

Anderson 96007

ZIP code · CA · California > Shasta County > Anderson

BALANCED MARKET

\$315K

MEDIAN SALE PRICE

-2.3%

1-YR CHANGE

331

SALES (12 MO)

\$326K

MEDIAN VALUE (AVM)

Market temperature

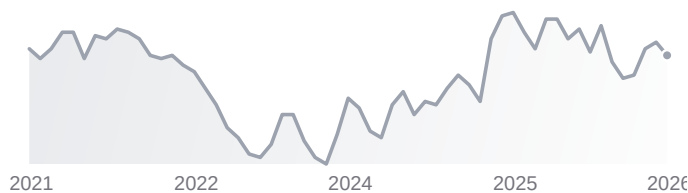
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

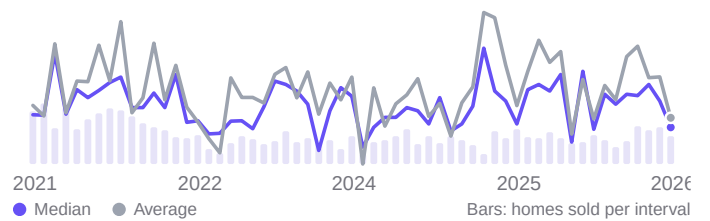
Market temperature (0–100)

56 / 100



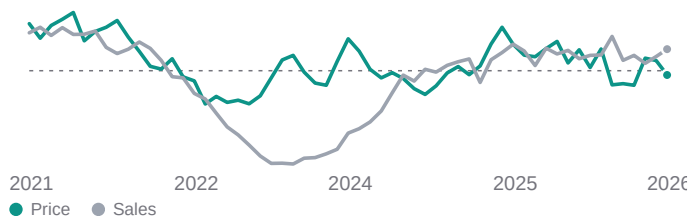
Sale prices

Median \$280K · Average \$294K



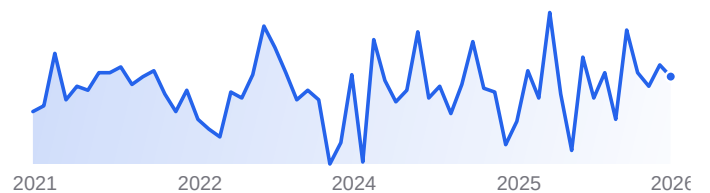
Growth (year over year)

Price -2.3% · Sales +11.4%



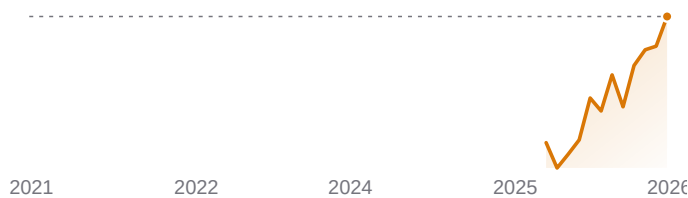
Price per square foot

\$239/ft²



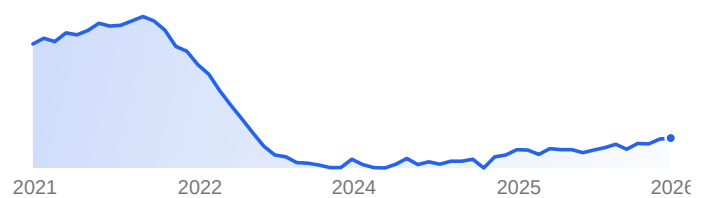
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

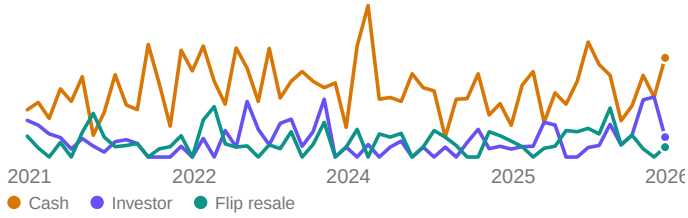
4.0%



BUYERS & OUTCOMES

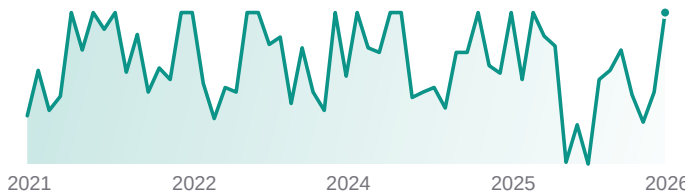
Buyer mix

Cash 36% · Investor 7.1% · Flip resale 3.6%



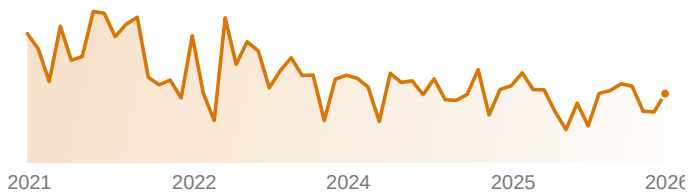
Sellers who sold at a gain

100%

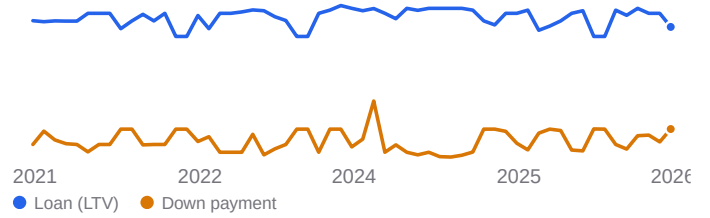


Median annualized return at resale

+4.5%

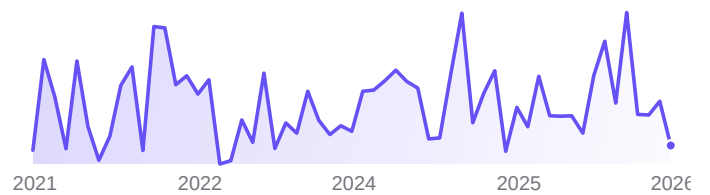


Financing (share of purchase price) Loan (LTV) 86% · Down payment 20%



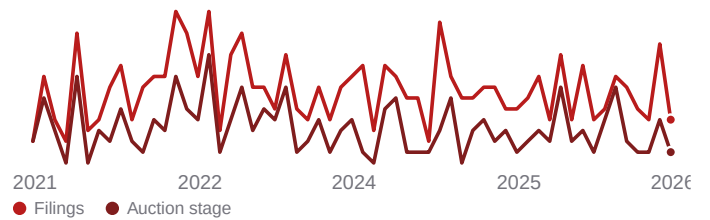
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	8,286
Median value (AVM)	\$326K
Median size	1,380 ft²
Median bedrooms	3
Median year built	1978
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	3.0%
Owner occupied	74%
Company owned	29%
Median loan-to-value	62%
Typical ownership tenure	15.2 yrs

COMMUNITY

Population	24,104
Density	194 / mi²
Median household income	\$62K
Average household income	\$80K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	188
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	9.9%
Unemployment	1.4%
Average temp	62°F
Annual precip	34 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.