

Castella 96017

ZIP code · CA · California > Shasta County > Castella

\$128K

MEDIAN SALE PRICE

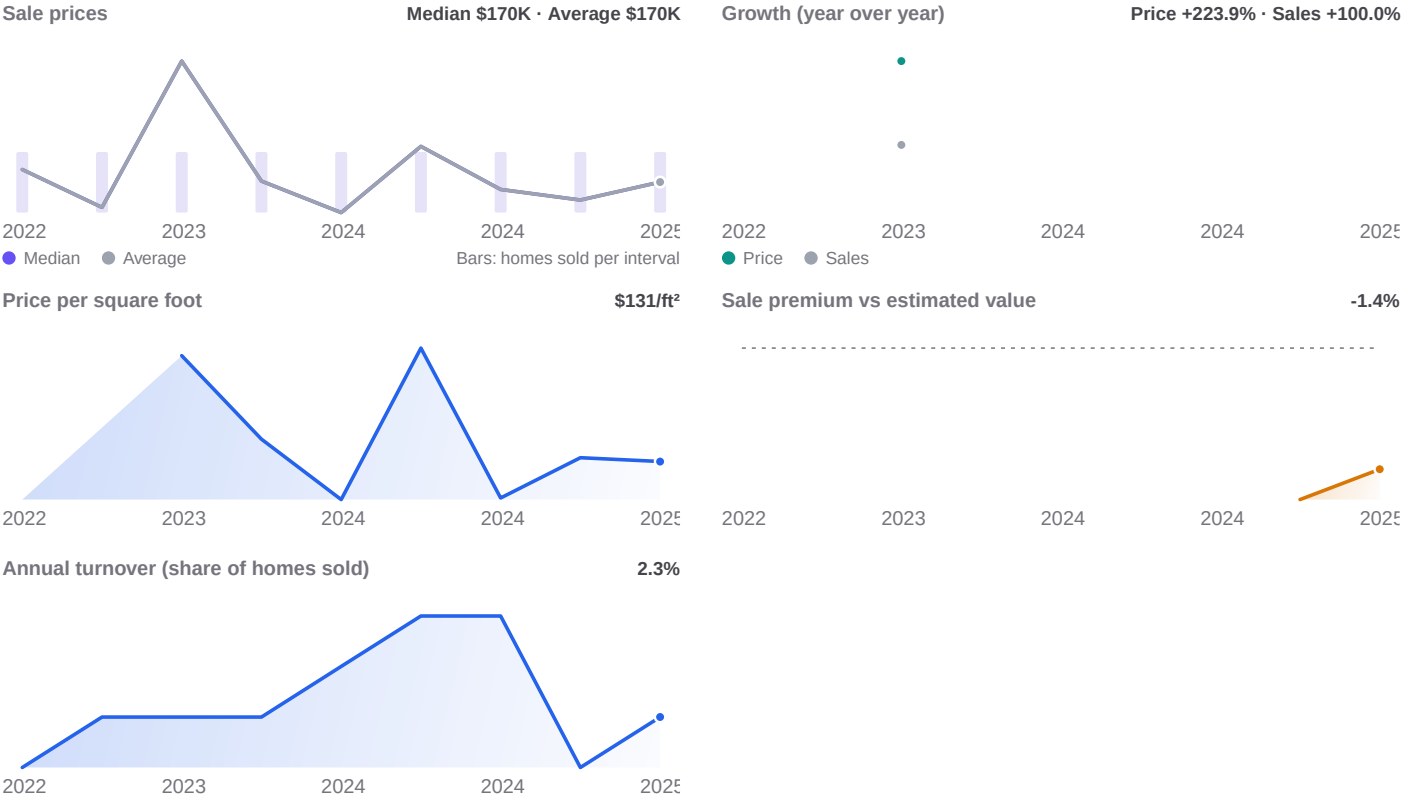
2

SALES (12 MO)

\$244K

MEDIAN VALUE (AVM)

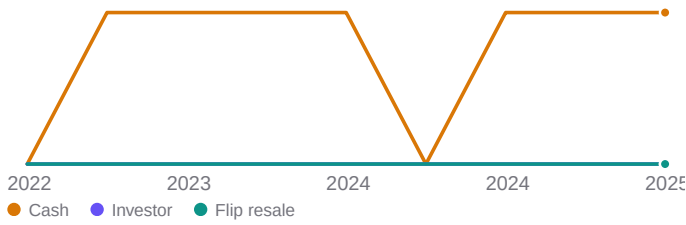
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

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

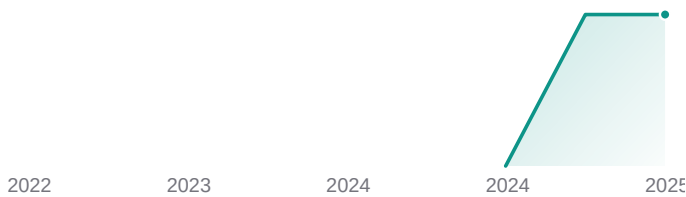


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



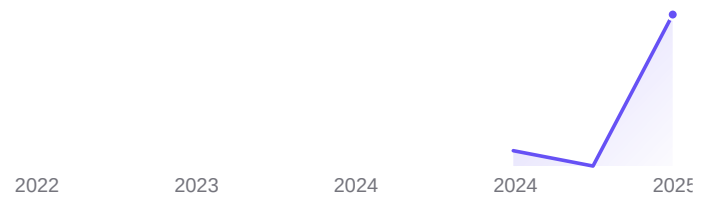
Sellers who sold at a gain

100%



Typical hold before selling

24.3 yrs



Median annualized return at resale

+0.7%



HOUSING STOCK

Homes	87
Median value (AVM)	\$244K
Median size	1,231 ft²
Median bedrooms	2
Median year built	1957
Single family	30%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	6.1%
Owner occupied	29%
Company owned	48%
Median loan-to-value	18%
Typical ownership tenure	27.4 yrs

COMMUNITY

Population	381
Density	2 / mi²
Median household income	\$60K
Average household income	\$74K
Crime index (US avg 100)	176
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	174
Homes occupied	62%
Bachelor's or higher	22%
Poverty rate	20.9%
Unemployment	1.1%
Average temp	56°F
Annual precip	77 in
Sunshine	84%

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