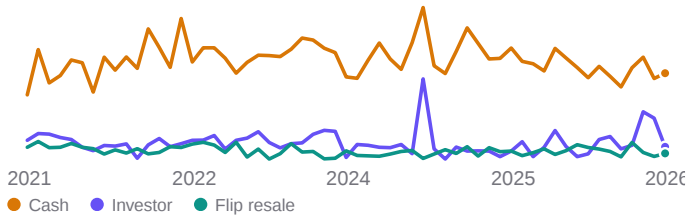
4.1%



BUYERS & OUTCOMES

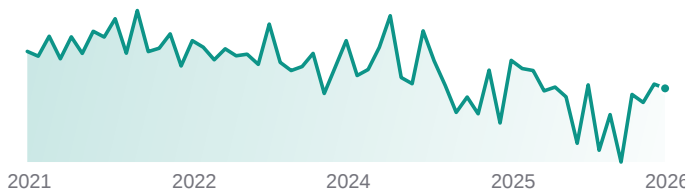
Buyer mix

Cash 26% · Investor 5.5% · Flip resale 3.7%



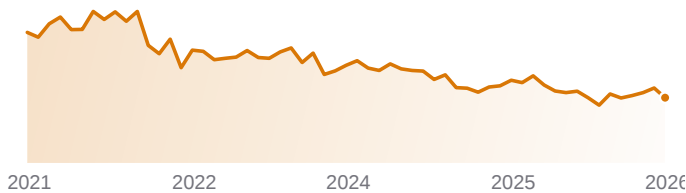
Sellers who sold at a gain

87%

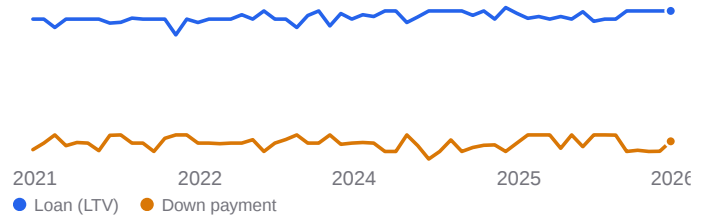


Median annualized return at resale

+3.5%

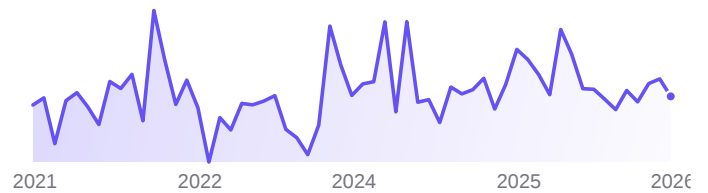


Financing (share of purchase price) Loan (LTV) 95% · Down payment 16%



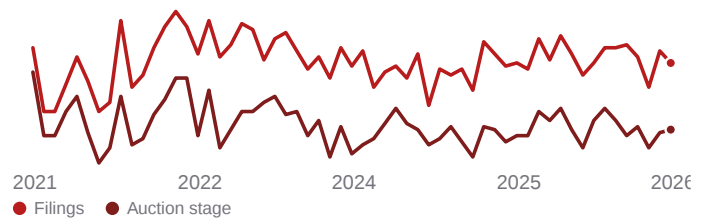
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 39 · Auction stage 17



HOUSING STOCK

Homes	66,350
Median value (AVM)	\$366K
Median size	1,532 ft²
Median bedrooms	3
Median year built	1983
Single family	61%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.4%
Owner occupied	69%
Company owned	37%
Median loan-to-value	54%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	181,972
Density	48 / mi²
Median household income	\$69K
Average household income	\$92K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	175
Homes occupied	91%
Bachelor's or higher	16%
Poverty rate	11.2%
Unemployment	1.5%
Average temp	61°F
Annual precip	41 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.