

Igo 96047

ZIP code · CA · California > Shasta County > Igo

BUYER'S MARKET

\$219K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

14

SALES (12 MO)

\$398K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



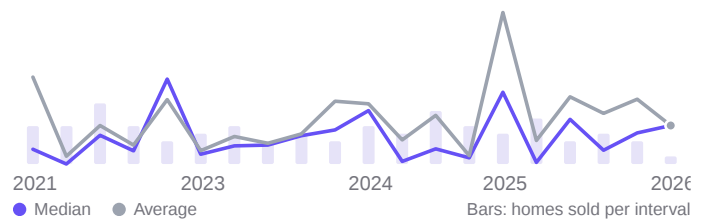
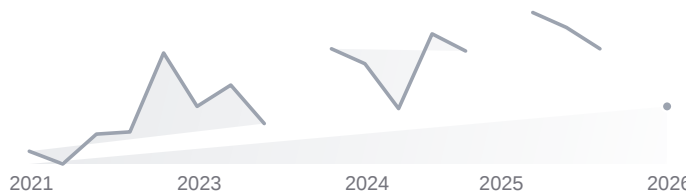
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$227K · Average \$227K

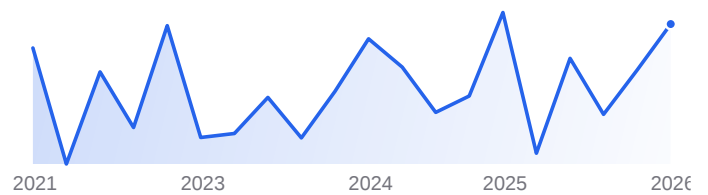
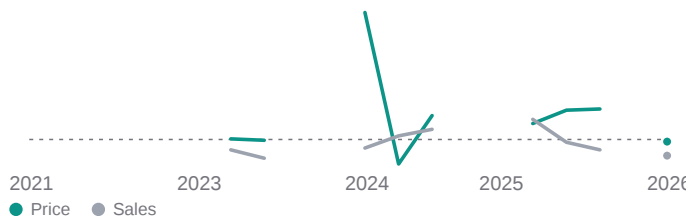


Growth (year over year)

Price -4.0% · Sales -30.0%

Price per square foot

\$232/ft²

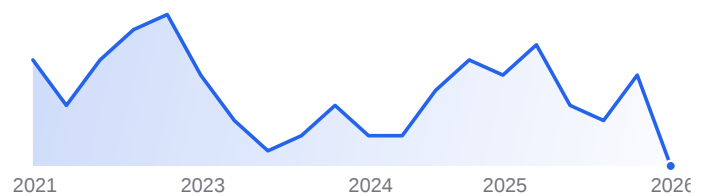


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

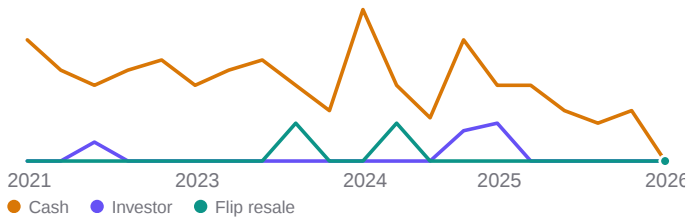
3.4%



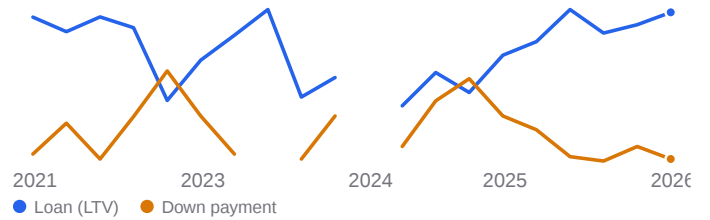
BUYERS & OUTCOMES

Buyer mix

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

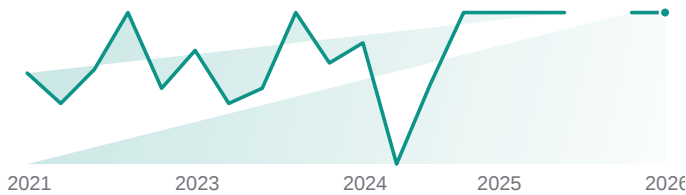


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



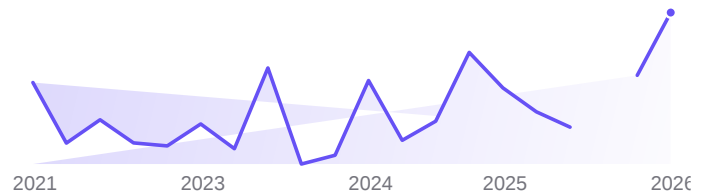
Sellers who sold at a gain

100%



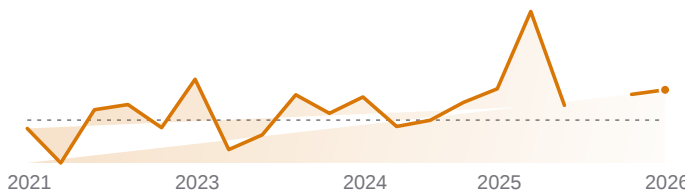
Typical hold before selling

27.8 yrs



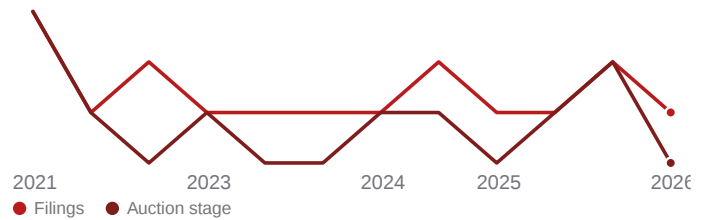
Median annualized return at resale

+6.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	408
Median value (AVM)	\$398K
Median size	1,384 ft²
Median bedrooms	3
Median year built	1990
Single family	5.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.7%
Owner occupied	49%
Company owned	34%
Median loan-to-value	30%
Typical ownership tenure	19.0 yrs

COMMUNITY

Population	1,963
Density	7 / mi ²
Median household income	\$108K
Average household income	\$140K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	174
Homes occupied	87%
Bachelor's or higher	19%
Poverty rate	9.2%
Unemployment	1.3%
Average temp	58°F
Annual precip	41 in
Sunshine	88%

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.