

Fort Jones 96032

ZIP code · CA · California > Siskiyou County > Fort Jones

SELLER'S MARKET

\$261K

MEDIAN SALE PRICE

+136.0%

1-YR CHANGE

44

SALES (12 MO)

\$275K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

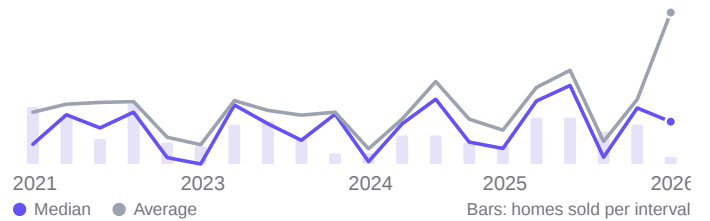
Market temperature (0–100)

78 / 100



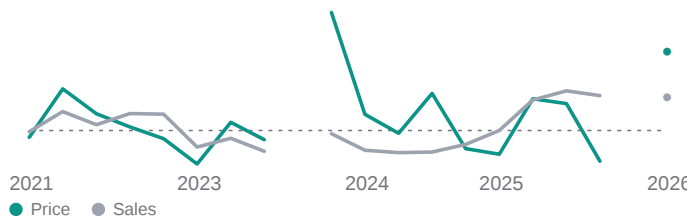
Sale prices

Median \$230K · Average \$613K



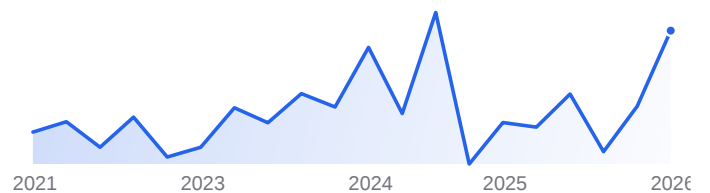
Growth (year over year)

Price +136.0% · Sales +57.1%



Price per square foot

\$259/ft²



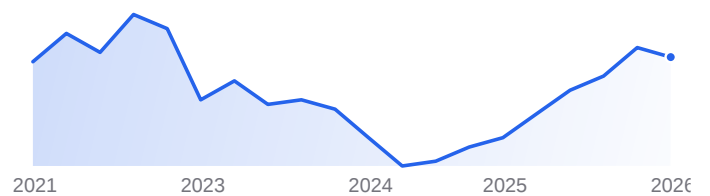
Sale premium vs estimated value

-15.1%



Annual turnover (share of homes sold)

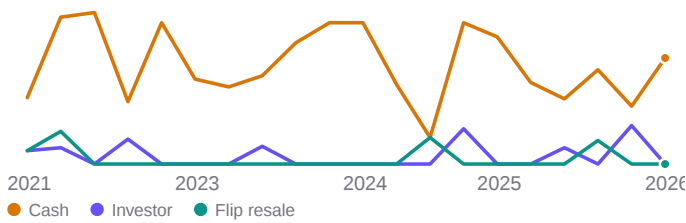
4.2%



BUYERS & OUTCOMES

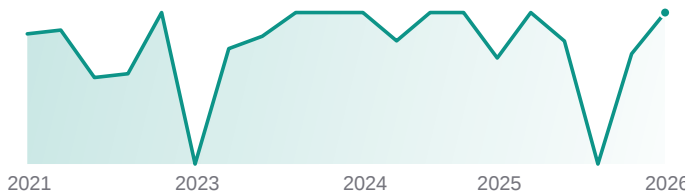
Buyer mix

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



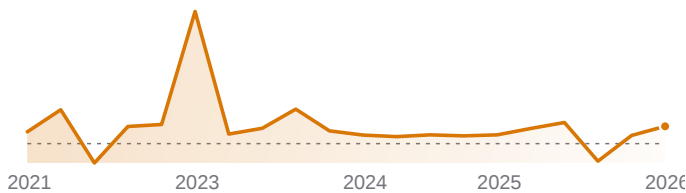
Sellers who sold at a gain

100%

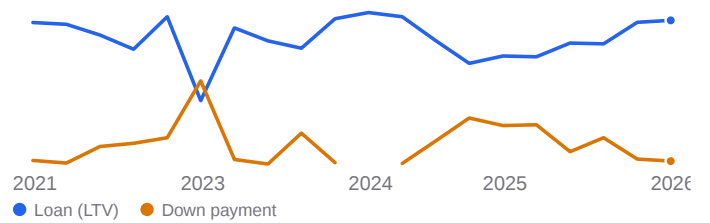


Median annualized return at resale

+6.8%

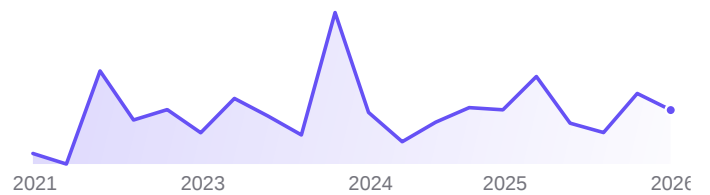


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



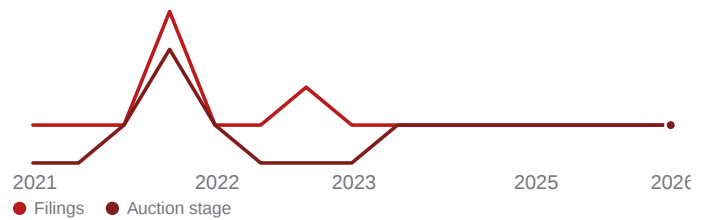
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,054
Median value (AVM)	\$275K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1978
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.5%
Owner occupied	72%
Company owned	32%
Median loan-to-value	12%
Typical ownership tenure	11.9 yrs

COMMUNITY

Population	3,064
Density	7 / mi²
Median household income	\$61K
Average household income	\$76K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	164
Homes occupied	87%
Bachelor's or higher	14%
Poverty rate	15.4%
Unemployment	1.6%
Average temp	49°F
Annual precip	40 in
Sunshine	51%

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.