

Trinity County, CA

County · CA · California

SELLER'S MARKET

\$198K

MEDIAN SALE PRICE

+13.3%

1-YR CHANGE

285

SALES (12 MO)

\$235K

MEDIAN VALUE (AVM)

Market temperature

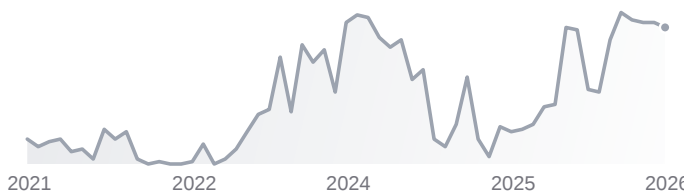
Seller's market · 65 / 100



MARKET TRENDS (5 YEARS)

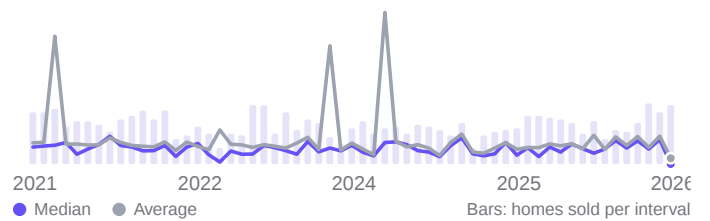
Market temperature (0–100)

65 / 100



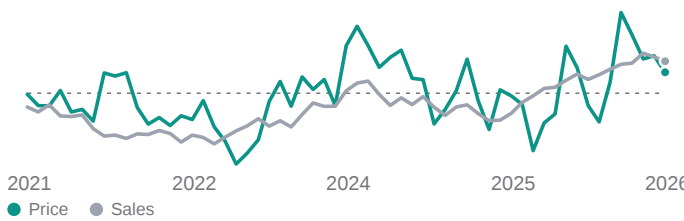
Sale prices

Median \$70K · Average \$126K



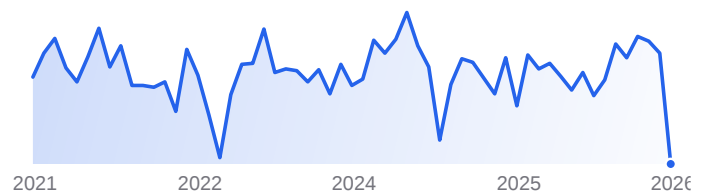
Growth (year over year)

Price +13.3% · Sales +20.3%



Price per square foot

\$80/ft²



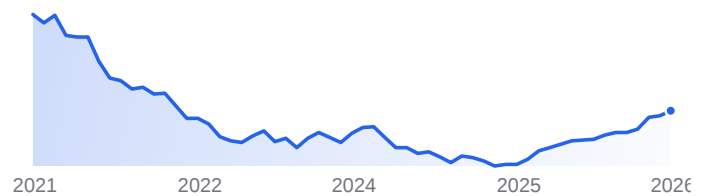
Sale premium vs estimated value

-26.1%



Annual turnover (share of homes sold)

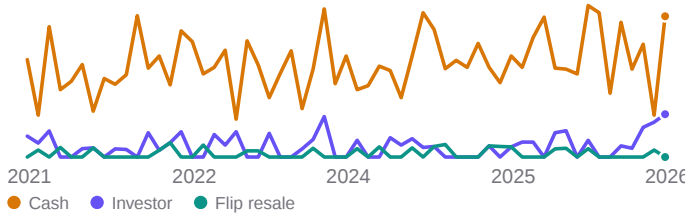
3.6%



BUYERS & OUTCOMES

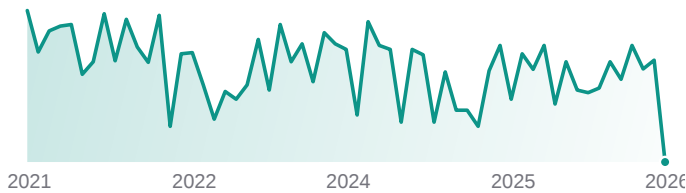
Buyer mix

Cash 70% · Investor 21% · Flip resale 0%



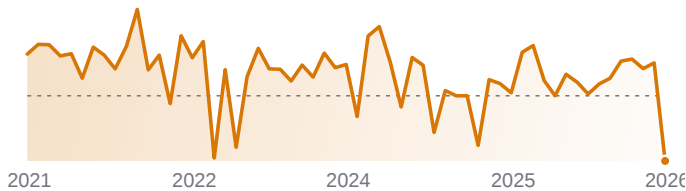
Sellers who sold at a gain

19%

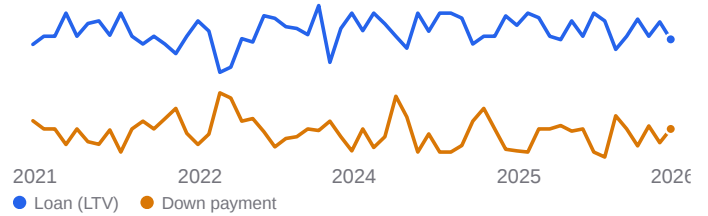


Median annualized return at resale

-5.9%

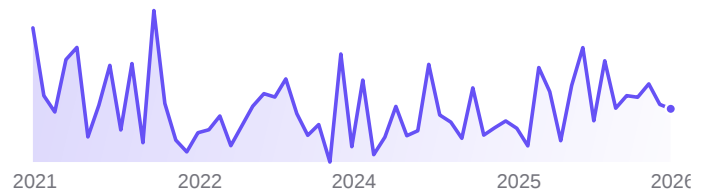


Financing (share of purchase price) Loan (LTV) 78% · Down payment 20%



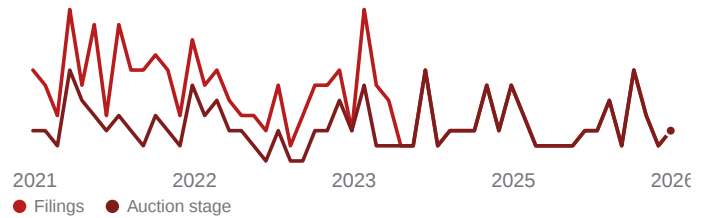
Typical hold before selling

8.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,860
Median value (AVM)	\$235K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1980
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.9%
Owner occupied	30%
Company owned	27%
Median loan-to-value	33%
Typical ownership tenure	15.5 yrs

COMMUNITY

Population	15,645
Density	5 / mi²
Median household income	\$41K
Average household income	\$66K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	207
Homes occupied	80%
Bachelor's or higher	13%
Poverty rate	17.2%
Unemployment	1.0%
Average temp	52°F
Annual precip	52 in
Sunshine	51%

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.