

Lakehead 96051

ZIP code · CA · California > Shasta County > Lakehead

STRONG BUYER'S MARKET

\$133K

MEDIAN SALE PRICE

-15.1%

1-YR CHANGE

20

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



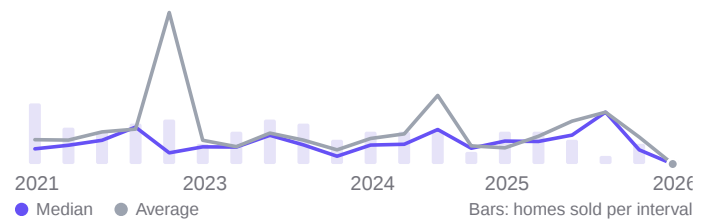
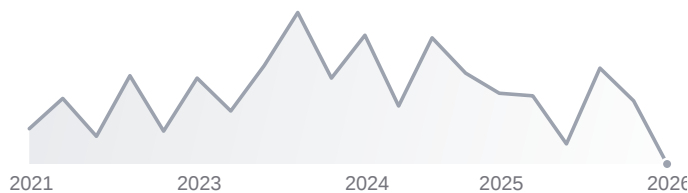
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

15 / 100

Sale prices

Median \$86K · Average \$86K

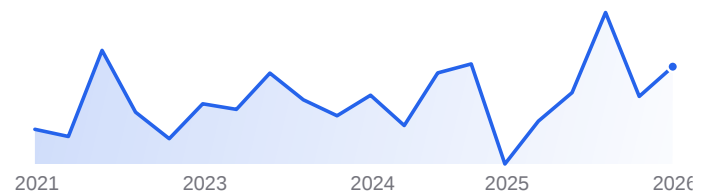
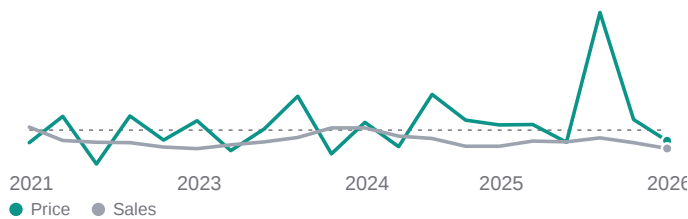


Growth (year over year)

Price -15.1% · Sales -25.9%

Price per square foot

\$215/ft²

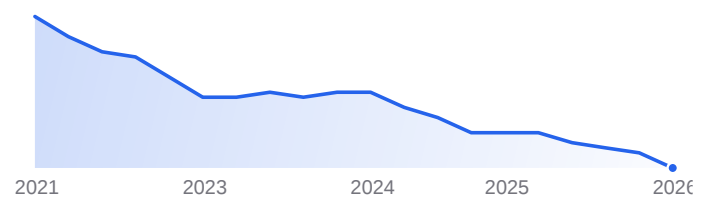


Sale premium vs estimated value

+12.0%

Annual turnover (share of homes sold)

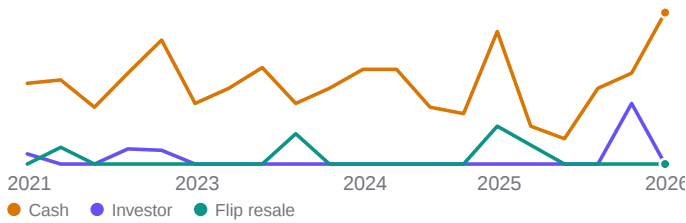
2.9%



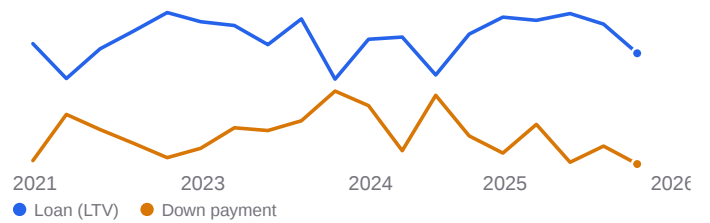
BUYERS & OUTCOMES

Buyer mix

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

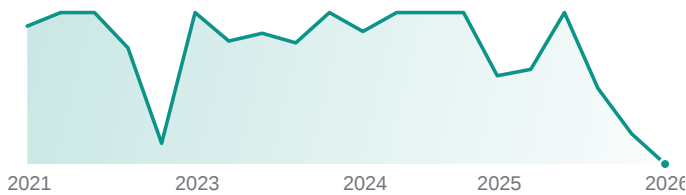


Financing (share of purchase price) Loan (LTV) 69% · Down payment 3.5%



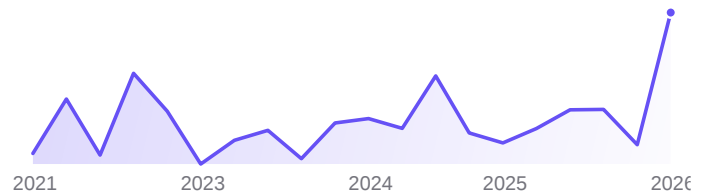
Sellers who sold at a gain

0%



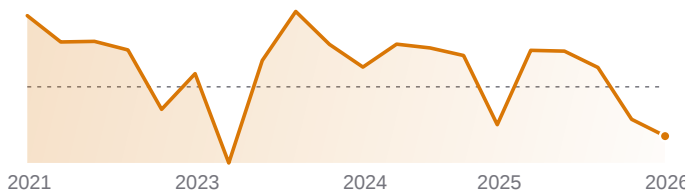
Typical hold before selling

21.9 yrs



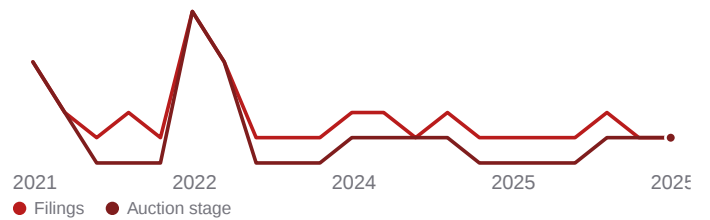
Median annualized return at resale

-3.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	685
Median value (AVM)	\$305K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1980
Single family	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	3.6%
Owner occupied	44%
Company owned	41%
Median loan-to-value	46%
Typical ownership tenure	16.1 yrs

COMMUNITY

Population	1,578
Density	4 / mi²
Median household income	\$55K
Average household income	\$64K
Crime index (US avg 100)	170
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	162
Homes occupied	62%
Bachelor's or higher	14%
Poverty rate	20.3%
Unemployment	1.1%
Average temp	58°F
Annual precip	75 in
Sunshine	86%

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.