

Cottonwood 96022

ZIP code · CA · California > Tehama County > Cottonwood

BALANCED MARKET

\$346K

MEDIAN SALE PRICE

-2.8%

1-YR CHANGE

254

SALES (12 MO)

\$356K

MEDIAN VALUE (AVM)

Market temperature

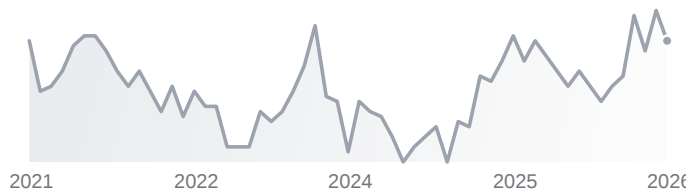
Balanced market · 53 / 100



MARKET TRENDS (5 YEARS)

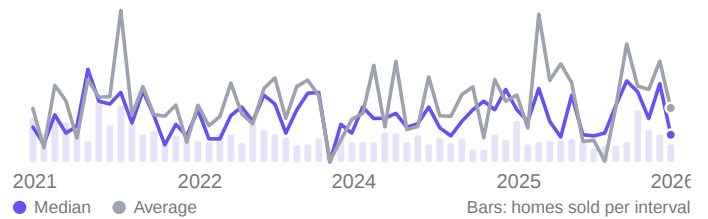
Market temperature (0–100)

53 / 100



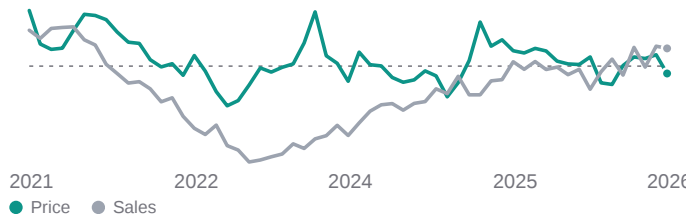
Sale prices

Median \$307K · Average \$353K



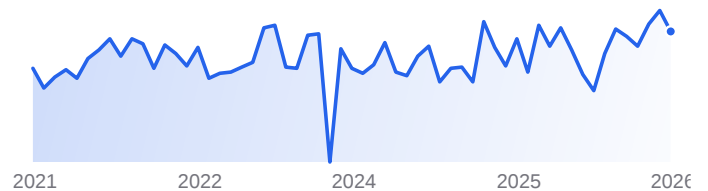
Growth (year over year)

Price -2.8% · Sales +6.7%



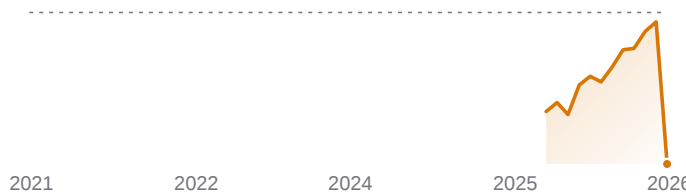
Price per square foot

\$246/ft²



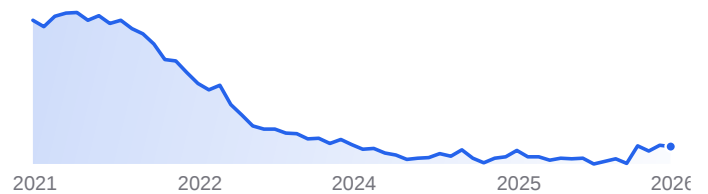
Sale premium vs estimated value

-1.2%



Annual turnover (share of homes sold)

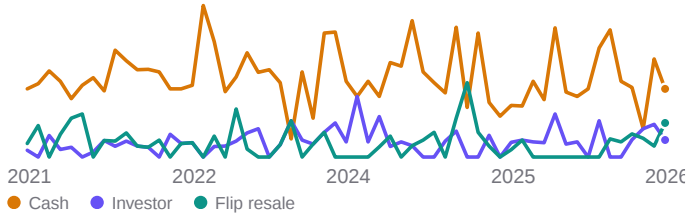
3.9%



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 6.3% · Flip resale 13%



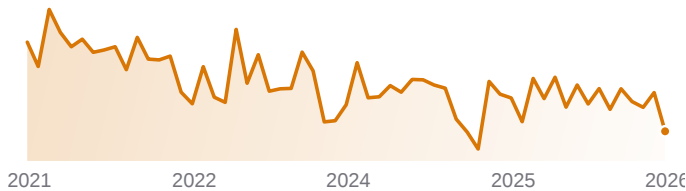
Sellers who sold at a gain

79%

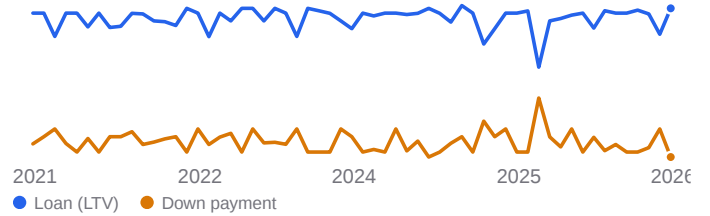


Median annualized return at resale

+2.2%

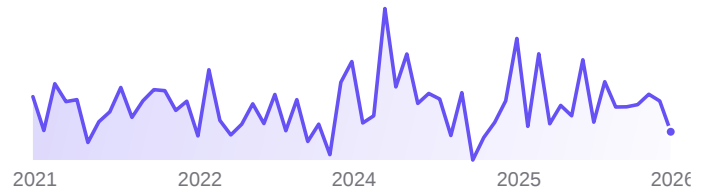


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



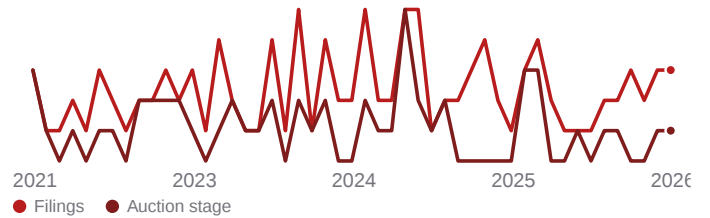
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	6,434
Median value (AVM)	\$356K
Median size	1,564 ft²
Median bedrooms	3
Median year built	1991
Single family	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.5%
Owner occupied	74%
Company owned	29%
Median loan-to-value	56%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	15,366
Density	62 / mi²
Median household income	\$79K
Average household income	\$101K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	183
Homes occupied	91%
Bachelor's or higher	18%
Poverty rate	11.0%
Unemployment	1.4%
Average temp	61°F
Annual precip	33 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.