

Los Molinos 96055

ZIP code · CA · California > Tehama County > Los Molinos

BUYER'S MARKET

\$220K

MEDIAN SALE PRICE

-41.1%

1-YR CHANGE

45

SALES (12 MO)

\$267K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



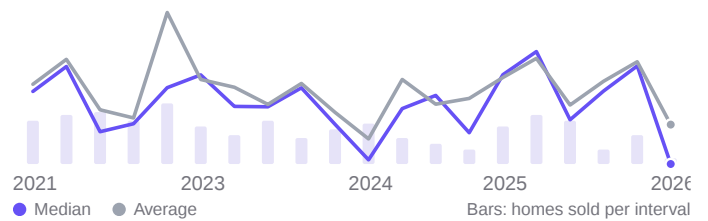
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$110K · Average \$213K

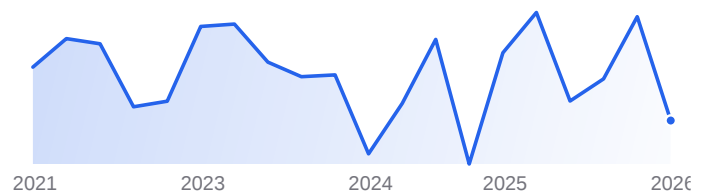
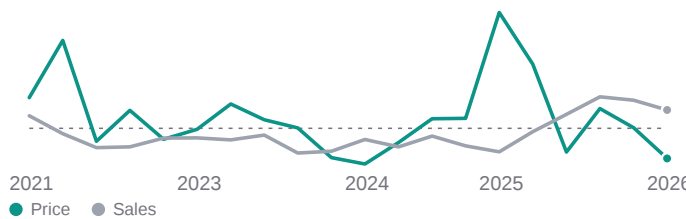


Growth (year over year)

Price -41.1% · Sales +25.0%

Price per square foot

\$171/ft²

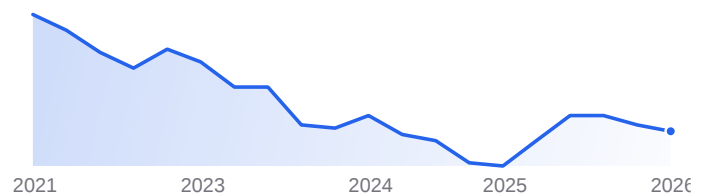


Sale premium vs estimated value

-3.1%

Annual turnover (share of homes sold)

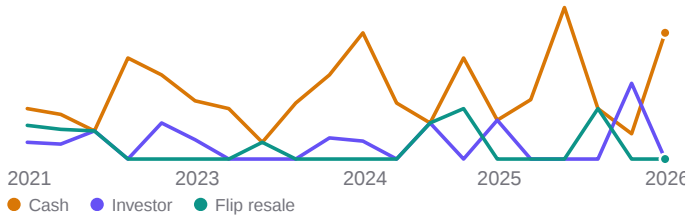
3.0%



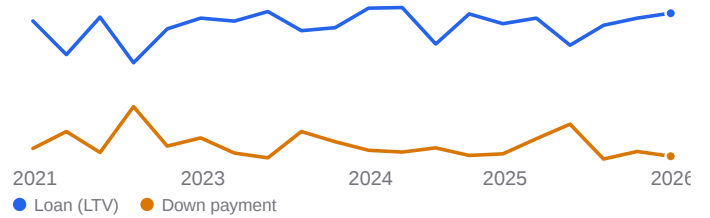
BUYERS & OUTCOMES

Buyer mix

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

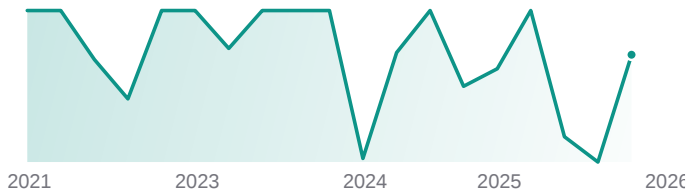


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



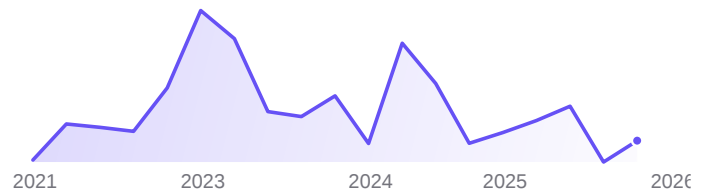
Sellers who sold at a gain

88%



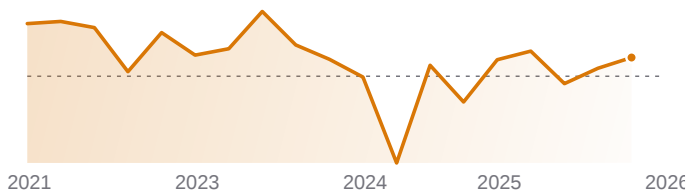
Typical hold before selling

4.0 yrs



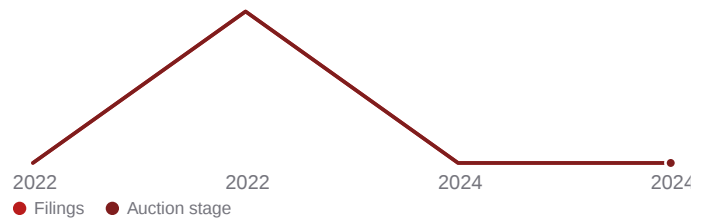
Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,502
Median value (AVM)	\$267K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1978
Single family	7.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	3.2%
Owner occupied	65%
Company owned	29%
Median loan-to-value	42%
Typical ownership tenure	21.3 yrs

COMMUNITY

Population	2,235
Density	24 / mi²
Median household income	\$37K
Average household income	\$53K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	144
Homes occupied	90%
Bachelor's or higher	8%
Poverty rate	18.1%
Unemployment	1.4%
Average temp	60°F
Annual precip	37 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.