

# Dorris 96023

ZIP code · CA · California > Siskiyou County > Dorris

BUYER'S MARKET

**\$97K**

MEDIAN SALE PRICE

**-46.8%**

1-YR CHANGE

**16**

SALES (12 MO)

**\$112K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



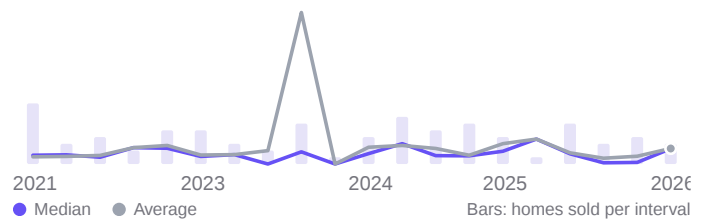
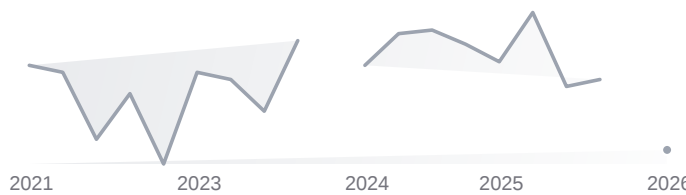
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$150K · Average \$152K

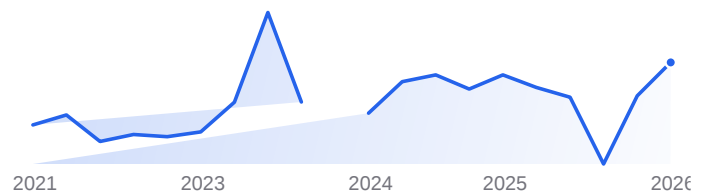
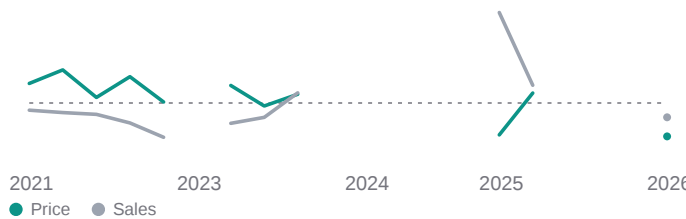


Growth (year over year)

Price -46.8% · Sales -20.0%

Price per square foot

\$147/ft²

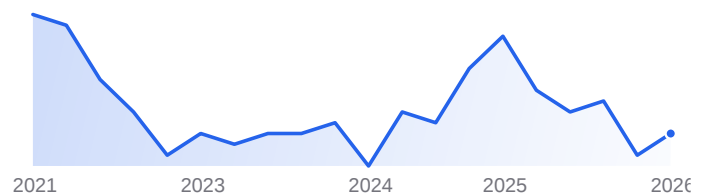


Sale premium vs estimated value

-14.3%

Annual turnover (share of homes sold)

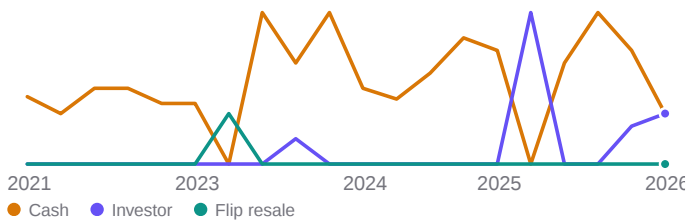
2.7%



## BUYERS & OUTCOMES

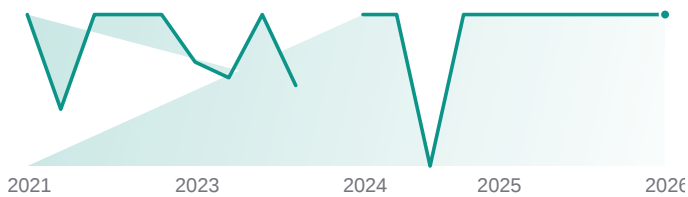
### Buyer mix

Cash 33% · Investor 33% · Flip resale 0%



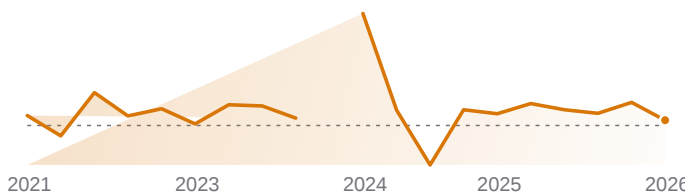
### Sellers who sold at a gain

100%

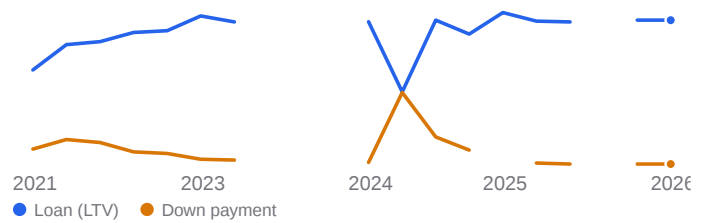


### Median annualized return at resale

+1.6%

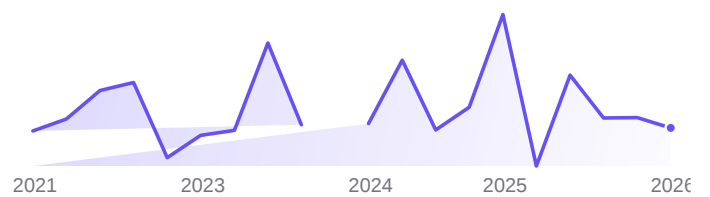


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



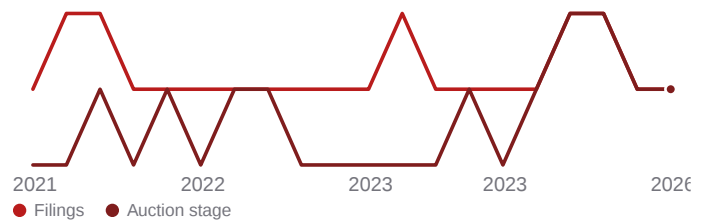
### Typical hold before selling

7.9 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 594       |
| Median value (AVM) | \$112K    |
| Median size        | 1,146 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1967      |
| Single family      | 79%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 74%      |
| Underwater (LTV 125% or more) | 1.9%     |
| Owner occupied                | 60%      |
| Company owned                 | 11%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 10.8 yrs |

## COMMUNITY

|                                  |                |
|----------------------------------|----------------|
| Population                       | <b>939</b>     |
| Density                          | <b>4 / mi²</b> |
| Median household income          | <b>\$42K</b>   |
| Average household income         | <b>\$63K</b>   |
| Crime index (US avg 100)         | <b>176</b>     |
| Air pollution index (US avg 100) | <b>111</b>     |
| Earthquake index (US avg 100)    | <b>372</b>     |
| Homes occupied                   | <b>85%</b>     |
| Bachelor's or higher             | <b>7%</b>      |
| Poverty rate                     | <b>17.3%</b>   |
| Unemployment                     | <b>1.8%</b>    |
| Average temp                     | <b>47°F</b>    |
| Annual precip                    | <b>18 in</b>   |
| Sunshine                         | <b>51%</b>     |

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