

Canby 96015

ZIP code · CA · California > Modoc County > Canby

\$25K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$179K

MEDIAN VALUE (AVM)

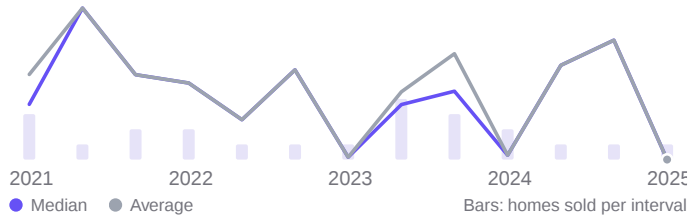
MARKET TRENDS (5 YEARS)

Sale prices

Median \$25K · Average \$25K

Growth (year over year)

Price -26.0% · Sales -25.0%

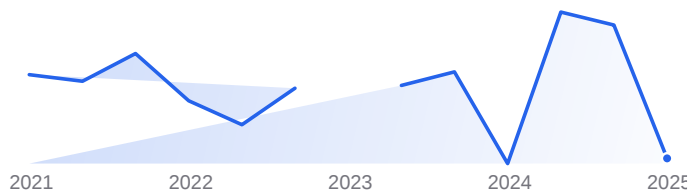


Price per square foot

\$31/ft²

Annual turnover (share of homes sold)

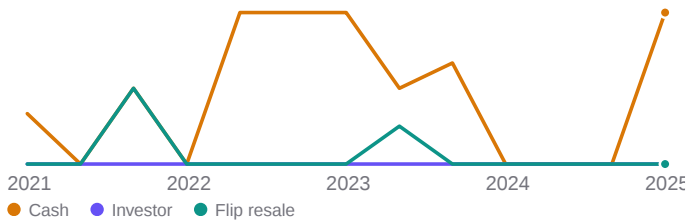
3.6%



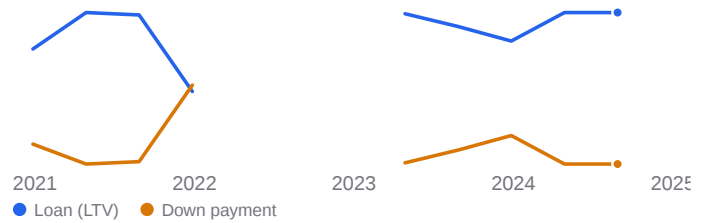
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

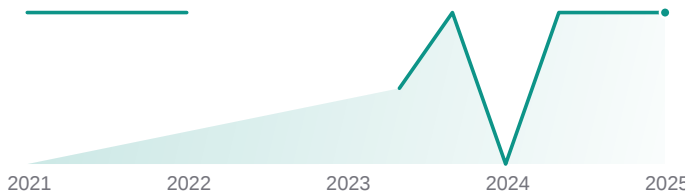


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



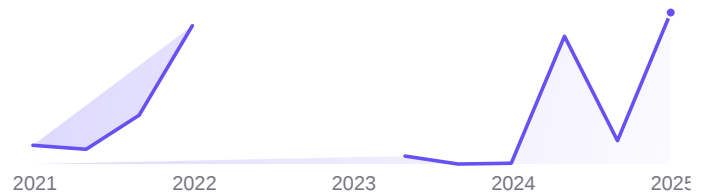
Sellers who sold at a gain

100%



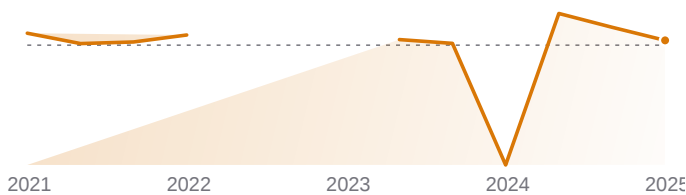
Typical hold before selling

23.2 yrs



Median annualized return at resale

+2.1%



HOUSING STOCK

Homes	140
Median value (AVM)	\$179K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1975
Single family	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0%
Owner occupied	46%
Company owned	26%
Median loan-to-value	0%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	303
Density	1 / mi²
Median household income	\$58K
Average household income	\$62K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	160
Homes occupied	78%
Bachelor's or higher	16%
Poverty rate	15.1%
Unemployment	1.1%
Average temp	47°F
Annual precip	18 in
Sunshine	88%

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