

Junction City 96048

ZIP code · CA · California > Trinity County > Junction City

SELLER'S MARKET

\$285K

MEDIAN SALE PRICE

+375.6%

1-YR CHANGE

16

SALES (12 MO)

\$245K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

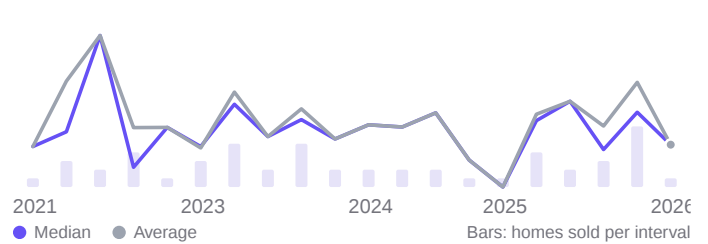
Market temperature (0–100)

76 / 100



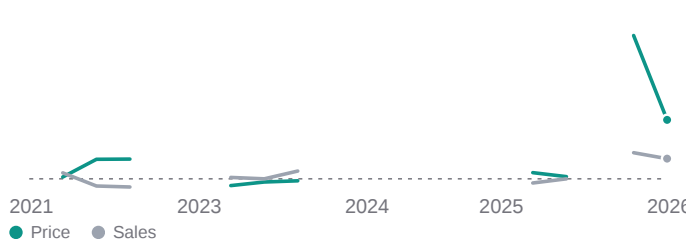
Sale prices

Median \$166K · Average \$166K



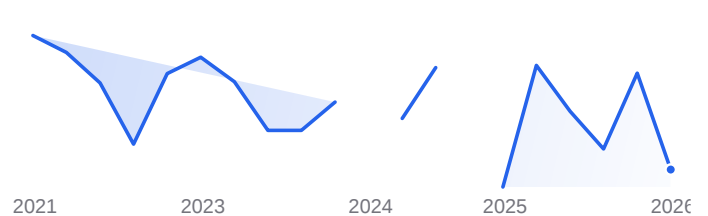
Growth (year over year)

Price +375.6% · Sales +128.6%



Price per square foot

\$57/ft²



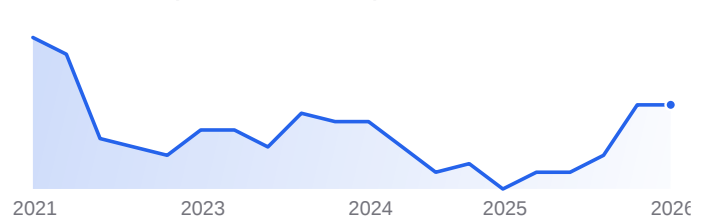
Sale premium vs estimated value

-66.7%



Annual turnover (share of homes sold)

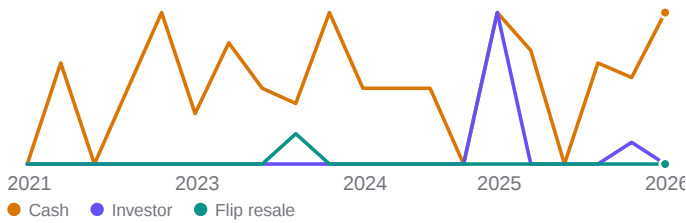
3.7%



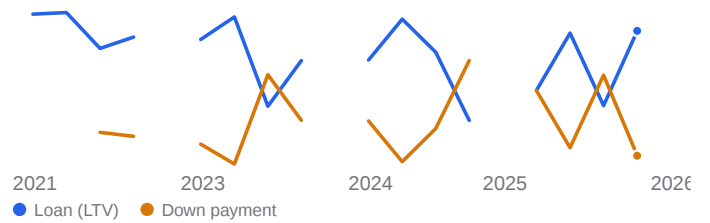
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 89% · Down payment 7.3%



Sellers who sold at a gain

0%



Typical hold before selling

5.5 yrs



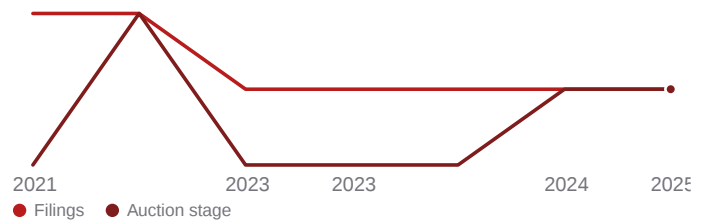
Median annualized return at resale

-19.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	429
Median value (AVM)	\$245K
Median size	1,310 ft²
Median bedrooms	3
Median year built	1990
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.9%
Owner occupied	35%
Company owned	28%
Median loan-to-value	21%
Typical ownership tenure	20.7 yrs

COMMUNITY

Population	1,304
Density	6 / mi²
Median household income	\$56K
Average household income	\$67K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	201
Homes occupied	86%
Bachelor's or higher	15%
Poverty rate	15.6%
Unemployment	1.6%
Average temp	50°F
Annual precip	64 in
Sunshine	51%

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.