

Corning 96021

ZIP code · CA · California > Tehama County > Corning

STRONG BUYER'S MARKET

\$242K

MEDIAN SALE PRICE

-23.0%

1-YR CHANGE

131

SALES (12 MO)

\$238K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



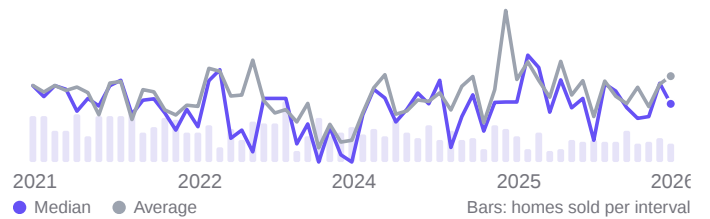
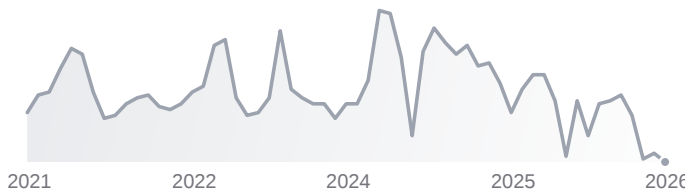
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

14 / 100

Sale prices

Median \$235K · Average \$311K

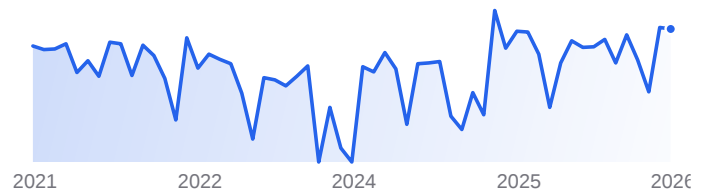
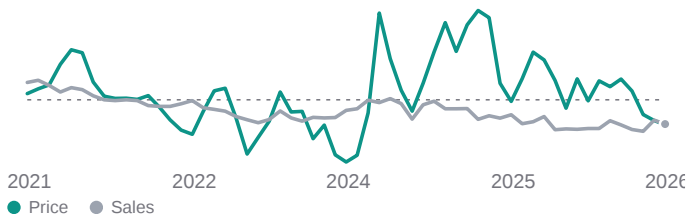


Growth (year over year)

Price -23.0% · Sales -22.5%

Price per square foot

\$238/ft²

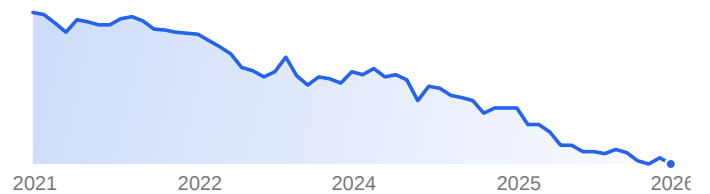
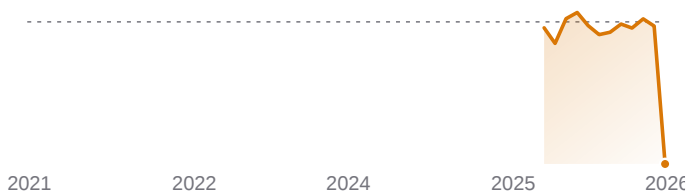


Sale premium vs estimated value

-12.8%

Annual turnover (share of homes sold)

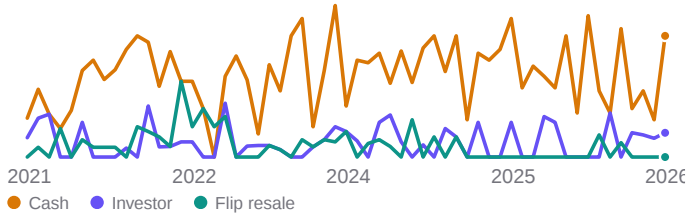
2.2%



BUYERS & OUTCOMES

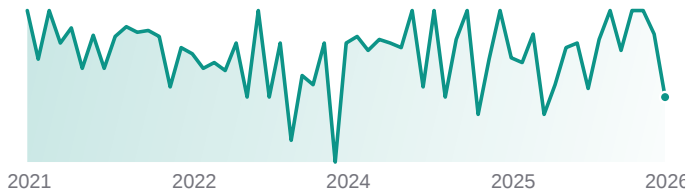
Buyer mix

Cash 50% · Investor 10% · Flip resale 0%



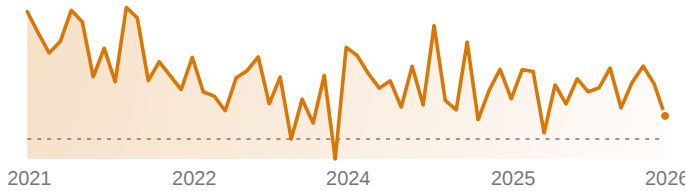
Sellers who sold at a gain

67%

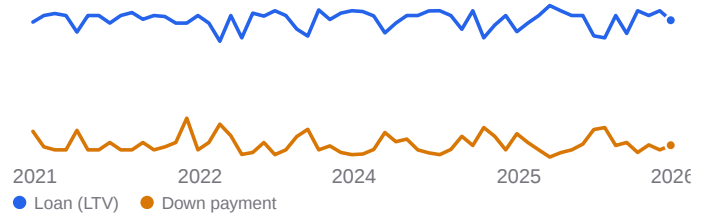


Median annualized return at resale

+2.2%

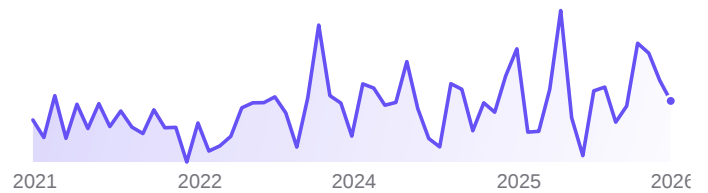


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.1%



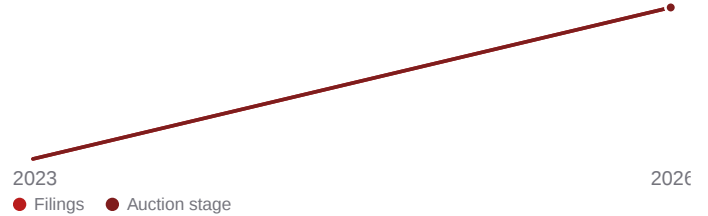
Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	5,834
Median value (AVM)	\$238K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1979
Single family	31%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.3%
Owner occupied	61%
Company owned	20%
Median loan-to-value	39%
Typical ownership tenure	17.3 yrs

COMMUNITY

Population	16,883
Density	56 / mi²
Median household income	\$60K
Average household income	\$71K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	148
Homes occupied	93%
Bachelor's or higher	9%
Poverty rate	9.4%
Unemployment	1.6%
Average temp	62°F
Annual precip	25 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.