

Macdoel 96058

ZIP code · CA · California > Siskiyou County > Macdoel

BALANCED MARKET

\$72K

MEDIAN SALE PRICE

12

SALES (12 MO)

\$107K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

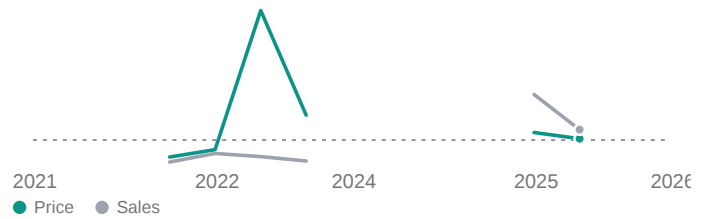
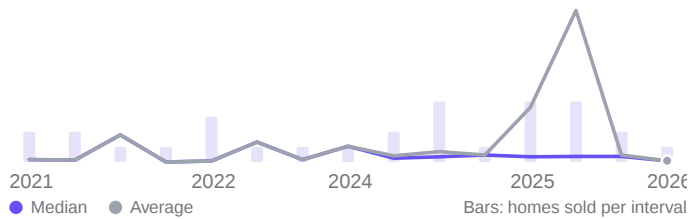
MARKET TRENDS (5 YEARS)

Sale prices

Median \$48K · Average \$48K

Growth (year over year)

Price +3.8% · Sales +28.6%



Price per square foot

\$27/ft²

Sale premium vs estimated value

-1.0%



Annual turnover (share of homes sold)

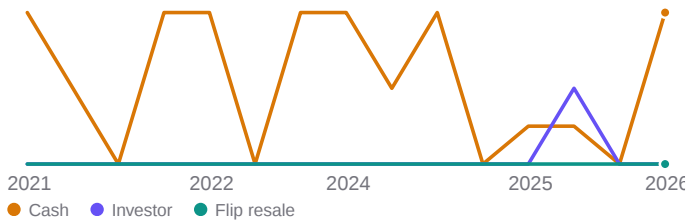
3.3%



BUYERS & OUTCOMES

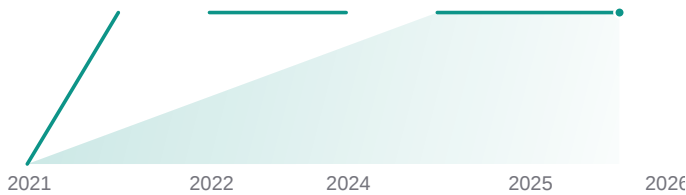
Buyer mix

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



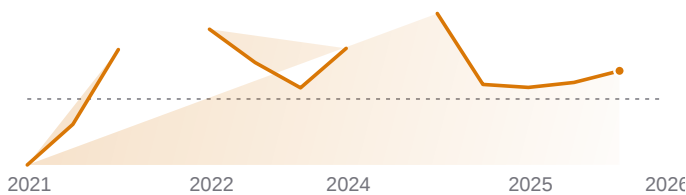
Sellers who sold at a gain

100%

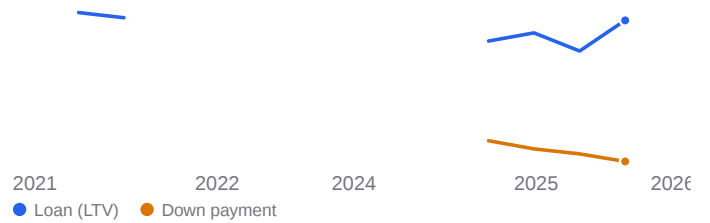


Median annualized return at resale

+6.8%

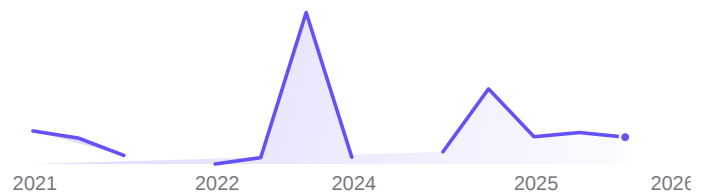


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



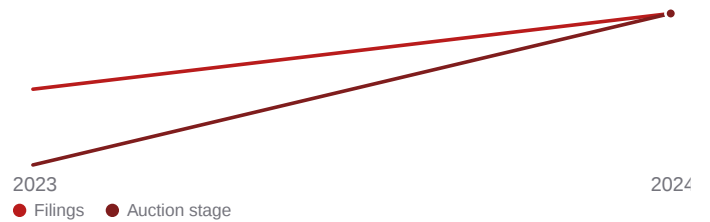
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	361
Median value (AVM)	\$107K
Median size	1,040 ft²
Median bedrooms	2
Median year built	1960
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	89%
Underwater (LTV 125% or more)	0.8%
Owner occupied	42%
Company owned	18%
Median loan-to-value	0%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	2,274
Density	2 / mi ²
Median household income	\$46K
Average household income	\$62K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	349
Homes occupied	72%
Bachelor's or higher	11%
Poverty rate	18.3%
Unemployment	1.6%
Average temp	47°F
Annual precip	31 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.