

Gerber 96035

ZIP code · CA · California > Tehama County > Gerber

SELLER'S MARKET

\$319K

MEDIAN SALE PRICE

+382.1%

1-YR CHANGE

33

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

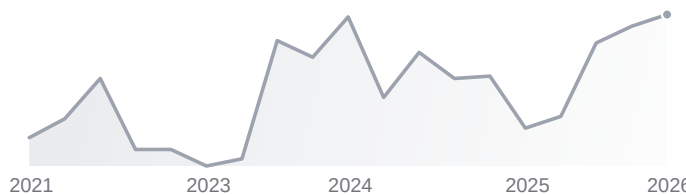
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

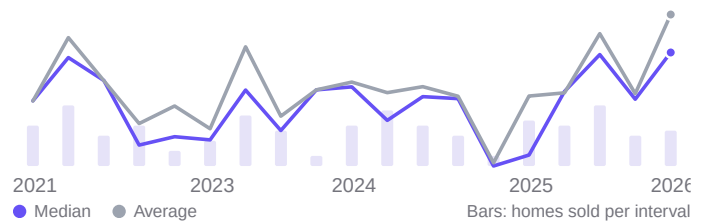
Market temperature (0–100)

68 / 100



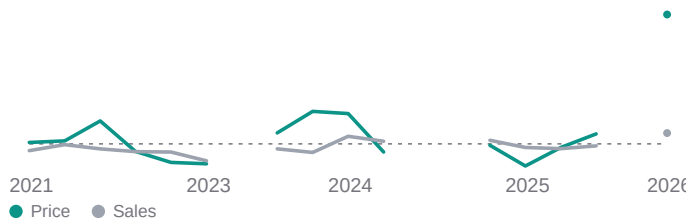
Sale prices

Median \$339K · Average \$440K



Growth (year over year)

Price +382.1% · Sales +32.0%



Price per square foot

\$230/ft²



Sale premium vs estimated value

+39.4%



Annual turnover (share of homes sold)

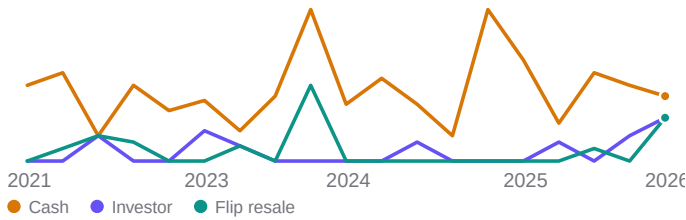
2.9%



BUYERS & OUTCOMES

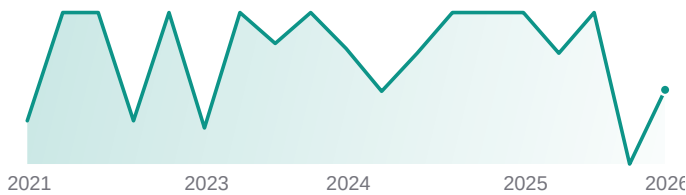
Buyer mix

Cash 43% · Investor 29% · Flip resale 29%



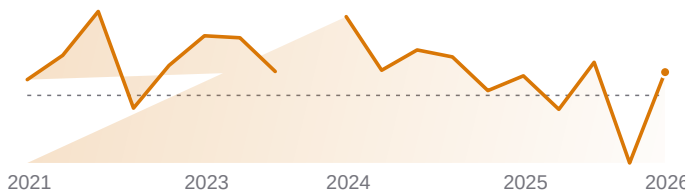
Sellers who sold at a gain

64%

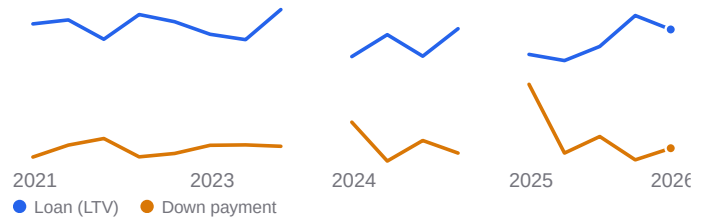


Median annualized return at resale

+3.3%

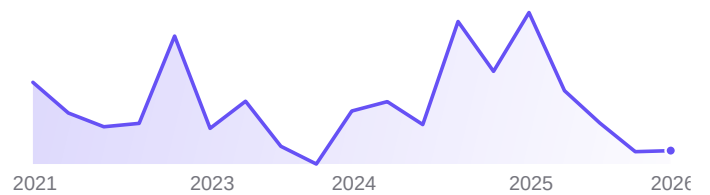


Financing (share of purchase price) Loan (LTV) 88% · Down payment 11%



Typical hold before selling

2.5 yrs



HOUSING STOCK

Homes	1,129
Median value (AVM)	\$194K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1973
Single family	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.3%
Owner occupied	56%
Company owned	26%
Median loan-to-value	36%
Typical ownership tenure	22.0 yrs

COMMUNITY

Population	2,905
Density	74 / mi²
Median household income	\$43K
Average household income	\$96K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	150
Homes occupied	89%
Bachelor's or higher	16%
Poverty rate	19.1%
Unemployment	1.4%
Average temp	62°F
Annual precip	25 in
Sunshine	88%

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