

McArthur 96056

ZIP code · CA · California > Lassen County > McArthur

SELLER'S MARKET

\$180K

MEDIAN SALE PRICE

+51.3%

1-YR CHANGE

28

SALES (12 MO)

\$269K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

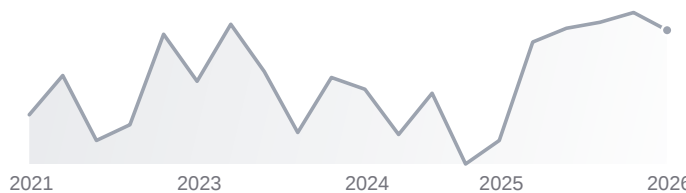
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

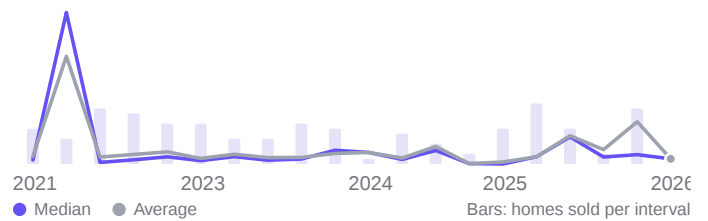
Market temperature (0–100)

71 / 100



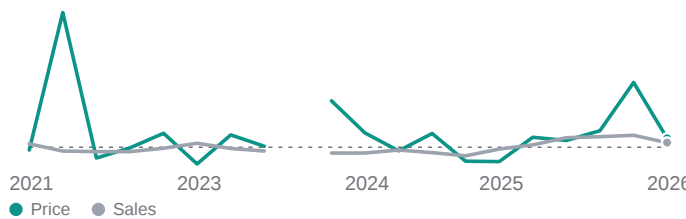
Sale prices

Median \$165K · Average \$165K



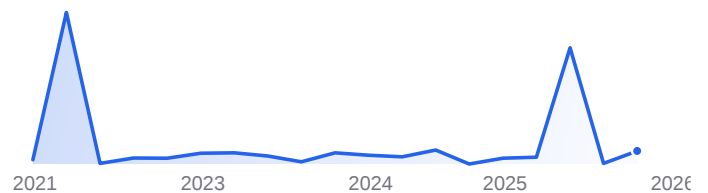
Growth (year over year)

Price +51.3% · Sales +27.3%



Price per square foot

\$192/ft²



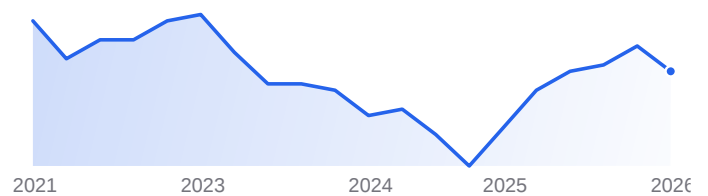
Sale premium vs estimated value

-1.3%



Annual turnover (share of homes sold)

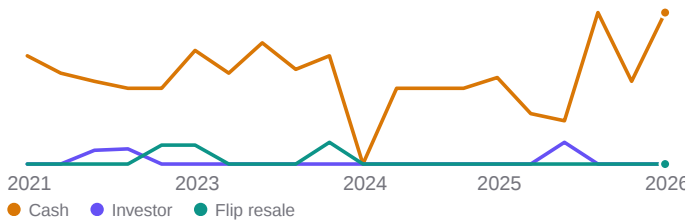
3.7%



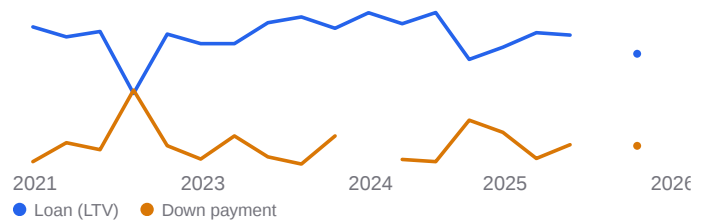
BUYERS & OUTCOMES

Buyer mix

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

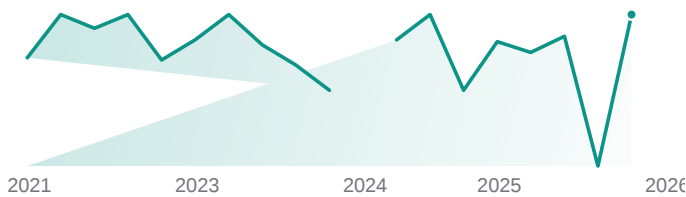


Financing (share of purchase price) Loan (LTV) 73% · Down payment 14%



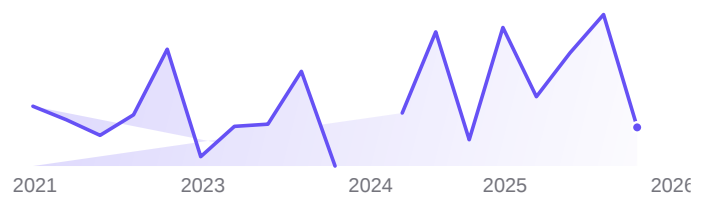
Sellers who sold at a gain

100%



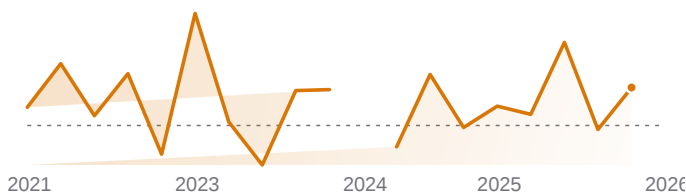
Typical hold before selling

6.6 yrs



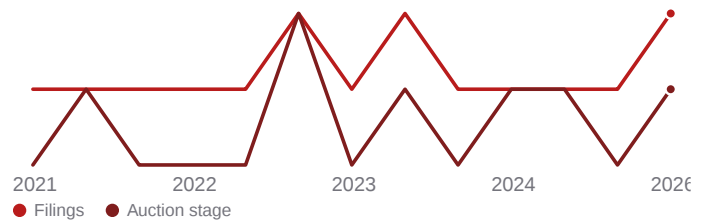
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	759
Median value (AVM)	\$269K
Median size	1,478 ft²
Median bedrooms	3
Median year built	1978
Single family	38%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.3%
Owner occupied	55%
Company owned	33%
Median loan-to-value	20%
Typical ownership tenure	16.3 yrs

COMMUNITY

Population	945
Density	2 / mi ²
Median household income	\$74K
Average household income	\$151K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	235
Homes occupied	74%
Bachelor's or higher	14%
Poverty rate	10.1%
Unemployment	1.5%
Average temp	48°F
Annual precip	21 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.