

Happy Camp 96039

ZIP code · CA · California · Siskiyou County · Happy Camp

BALANCED MARKET

\$195K

MEDIAN SALE PRICE

-17.6%

1-YR CHANGE

7

SALES (12 MO)

\$145K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



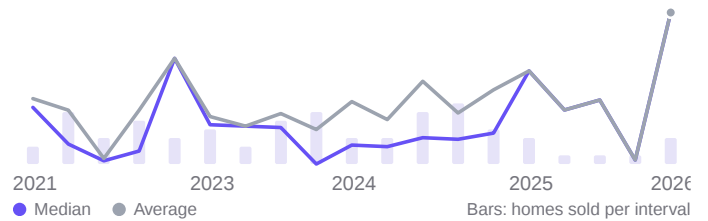
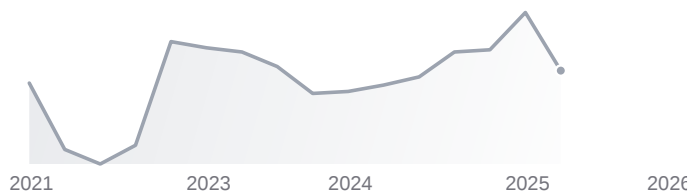
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$345K · Average \$345K

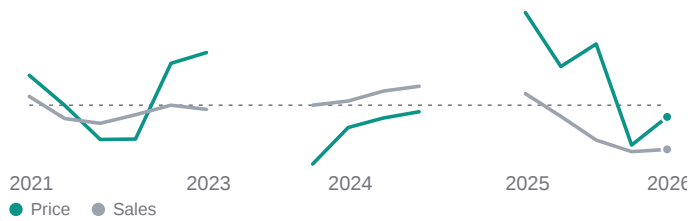


Growth (year over year)

Price -17.6% · Sales -66.7%

Price per square foot

\$373/ft²

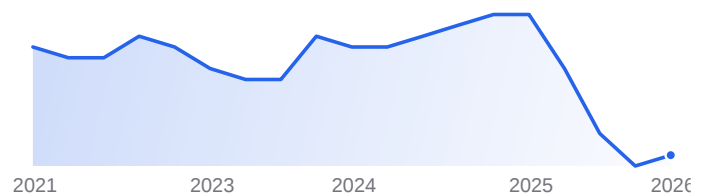


Sale premium vs estimated value

+909.2%

Annual turnover (share of homes sold)

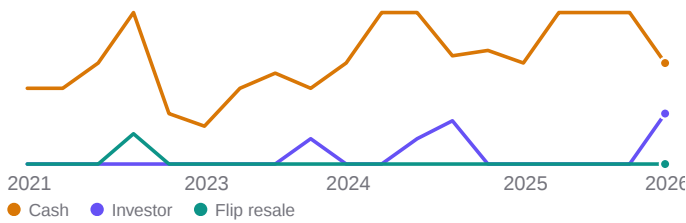
1.6%



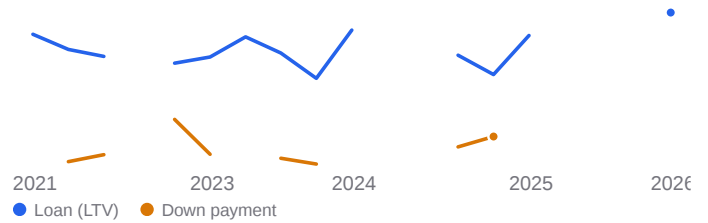
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 33% · Flip resale 0%

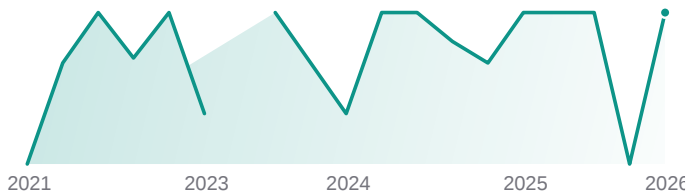


Financing (share of purchase price) Loan (LTV) 118% · Down payment 28%



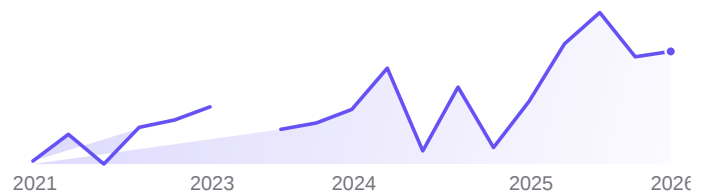
Sellers who sold at a gain

100%



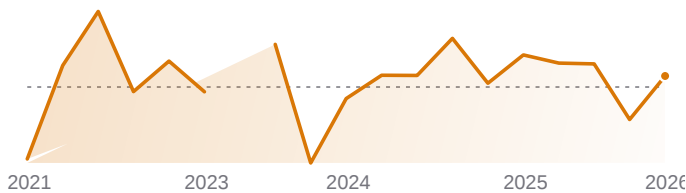
Typical hold before selling

21.8 yrs



Median annualized return at resale

+2.5%



HOUSING STOCK

Homes	425
Median value (AVM)	\$145K
Median size	1,130 ft²
Median bedrooms	3
Median year built	1967
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	4.2%
Owner occupied	60%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	1,110
Density	2 / mi ²
Median household income	\$32K
Average household income	\$49K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	208
Homes occupied	80%
Bachelor's or higher	20%
Poverty rate	22.8%
Unemployment	1.8%
Average temp	53°F
Annual precip	48 in
Sunshine	51%

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.