

Shasta Lake 96019

ZIP code · CA · California > Shasta County > Shasta Lake

SELLER'S MARKET

\$295K

MEDIAN SALE PRICE

+2.1%

1-YR CHANGE

173

SALES (12 MO)

\$294K

MEDIAN VALUE (AVM)

Market temperature

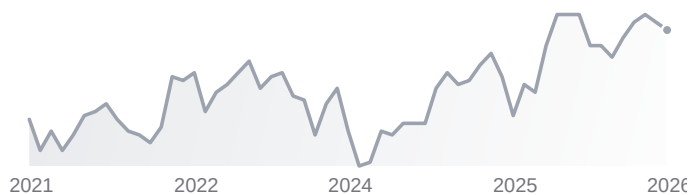
Seller's market · 63 / 100



MARKET TRENDS (5 YEARS)

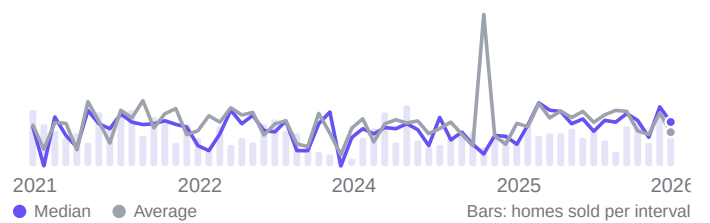
Market temperature (0–100)

63 / 100



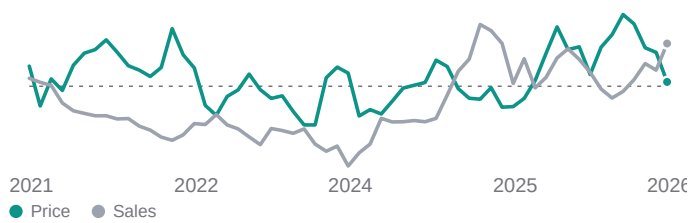
Sale prices

Median \$295K · Average \$265K



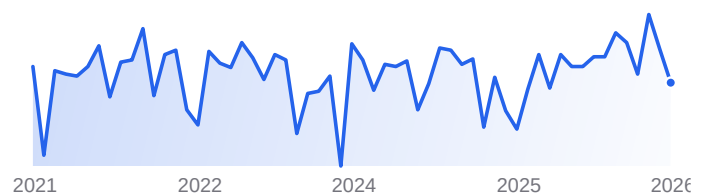
Growth (year over year)

Price +2.1% · Sales +20.1%



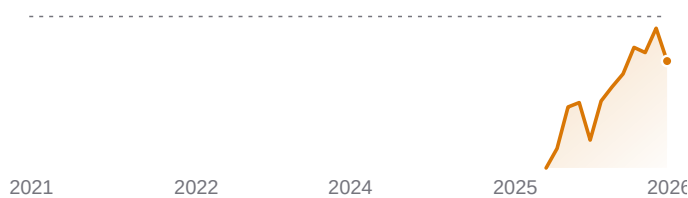
Price per square foot

\$220/ft²



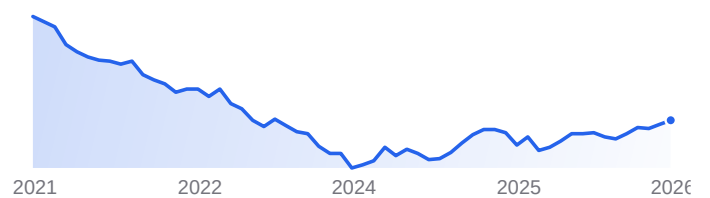
Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

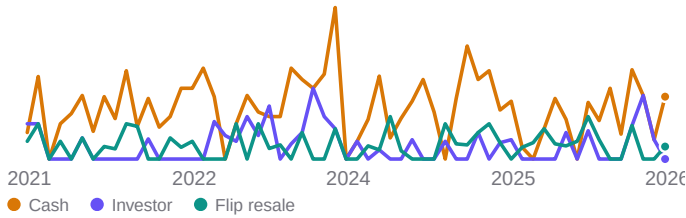
4.3%



BUYERS & OUTCOMES

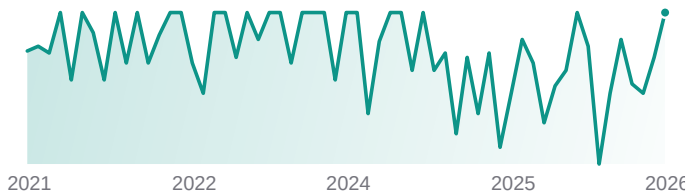
Buyer mix

Cash 29% · Investor 0% · Flip resale 5.9%



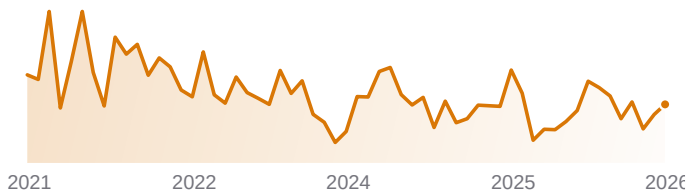
Sellers who sold at a gain

100%

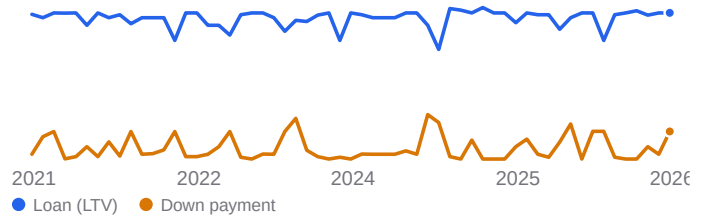


Median annualized return at resale

+5.1%

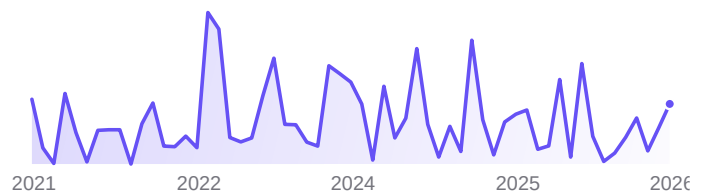


Financing (share of purchase price) Loan (LTV) 98% · Down payment 20%



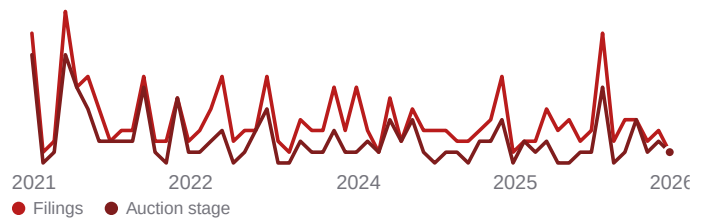
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,980
Median value (AVM)	\$294K
Median size	1,284 ft²
Median bedrooms	3
Median year built	1980
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.9%
Owner occupied	72%
Company owned	26%
Median loan-to-value	55%
Typical ownership tenure	14.0 yrs

COMMUNITY

Population	11,056
Density	506 / mi²
Median household income	\$56K
Average household income	\$70K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	157
Homes occupied	93%
Bachelor's or higher	11%
Poverty rate	15.7%
Unemployment	1.4%
Average temp	60°F
Annual precip	57 in
Sunshine	88%

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