

Cassel 96016

ZIP code · CA · California > Shasta County > Cassel

\$273K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$290K

MEDIAN VALUE (AVM)

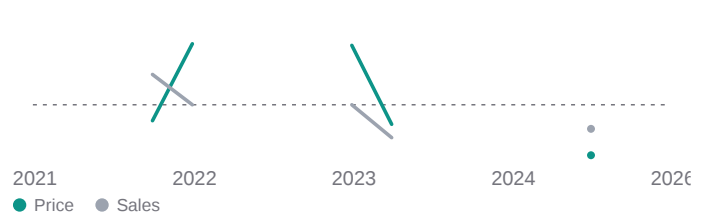
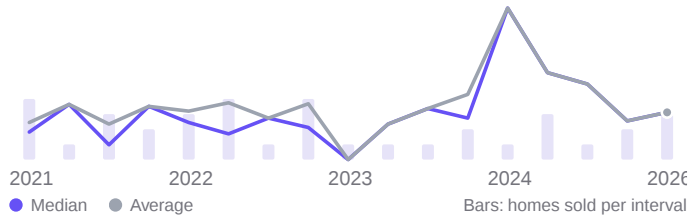
MARKET TRENDS (5 YEARS)

Sale prices

Median \$240K · Average \$240K

Growth (year over year)

Price -41.9% · Sales -20.0%

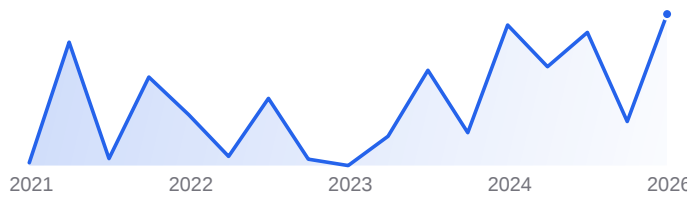


Price per square foot

\$224/ft²

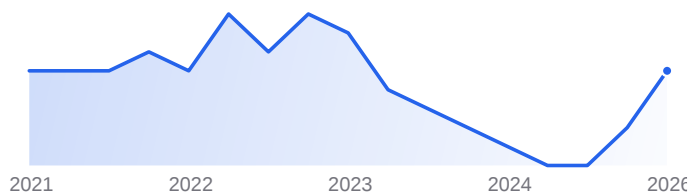
Sale premium vs estimated value

-20.1%



Annual turnover (share of homes sold)

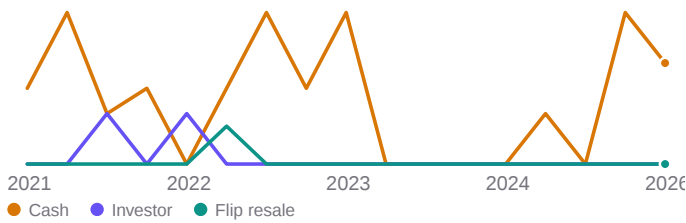
4.1%



BUYERS & OUTCOMES

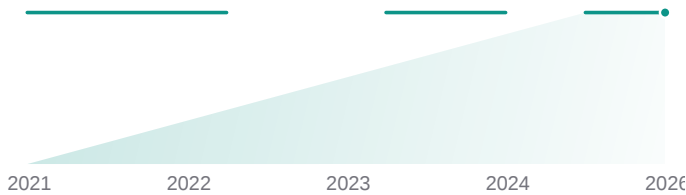
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



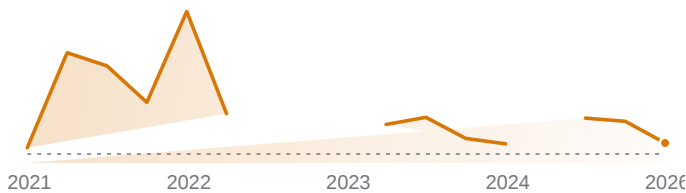
Sellers who sold at a gain

100%

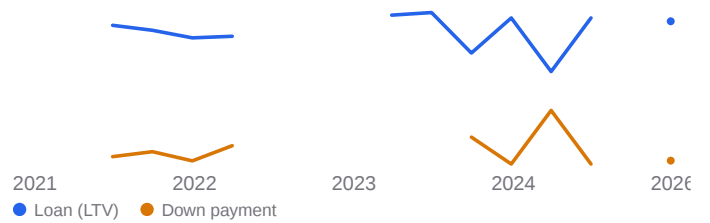


Median annualized return at resale

+1.6%

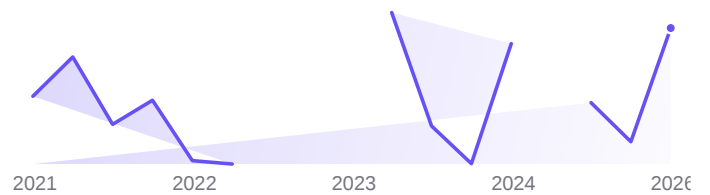


Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.1%



Typical hold before selling

22.6 yrs



HOUSING STOCK

Homes	222
Median value (AVM)	\$290K
Median size	1,496 ft²
Median bedrooms	3
Median year built	1978
Single family	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	4.9%
Owner occupied	55%
Company owned	46%
Median loan-to-value	30%
Typical ownership tenure	23.1 yrs

COMMUNITY

Population	147
Density	3 / mi ²
Median household income	\$66K
Average household income	\$78K
Crime index (US avg 100)	172
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	410
Homes occupied	70%
Bachelor's or higher	16%
Poverty rate	8.6%
Unemployment	1.3%
Average temp	50°F
Annual precip	24 in
Sunshine	88%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.