

Klamath River 96050

ZIP code · CA · California > Siskiyou County

SELLER'S MARKET

\$159K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$213K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

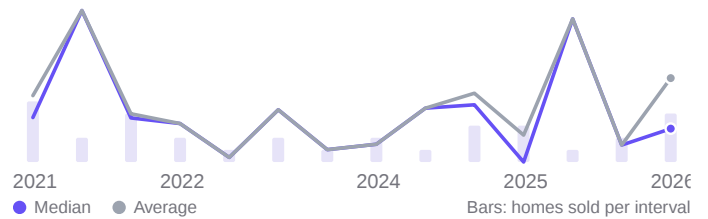
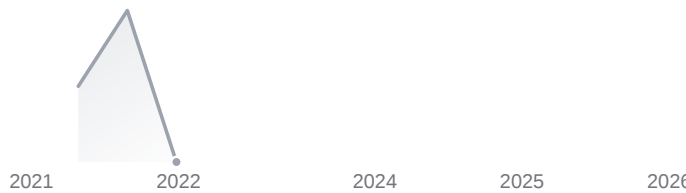
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$159K · Average \$323K

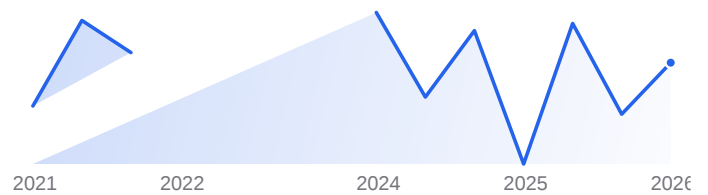


Growth (year over year)

Price -75.0% · Sales +60.0%

Price per square foot

\$179/ft²

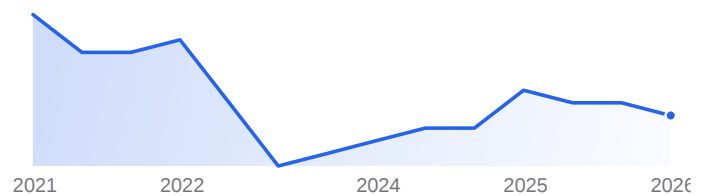


Sale premium vs estimated value

-26.8%

Annual turnover (share of homes sold)

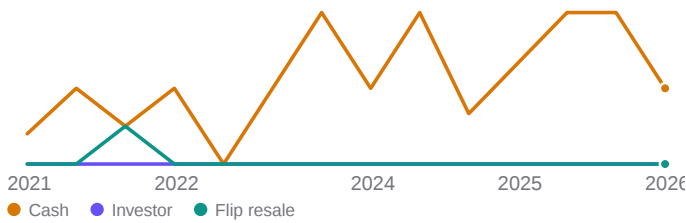
3.5%



BUYERS & OUTCOMES

Buyer mix

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

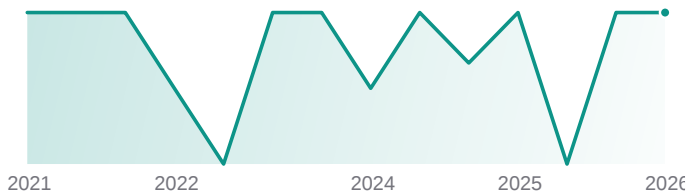


Financing (share of purchase price) Loan (LTV) 49% · Down payment 51%



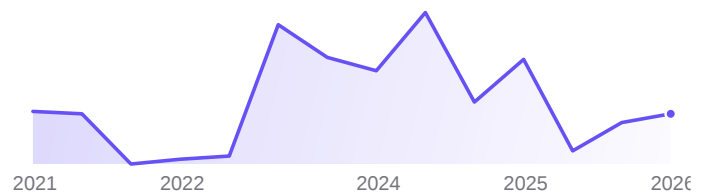
Sellers who sold at a gain

100%



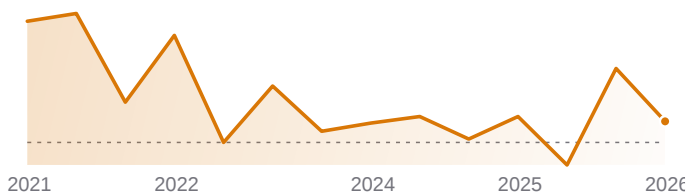
Typical hold before selling

10.7 yrs



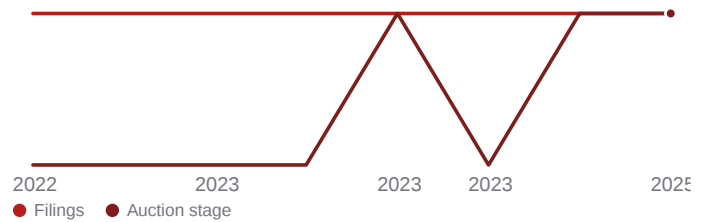
Median annualized return at resale

+2.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	202
Median value (AVM)	\$213K
Median size	1,299 ft²
Median bedrooms	2
Median year built	1973
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	0.6%
Owner occupied	57%
Company owned	32%
Median loan-to-value	0%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	751
Density	2 / mi ²
Median household income	\$51K
Average household income	\$67K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	175
Homes occupied	82%
Bachelor's or higher	14%
Poverty rate	19.7%
Unemployment	1.7%
Average temp	51°F
Annual precip	27 in
Sunshine	51%

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.