

French Gulch 96033

ZIP code · CA · California > Shasta County > French Gulch

\$290K

MEDIAN SALE PRICE

+65.7%

1-YR CHANGE

2

SALES (12 MO)

\$246K

MEDIAN VALUE (AVM)

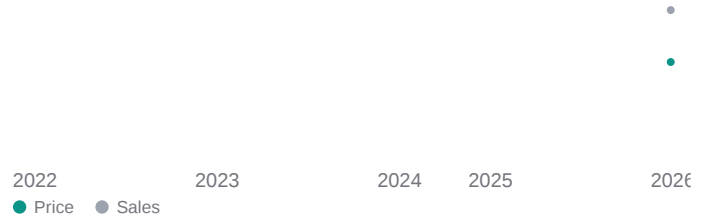
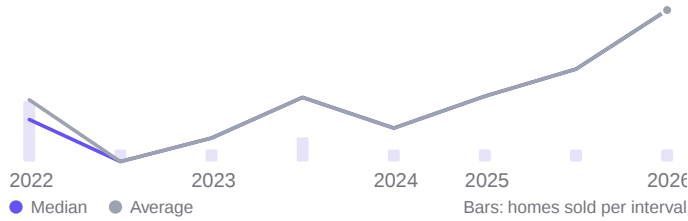
MARKET TRENDS (5 YEARS)

Sale prices

Median \$350K · Average \$350K

Growth (year over year)

Price +65.7% · Sales +100.0%

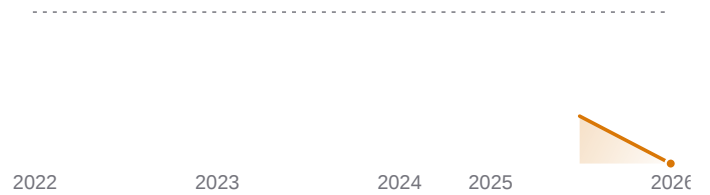
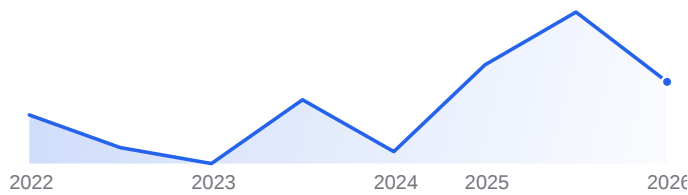


Price per square foot

\$196/ft²

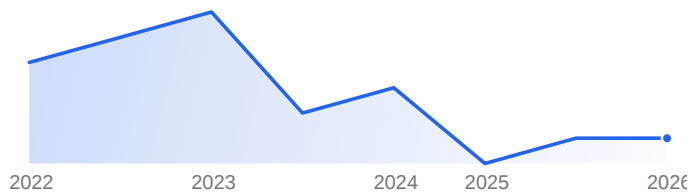
Sale premium vs estimated value

-7.7%



Annual turnover (share of homes sold)

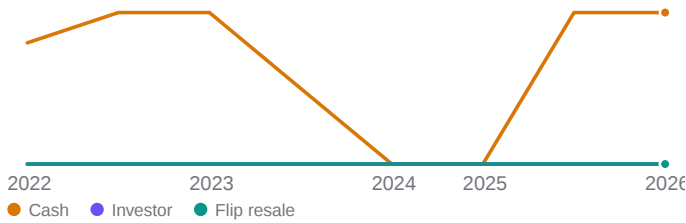
1.0%



BUYERS & OUTCOMES

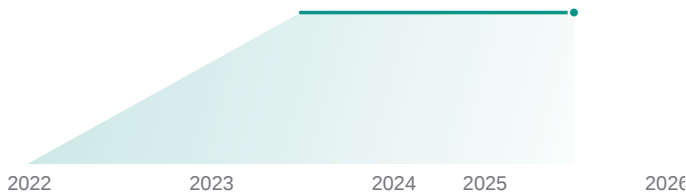
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



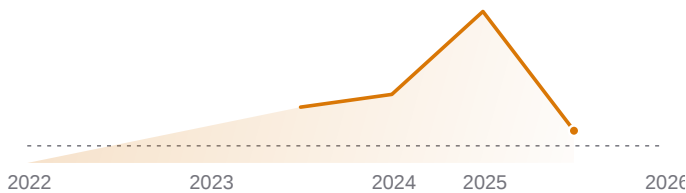
Sellers who sold at a gain

100%

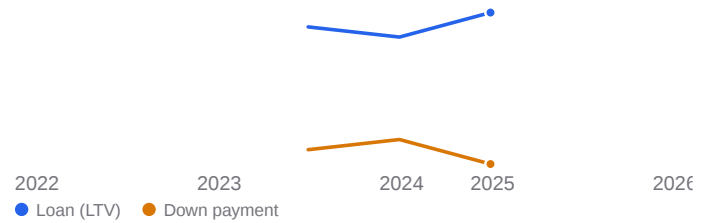


Median annualized return at resale

+1.2%

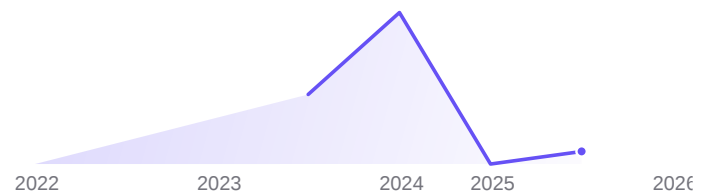


Financing (share of purchase price) Loan (LTV) 94% · Down payment 5.7%



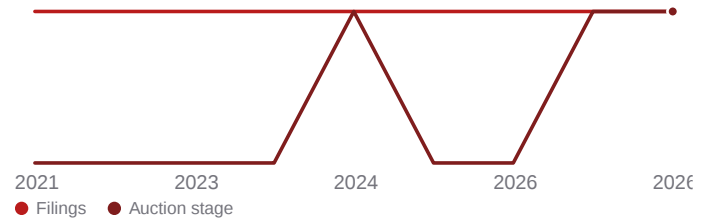
Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	195
Median value (AVM)	\$246K
Median size	1,412 ft²
Median bedrooms	3
Median year built	1968
Single family	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	6.5%
Owner occupied	57%
Company owned	24%
Median loan-to-value	25%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	598
Density	3 / mi²
Median household income	\$73K
Average household income	\$120K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	163
Homes occupied	77%
Bachelor's or higher	19%
Poverty rate	10.3%
Unemployment	1.5%
Average temp	54°F
Annual precip	61 in
Sunshine	78%

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.