

Canyon Dam 95923

ZIP code · CA · California > Plumas County

\$449K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$432K

MEDIAN VALUE (AVM)

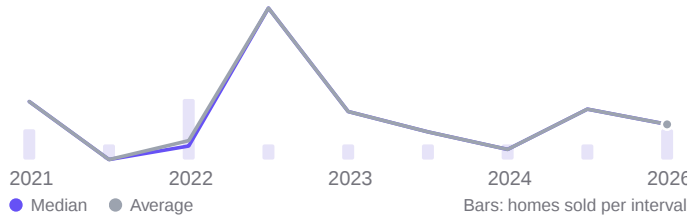
MARKET TRENDS (5 YEARS)

Sale prices

Median \$449K · Average \$449K

Price per square foot

\$374/ft²



Annual turnover (share of homes sold)

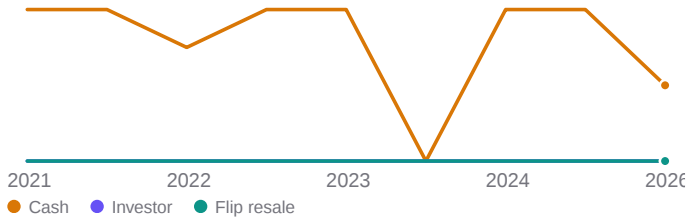
1.6%



BUYERS & OUTCOMES

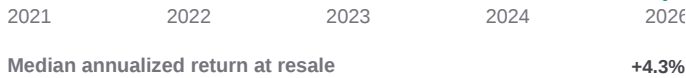
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%



Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



Typical hold before selling

29.7 yrs



HOUSING STOCK

Homes	129
Median value (AVM)	\$432K
Median size	1,433 ft²
Median bedrooms	2
Median year built	1964
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	1.0%
Owner occupied	8.5%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	184
Density	2 / mi²
Median household income	\$101K
Average household income	\$164K
Crime index (US avg 100)	154
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	216
Homes occupied	25%
Bachelor's or higher	15%
Poverty rate	10.7%
Unemployment	1.2%
Average temp	49°F
Annual precip	43 in
Sunshine	88%

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