

Hat Creek 96040

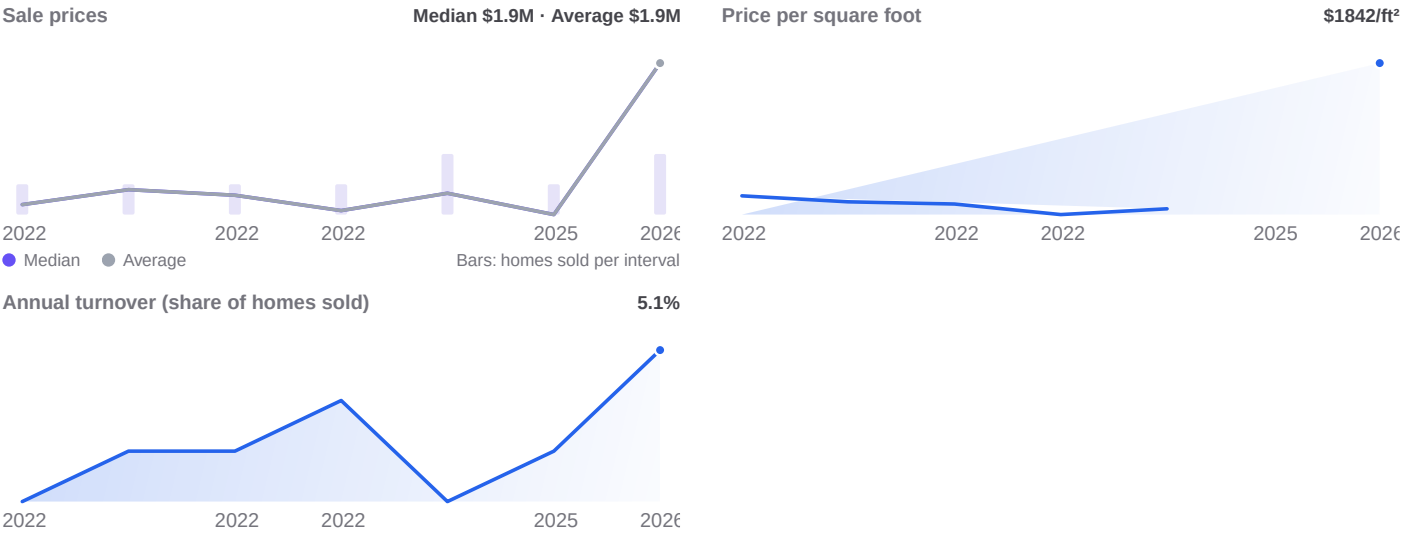
ZIP code · CA · California > Shasta County > Hat Creek

\$1.9M
 MEDIAN SALE PRICE

5
 SALES (12 MO)

\$284K
 MEDIAN VALUE (AVM)

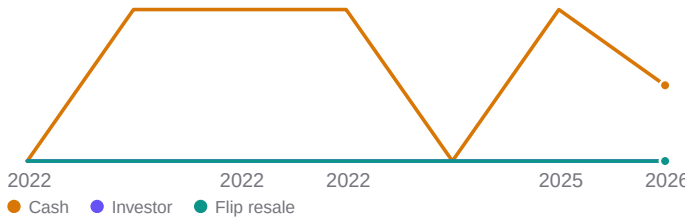
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

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



Sellers who sold at a gain

100%

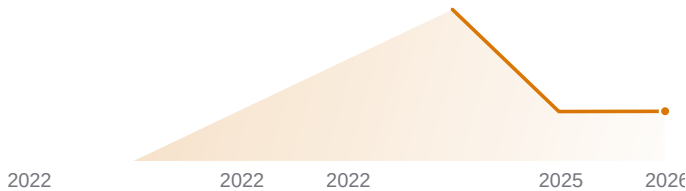
Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

16.6 yrs

Median annualized return at resale +6.1%



HOUSING STOCK

Homes	98
Median value (AVM)	\$284K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1983
Single family	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.2%
Owner occupied	42%
Company owned	48%
Median loan-to-value	41%
Typical ownership tenure	29.5 yrs

COMMUNITY

Population	465
Density	3 / mi²
Median household income	\$65K
Average household income	\$73K
Crime index (US avg 100)	176
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	398
Homes occupied	73%
Bachelor's or higher	12%
Poverty rate	10.5%
Unemployment	1.3%
Average temp	51°F
Annual precip	28 in
Sunshine	88%

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