

Burney 96013

ZIP code · CA · California > Shasta County > Burney

SELLER'S MARKET

\$217K

MEDIAN SALE PRICE

+94.0%

1-YR CHANGE

59

SALES (12 MO)

\$210K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

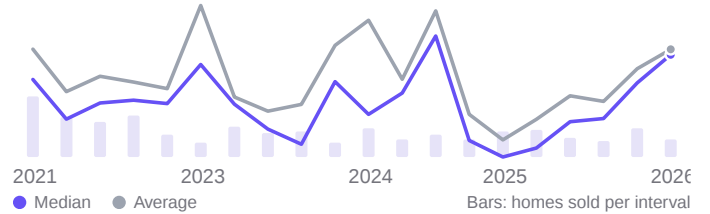
Market temperature (0–100)

71 / 100



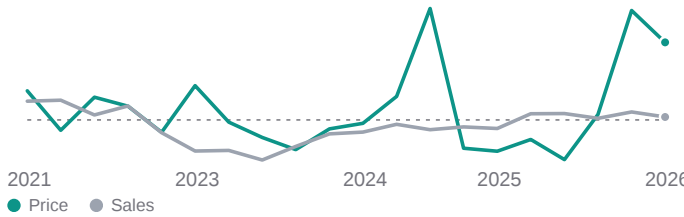
Sale prices

Median \$245K · Average \$251K



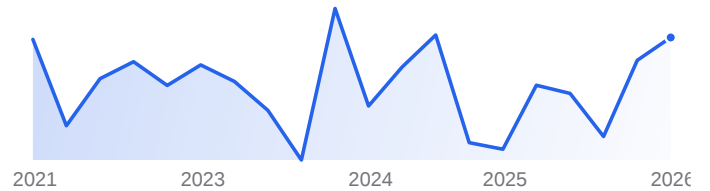
Growth (year over year)

Price +94.0% · Sales +3.5%



Price per square foot

\$176/ft²



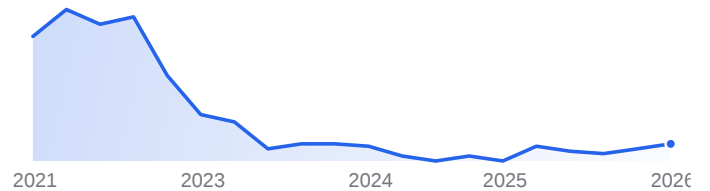
Sale premium vs estimated value

-4.6%



Annual turnover (share of homes sold)

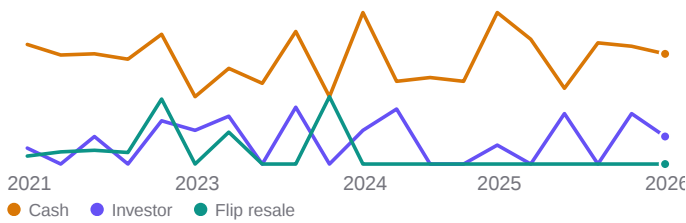
3.5%



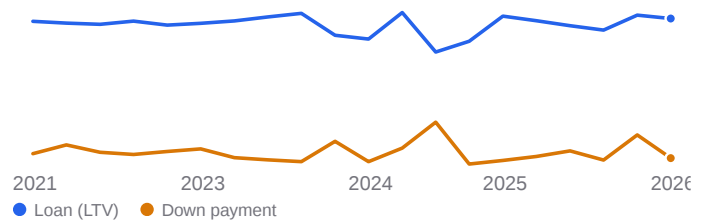
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 9.1% · Flip resale 0%

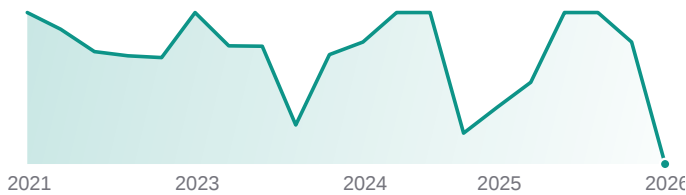


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



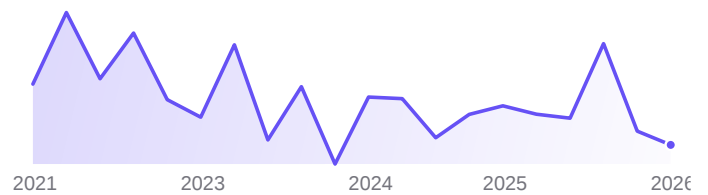
Sellers who sold at a gain

60%



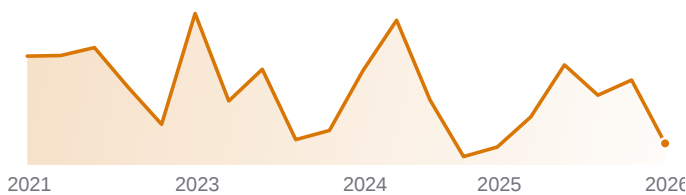
Typical hold before selling

5.2 yrs



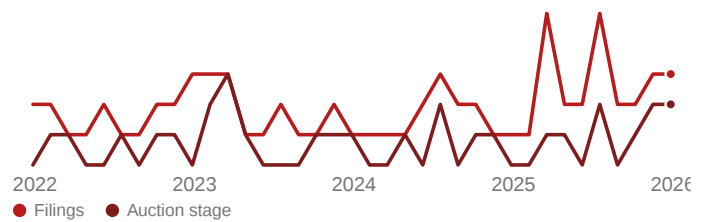
Median annualized return at resale

+1.3%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	1,676
Median value (AVM)	\$210K
Median size	1,276 ft²
Median bedrooms	3
Median year built	1973
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	3.0%
Owner occupied	62%
Company owned	32%
Median loan-to-value	45%
Typical ownership tenure	18.6 yrs

COMMUNITY

Population	3,817
Density	14 / mi²
Median household income	\$64K
Average household income	\$79K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	216
Homes occupied	82%
Bachelor's or higher	7%
Poverty rate	13.6%
Unemployment	1.3%
Average temp	51°F
Annual precip	34 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.