

Forbestown 95941

ZIP code · CA · California > Butte County > Forbestown

SELLER'S MARKET

\$198K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$232K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

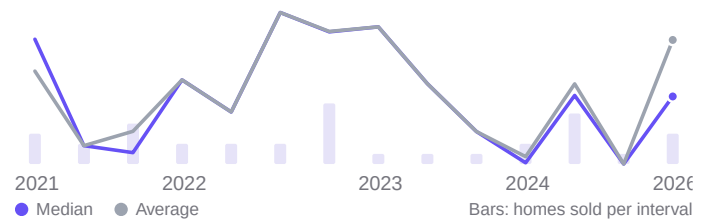
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$188K · Average \$324K

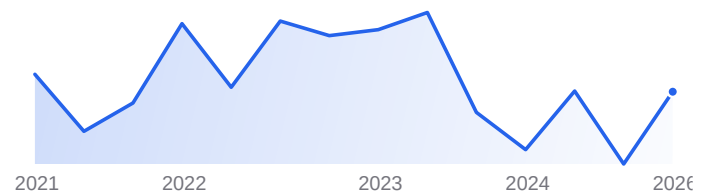
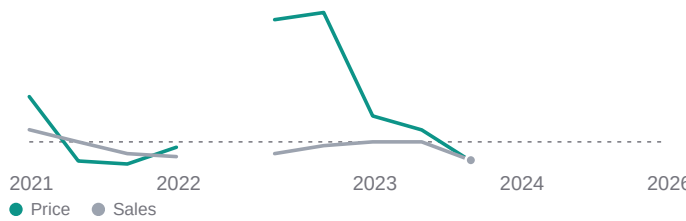


Growth (year over year)

Price -72.0% · Sales -69.2%

Price per square foot

\$118/ft²

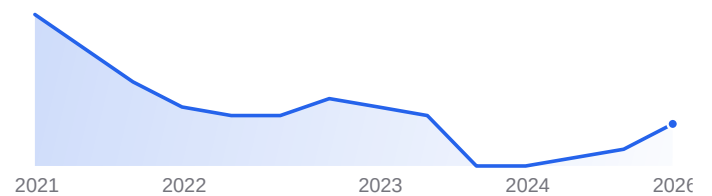
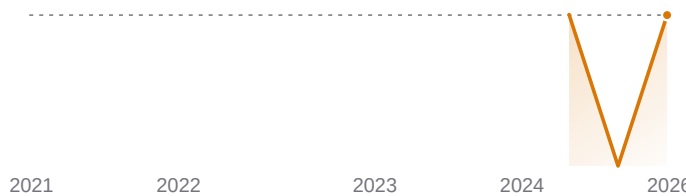


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

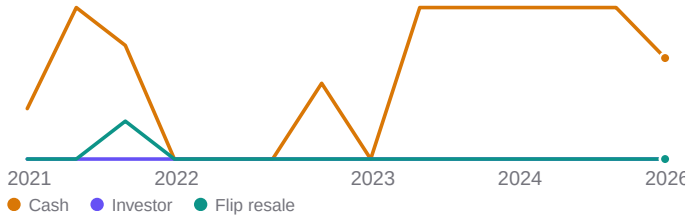
3.0%



BUYERS & OUTCOMES

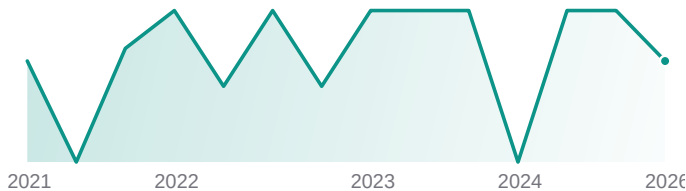
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



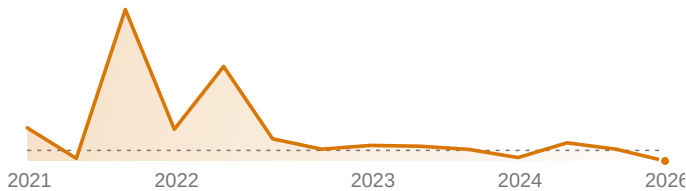
Sellers who sold at a gain

67%



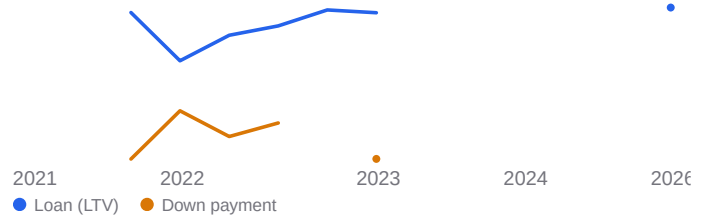
Median annualized return at resale

-6.4%



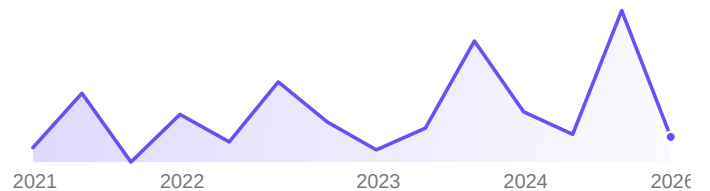
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 1.9%



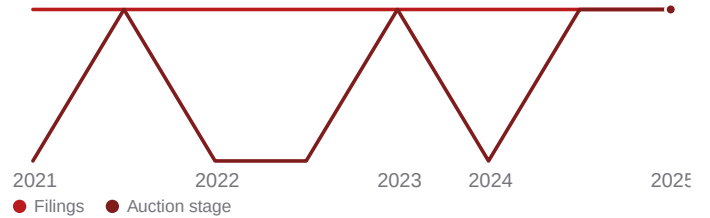
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	299
Median value (AVM)	\$232K
Median size	1,232 ft²
Median bedrooms	2
Median year built	1975
Single family	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	4.3%
Owner occupied	57%
Company owned	24%
Median loan-to-value	15%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	89
Density	8 / mi²
Median household income	\$54K
Average household income	\$64K
Crime index (US avg 100)	182
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	113
Homes occupied	78%
Bachelor's or higher	11%
Poverty rate	23.4%
Unemployment	1.0%
Average temp	56°F
Annual precip	69 in
Sunshine	78%

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.