

Forest Ranch 95942

ZIP code · CA · California > Butte County > Forest Ranch

BALANCED MARKET

\$248K

MEDIAN SALE PRICE

-9.1%

1-YR CHANGE

45

SALES (12 MO)

\$352K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



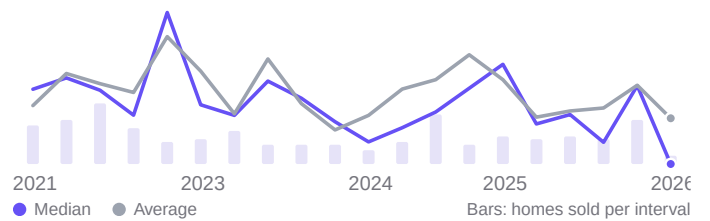
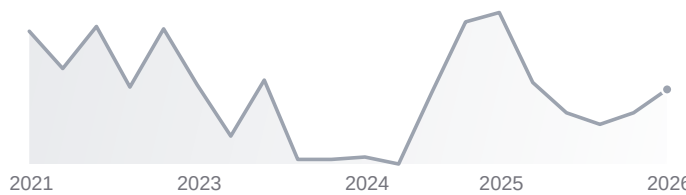
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$180K · Average \$281K

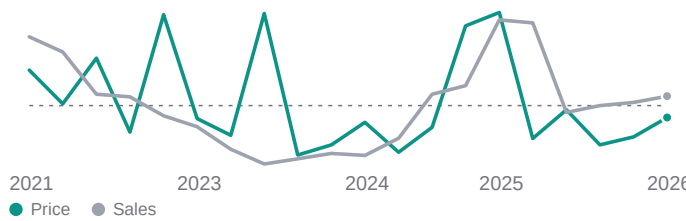


Growth (year over year)

Price -9.1% · Sales +7.1%

Price per square foot

\$241/ft²

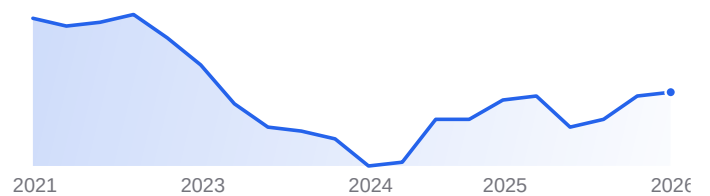


Sale premium vs estimated value

-13.3%

Annual turnover (share of homes sold)

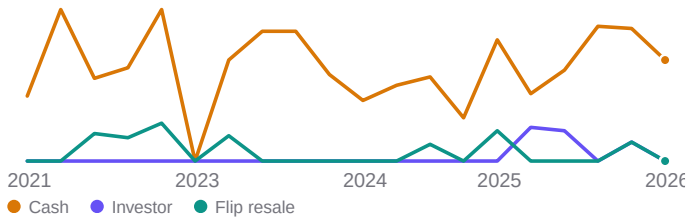
4.4%



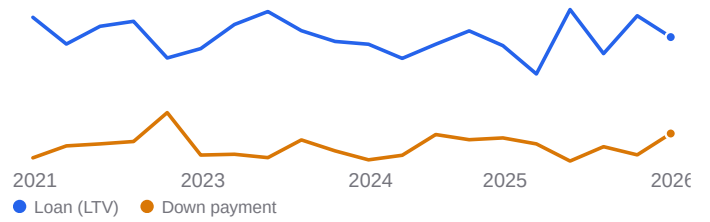
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

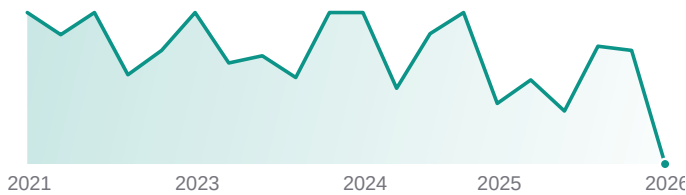


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



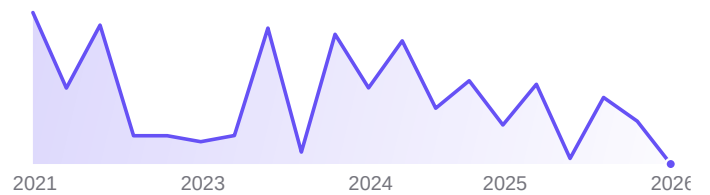
Sellers who sold at a gain

50%



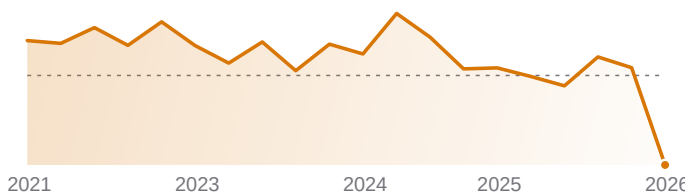
Typical hold before selling

3.3 yrs



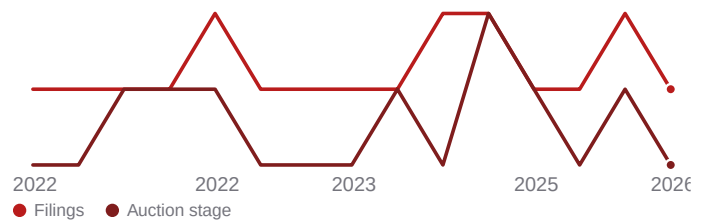
Median annualized return at resale

-11.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,028
Median value (AVM)	\$352K
Median size	1,528 ft²
Median bedrooms	3
Median year built	1984
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.7%
Owner occupied	60%
Company owned	30%
Median loan-to-value	44%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	1,809
Density	8 / mi ²
Median household income	\$121K
Average household income	\$171K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	125
Homes occupied	70%
Bachelor's or higher	15%
Poverty rate	9.1%
Unemployment	2.0%
Average temp	56°F
Annual precip	59 in
Sunshine	83%

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