

Adin 96006

ZIP code · CA · California > Lassen County > Adin

\$198K

MEDIAN SALE PRICE

+154.2%

1-YR CHANGE

6

SALES (12 MO)

\$163K

MEDIAN VALUE (AVM)

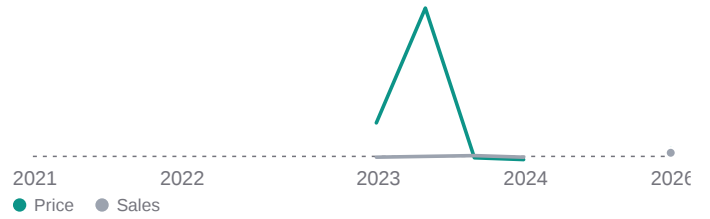
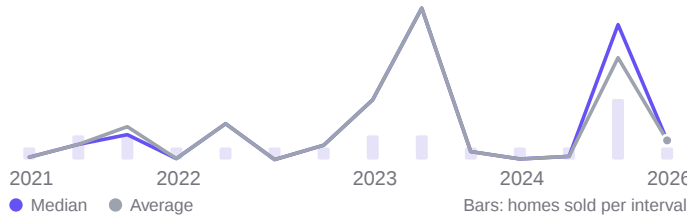
MARKET TRENDS (5 YEARS)

Sale prices

Median \$255K · Average \$255K

Growth (year over year)

Price +154.2% · Sales +100.0%

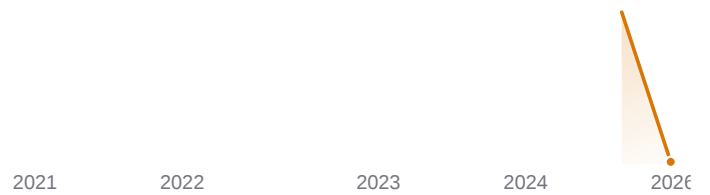


Price per square foot

\$117/ft²

Sale premium vs estimated value

+2.3%



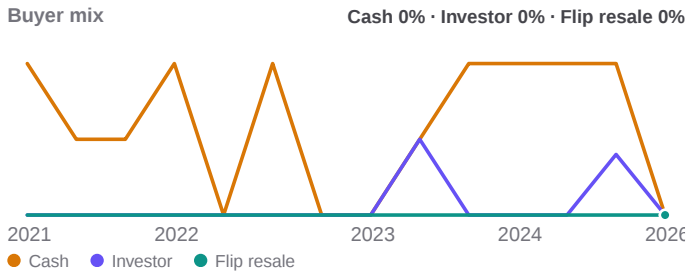
Annual turnover (share of homes sold)

4.3%

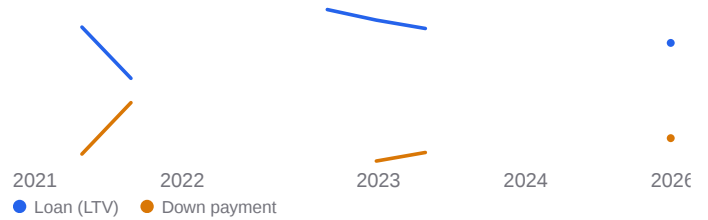


BUYERS & OUTCOMES

Buyer mix

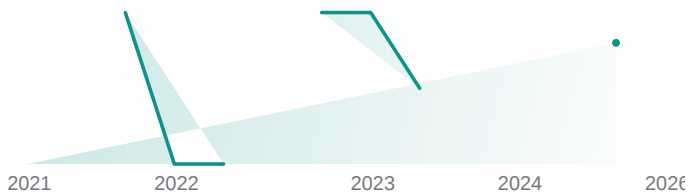


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



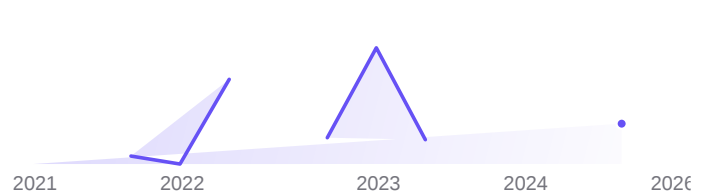
Sellers who sold at a gain

80%



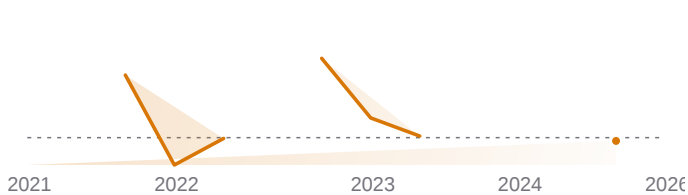
Typical hold before selling

9.8 yrs



Median annualized return at resale

-0.5%



HOUSING STOCK

Homes	141
Median value (AVM)	\$163K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1948
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.0%
Owner occupied	47%
Company owned	33%
Median loan-to-value	0%
Typical ownership tenure	21.2 yrs

COMMUNITY

Population	349
Density	1 / mi²
Median household income	\$53K
Average household income	\$62K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	176
Homes occupied	73%
Bachelor's or higher	16%
Poverty rate	12.4%
Unemployment	1.6%
Average temp	47°F
Annual precip	17 in
Sunshine	88%

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.