

Big Bend 96011

ZIP code · CA · California > Shasta County > Big Bend

\$55K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$184K

MEDIAN VALUE (AVM)

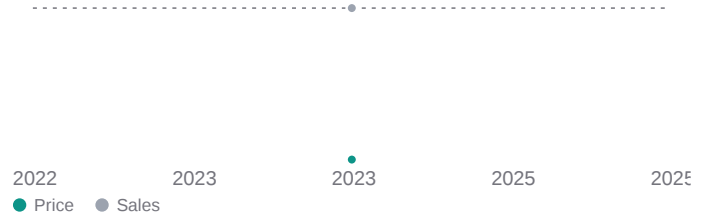
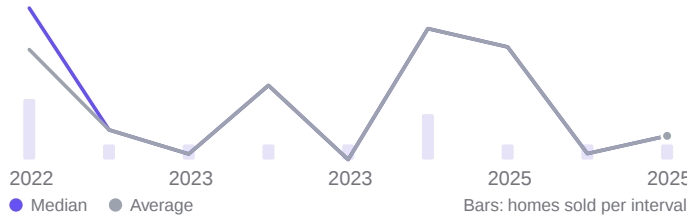
MARKET TRENDS (5 YEARS)

Sale prices

Median \$70K · Average \$70K

Growth (year over year)

Price -85.4% · Sales +0.0%

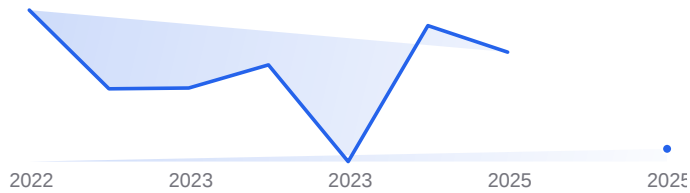


Price per square foot

\$42/ft²

Annual turnover (share of homes sold)

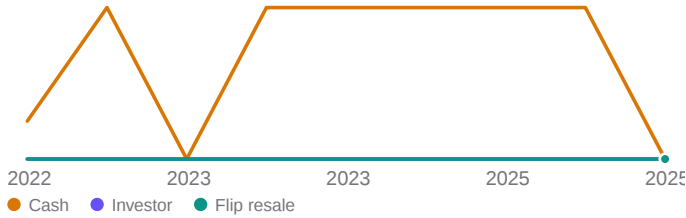
13%



BUYERS & OUTCOMES

Buyer mix

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

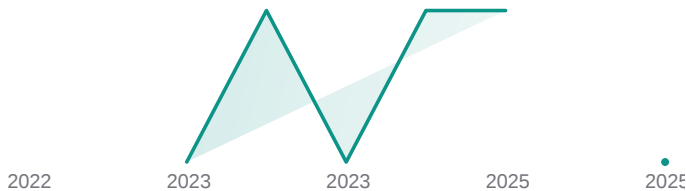


Financing (share of purchase price) Loan (LTV) 52% · Down payment 48%



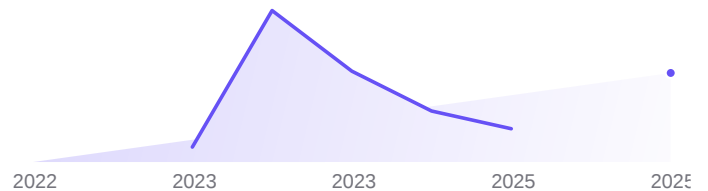
Sellers who sold at a gain

0%



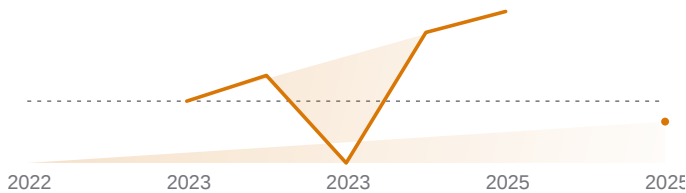
Typical hold before selling

20.2 yrs



Median annualized return at resale

-2.0%



HOUSING STOCK

Homes	48
Median value (AVM)	\$184K
Median size	1,062 ft²
Median bedrooms	3
Median year built	1978
Single family	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0%
Owner occupied	19%
Company owned	42%
Median loan-to-value	0%
Typical ownership tenure	14.4 yrs

COMMUNITY

Population	1,080
Density	4 / mi²
Median household income	\$63K
Average household income	\$83K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	182
Homes occupied	83%
Bachelor's or higher	15%
Poverty rate	16.0%
Unemployment	1.6%
Average temp	58°F
Annual precip	78 in
Sunshine	88%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.