

# Redding 96001

ZIP code · CA · California > Shasta County > Redding

BALANCED MARKET

**\$376K**

MEDIAN SALE PRICE

**-2.4%**

1-YR CHANGE

**540**

SALES (12 MO)

**\$378K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



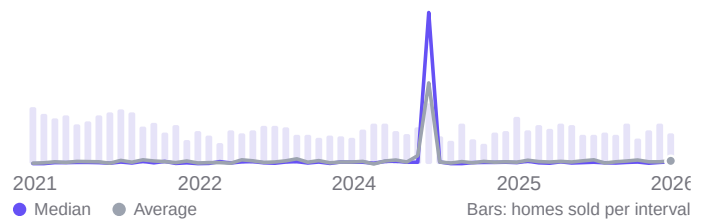
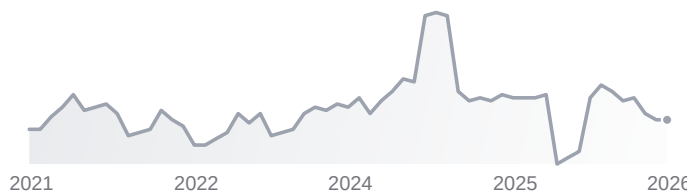
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$399K · Average \$434K

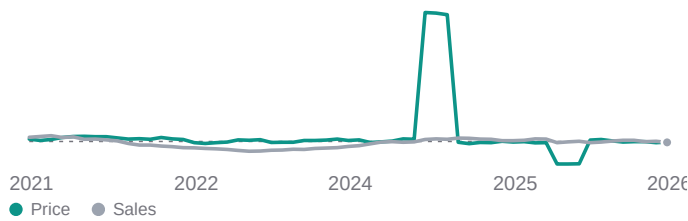


Growth (year over year)

Price -2.4% · Sales -3.2%

Price per square foot

\$254/ft²

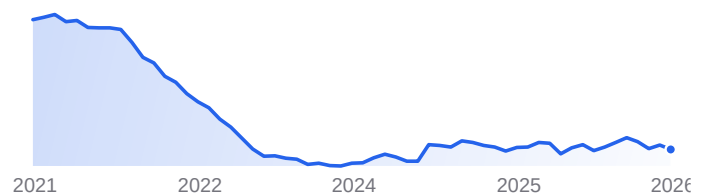
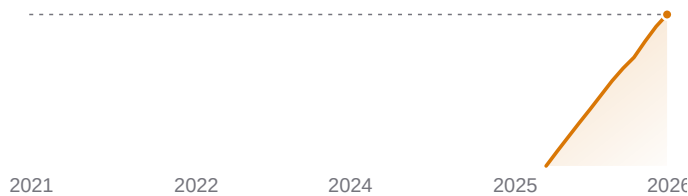


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

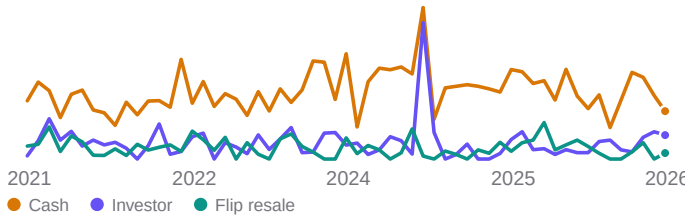
4.6%



## BUYERS & OUTCOMES

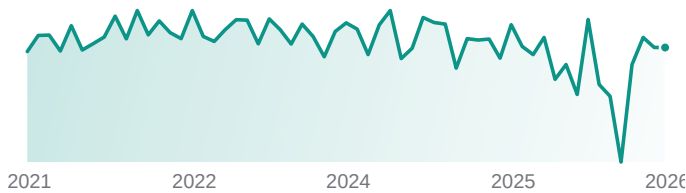
### Buyer mix

Cash 20% · Investor 9.8% · Flip resale 2.4%



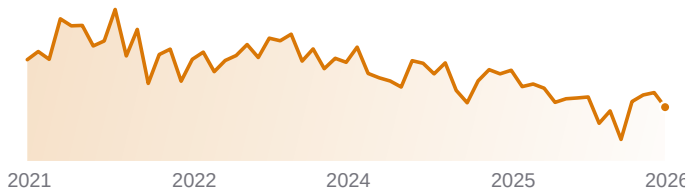
### Sellers who sold at a gain

89%

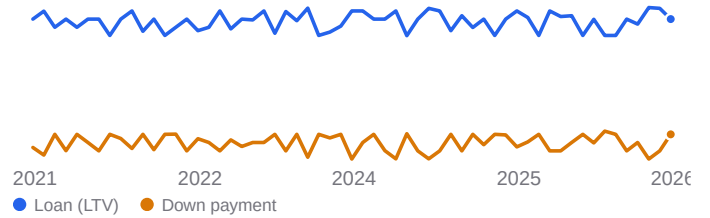


### Median annualized return at resale

+3.1%

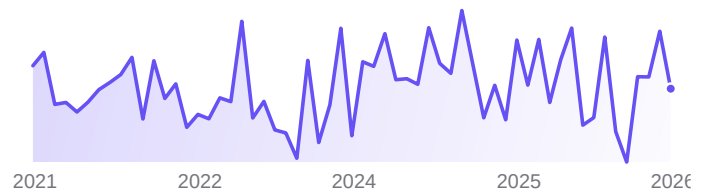


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



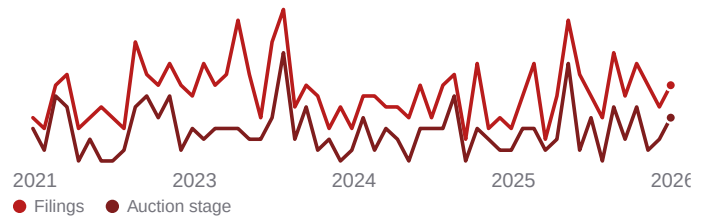
### Typical hold before selling

6.7 yrs



### Preforeclosure filings

Filings 7 · Auction stage 4



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 11,797    |
| Median value (AVM) | \$378K    |
| Median size        | 1,629 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1979      |
| Single family      | 84%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 47%      |
| Underwater (LTV 125% or more) | 2.2%     |
| Owner occupied                | 71%      |
| Company owned                 | 42%      |
| Median loan-to-value          | 54%      |
| Typical ownership tenure      | 12.5 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>33,741</b>    |
| Density                          | <b>284 / mi²</b> |
| Median household income          | <b>\$76K</b>     |
| Average household income         | <b>\$99K</b>     |
| Crime index (US avg 100)         | <b>112</b>       |
| Air pollution index (US avg 100) | <b>100</b>       |
| Earthquake index (US avg 100)    | <b>161</b>       |
| Homes occupied                   | <b>93%</b>       |
| Bachelor's or higher             | <b>17%</b>       |
| Poverty rate                     | <b>10.9%</b>     |
| Unemployment                     | <b>1.5%</b>      |
| Average temp                     | <b>57°F</b>      |
| Annual precip                    | <b>51 in</b>     |
| Sunshine                         | <b>88%</b>       |

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.