

Redding 96003

ZIP code · CA · California > Shasta County > Redding

BALANCED MARKET

\$386K

MEDIAN SALE PRICE

-2.7%

1-YR CHANGE

612

SALES (12 MO)

\$401K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



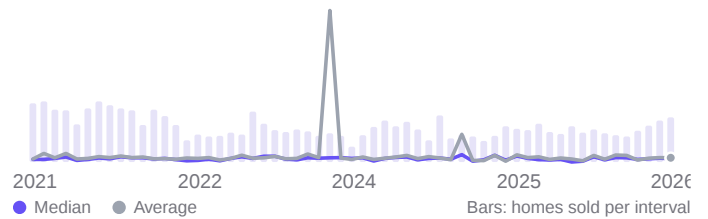
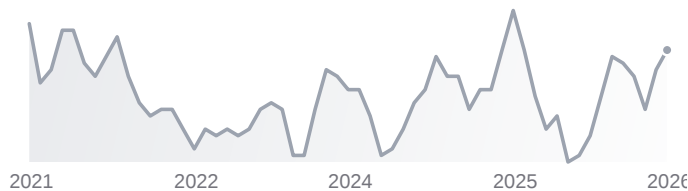
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$385K · Average \$400K

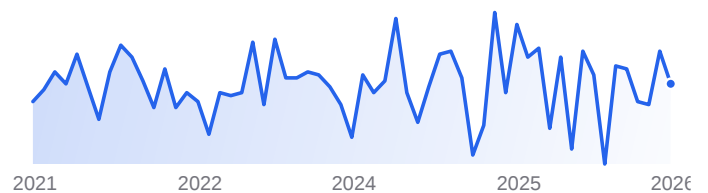
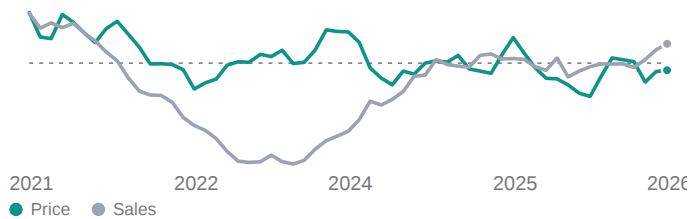


Growth (year over year)

Price -2.7% · Sales +7.4%

Price per square foot

\$238/ft²

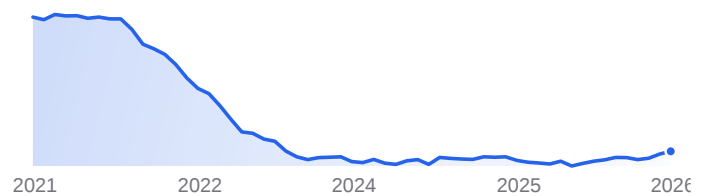
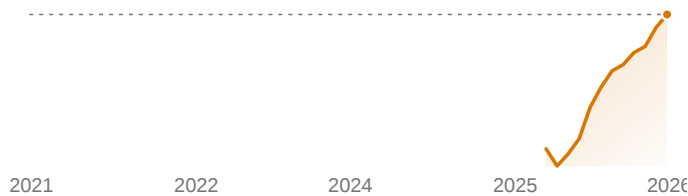


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

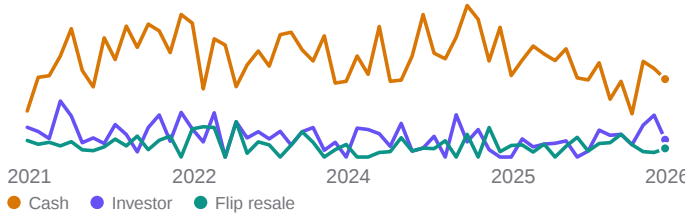
3.9%



BUYERS & OUTCOMES

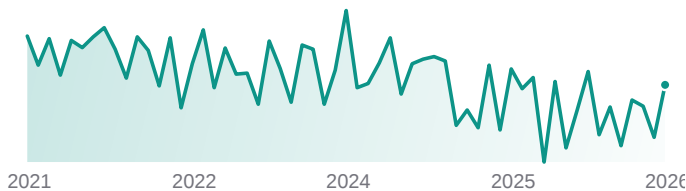
Buyer mix

Cash 26% · Investor 5.7% · Flip resale 2.9%



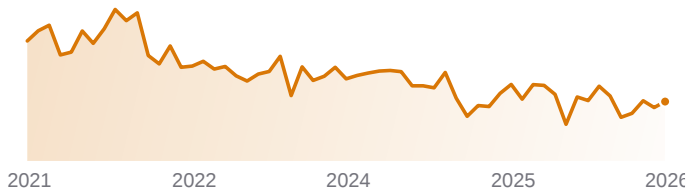
Sellers who sold at a gain

89%

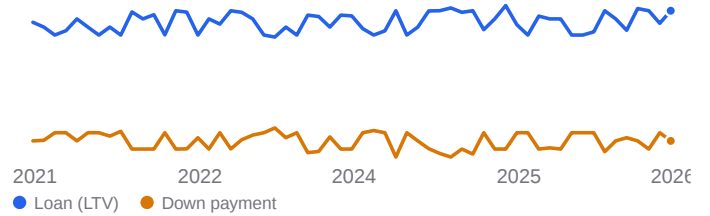


Median annualized return at resale

+3.4%

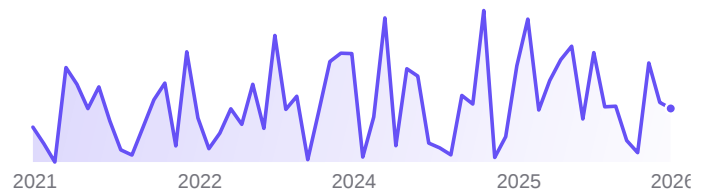


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



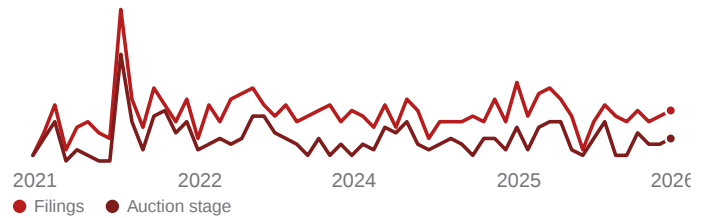
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 9 · Auction stage 4



HOUSING STOCK

Homes	15,528
Median value (AVM)	\$401K
Median size	1,605 ft²
Median bedrooms	3
Median year built	1990
Single family	64%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.4%
Owner occupied	71%
Company owned	40%
Median loan-to-value	54%

Typical ownership tenure

14.2 yrs

COMMUNITY

Population	43,470
Density	220 / mi²
Median household income	\$73K
Average household income	\$91K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	161
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	13.8%
Unemployment	1.5%
Average temp	60°F
Annual precip	64 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.