

Redding 96002

ZIP code · CA · California > Shasta County > Redding

BALANCED MARKET

\$376K

MEDIAN SALE PRICE

-11.3%

1-YR CHANGE

525

SALES (12 MO)

\$361K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



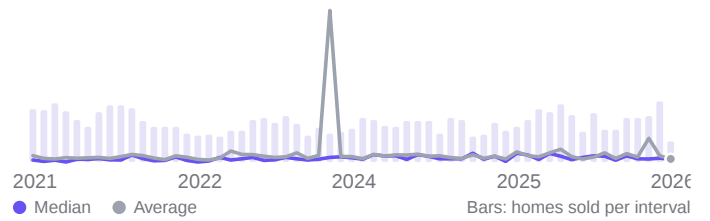
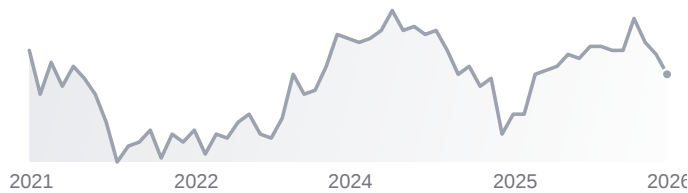
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$370K · Average \$375K

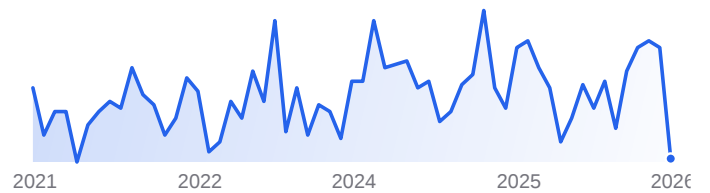
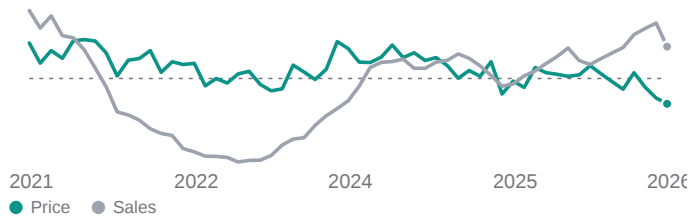


Growth (year over year)

Price -11.3% · Sales +14.1%

Price per square foot

\$221/ft²

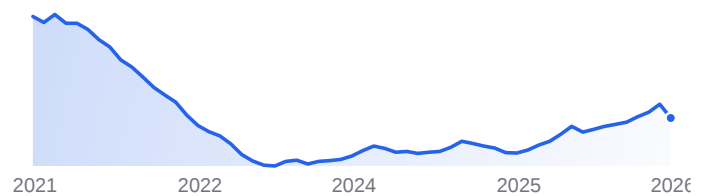
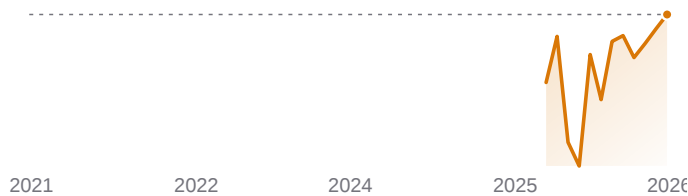


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

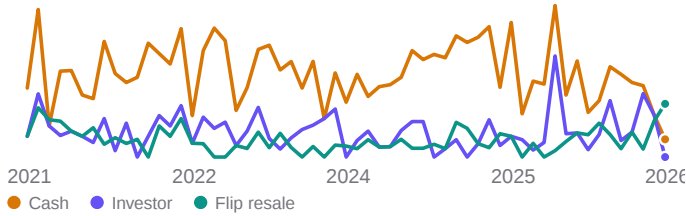
4.8%



BUYERS & OUTCOMES

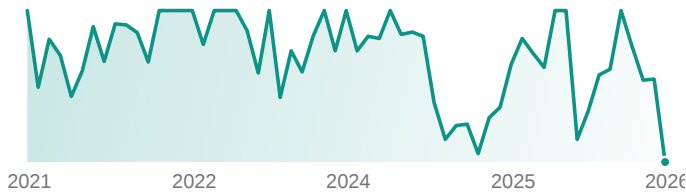
Buyer mix

Cash 4.8% · Investor 0% · Flip resale 14%



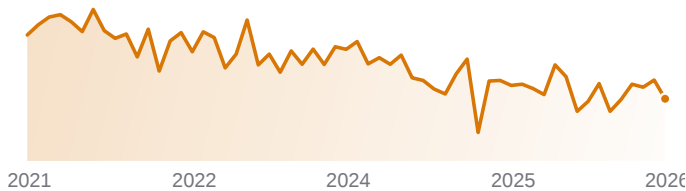
Sellers who sold at a gain

76%

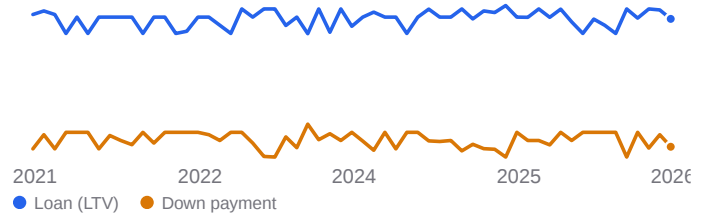


Median annualized return at resale

+3.4%

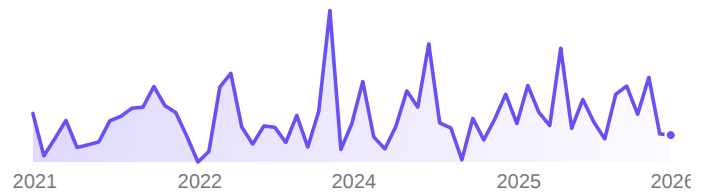


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



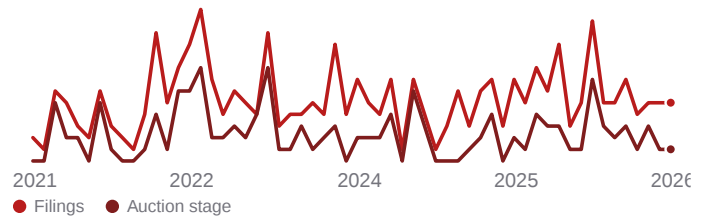
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	10,960
Median value (AVM)	\$361K
Median size	1,596 ft²
Median bedrooms	3
Median year built	1978
Single family	81%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.9%
Owner occupied	72%
Company owned	38%
Median loan-to-value	55%

Typical ownership tenure

13.8 yrs

COMMUNITY

Population	35,551
Density	1,134 / mi²
Median household income	\$74K
Average household income	\$92K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	169
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	9.5%
Unemployment	1.5%
Average temp	62°F
Annual precip	36 in
Sunshine	88%

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.