

Bella Vista 96008

ZIP code · CA · California > Shasta County > Bella Vista

BALANCED MARKET

\$335K

MEDIAN SALE PRICE

23

SALES (12 MO)

\$459K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



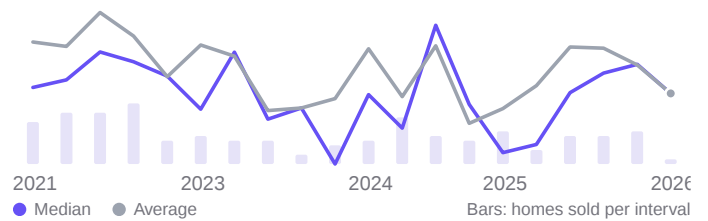
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$264K · Average \$264K

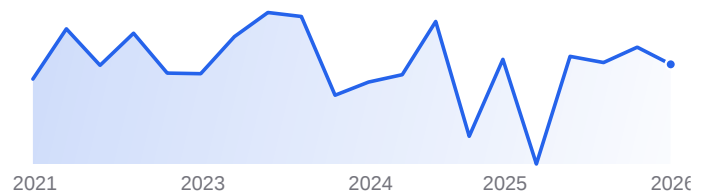
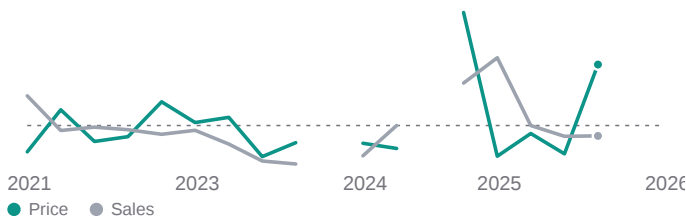


Growth (year over year)

Price +89.9% · Sales -15.4%

Price per square foot

\$183/ft²

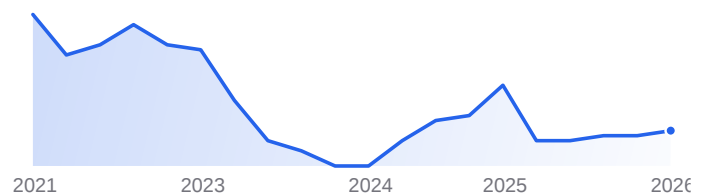


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

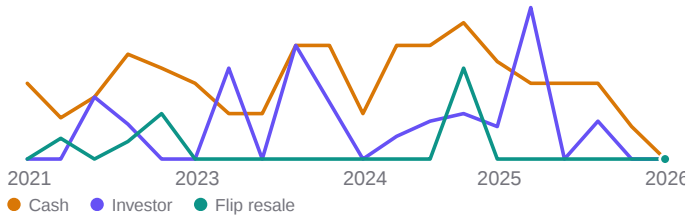
3.4%



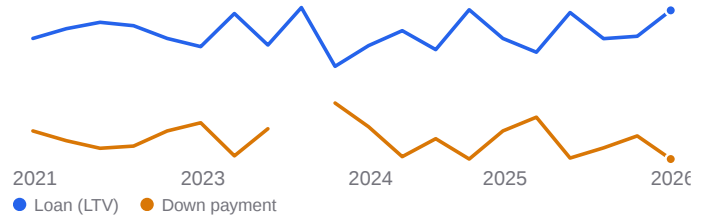
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

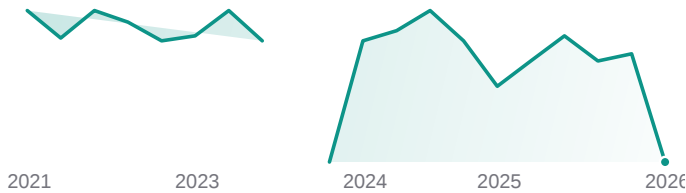


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



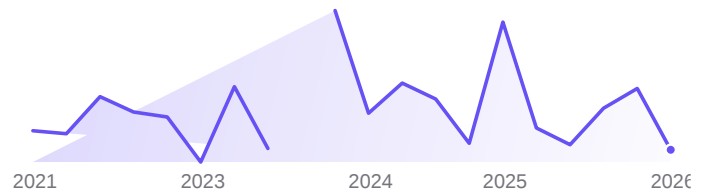
Sellers who sold at a gain

0%



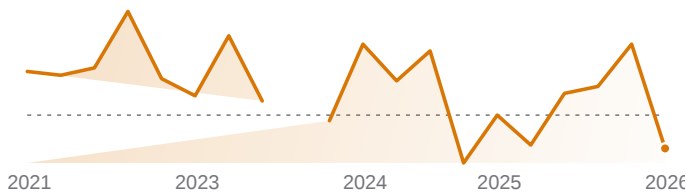
Typical hold before selling

4.0 yrs



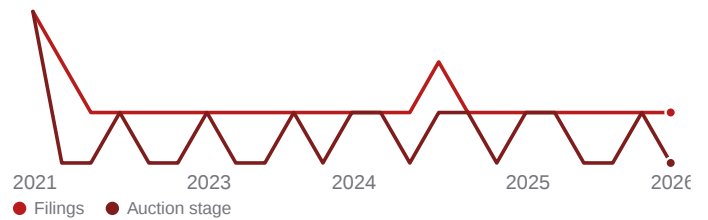
Median annualized return at resale

-2.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	669
Median value (AVM)	\$459K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1990
Single family	9.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	4.0%
Owner occupied	63%
Company owned	30%
Median loan-to-value	56%
Typical ownership tenure	19.3 yrs

COMMUNITY

Population	723
Density	12 / mi²
Median household income	\$87K
Average household income	\$123K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	172
Homes occupied	89%
Bachelor's or higher	19%
Poverty rate	8.3%
Unemployment	1.5%
Average temp	58°F
Annual precip	73 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.