

# Big Bar 96010

ZIP code · CA · California > Trinity County

**\$197K**

MEDIAN SALE PRICE

**5**

SALES (12 MO)

**\$190K**

MEDIAN VALUE (AVM)

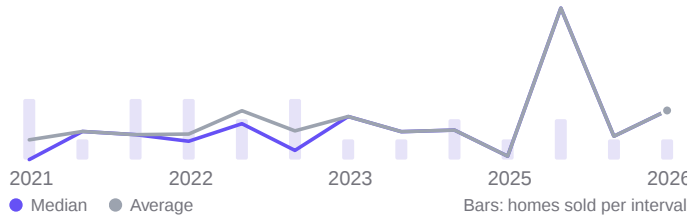
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$249K · Average \$249K

Growth (year over year)

Price -70.5% · Sales -11.1%

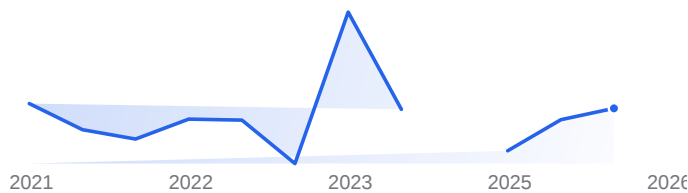


Price per square foot

\$189/ft²

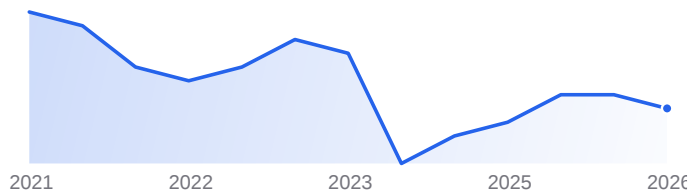
Sale premium vs estimated value

-0.4%



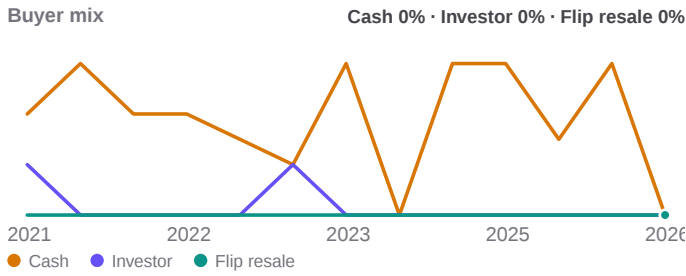
Annual turnover (share of homes sold)

4.1%



## BUYERS & OUTCOMES

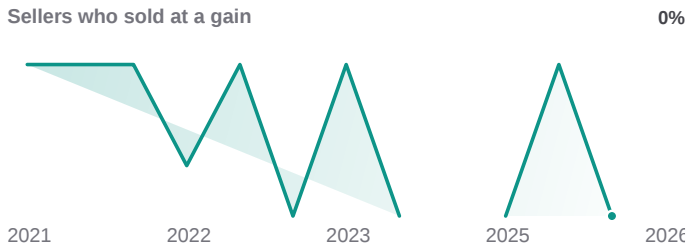
### Buyer mix



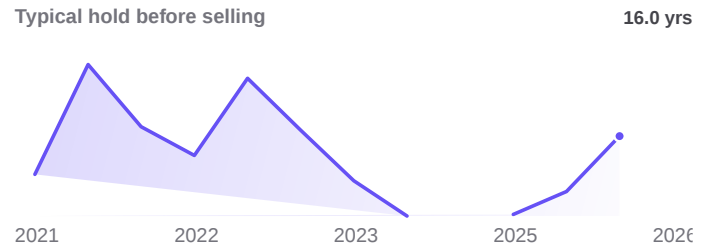
### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



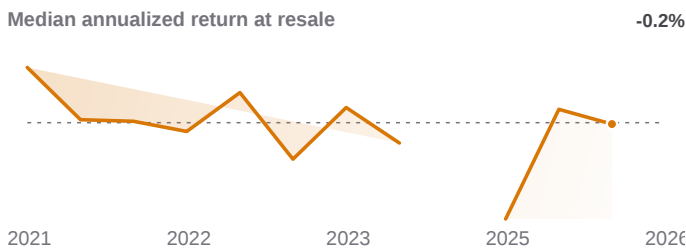
### Sellers who sold at a gain



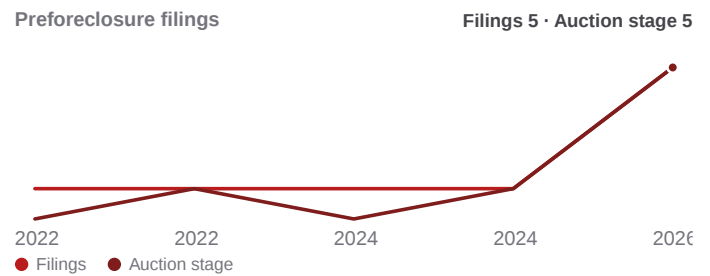
### Typical hold before selling



### Median annualized return at resale



### Preforeclosure filings



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 123       |
| Median value (AVM) | \$190K    |
| Median size        | 1,072 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1971      |
| Single family      | 76%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 63%      |
| Underwater (LTV 125% or more) | 5.5%     |
| Owner occupied                | 27%      |
| Company owned                 | 24%      |
| Median loan-to-value          | 13%      |
| Typical ownership tenure      | 23.1 yrs |

## COMMUNITY

|                                  |                     |
|----------------------------------|---------------------|
| Population                       | 687                 |
| Density                          | 2 / mi <sup>2</sup> |
| Median household income          | \$55K               |
| Average household income         | \$60K               |
| Crime index (US avg 100)         | 123                 |
| Air pollution index (US avg 100) | 101                 |
| Earthquake index (US avg 100)    | 212                 |
| Homes occupied                   | 84%                 |
| Bachelor's or higher             | 17%                 |
| Poverty rate                     | 19.0%               |
| Unemployment                     | 2.4%                |
| Average temp                     | 51°F                |
| Annual precip                    | 66 in               |
| Sunshine                         | 51%                 |

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.