

# Manton 96059

ZIP code · CA · California > Tehama County > Manton

SELLER'S MARKET

**\$277K**

MEDIAN SALE PRICE

**+76.2%**

1-YR CHANGE

**16**

SALES (12 MO)

**\$328K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

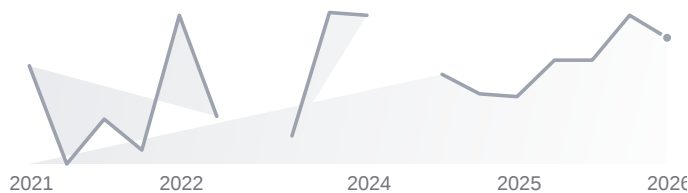
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

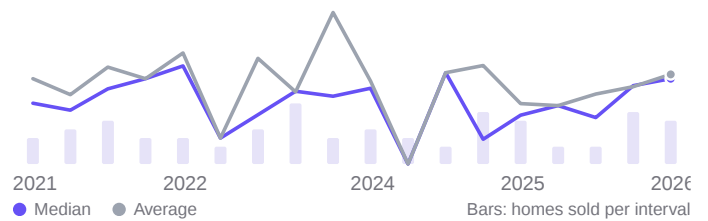
Market temperature (0–100)

68 / 100



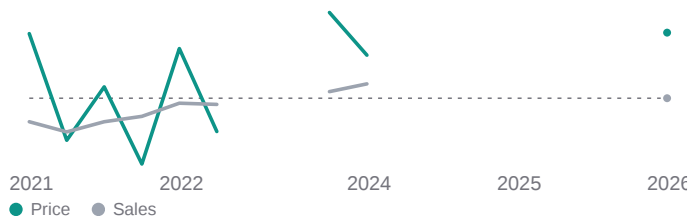
Sale prices

Median \$312K · Average \$325K



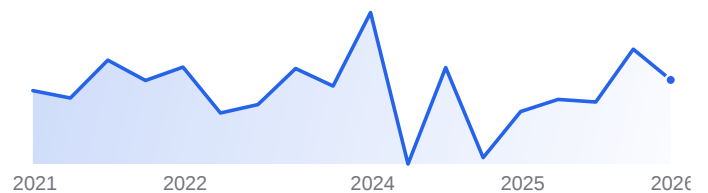
Growth (year over year)

Price +76.2% · Sales +0.0%



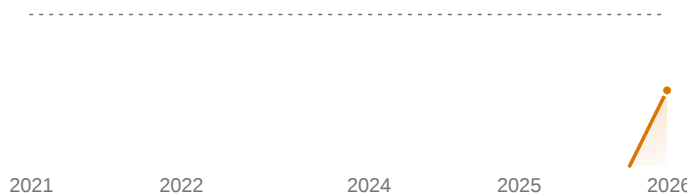
Price per square foot

\$165/ft²



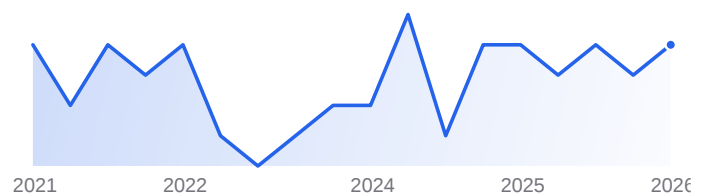
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

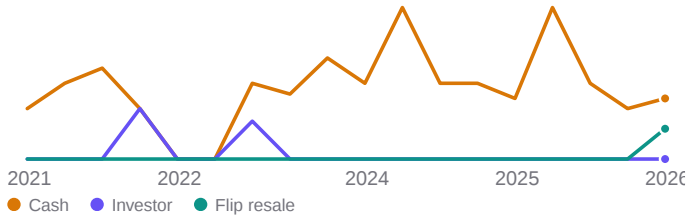
5.5%



## BUYERS & OUTCOMES

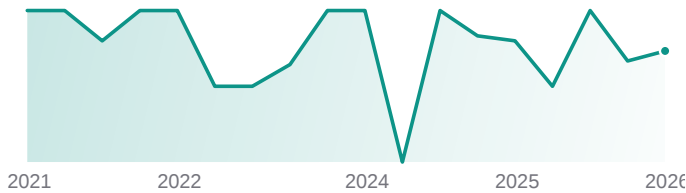
### Buyer mix

Cash 40% · Investor 0% · Flip resale 20%



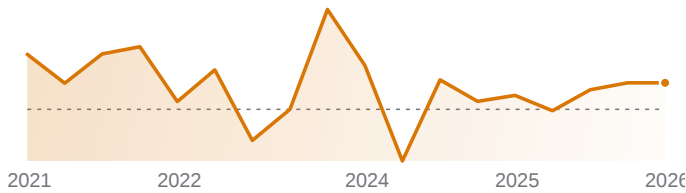
### Sellers who sold at a gain

73%

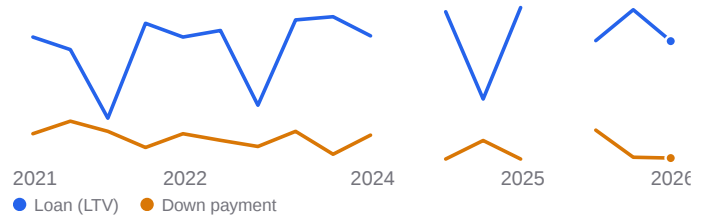


### Median annualized return at resale

+4.4%

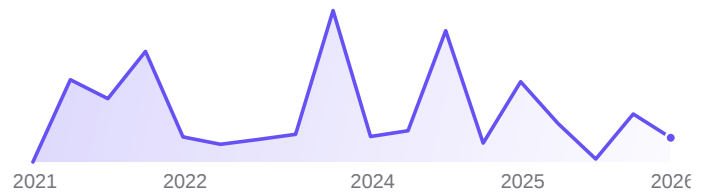


### Financing (share of purchase price) Loan (LTV) 79% · Down payment 2.4%



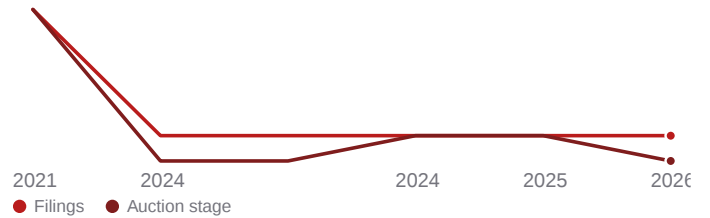
### Typical hold before selling

4.2 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 289       |
| Median value (AVM) | \$328K    |
| Median size        | 1,440 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1985      |
| Single family      | 0.3%      |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 64%      |
| Underwater (LTV 125% or more) | 1.8%     |
| Owner occupied                | 55%      |
| Company owned                 | 32%      |
| Median loan-to-value          | 27%      |
| Typical ownership tenure      | 14.7 yrs |

## COMMUNITY

|                                  |                     |
|----------------------------------|---------------------|
| Population                       | 284                 |
| Density                          | 3 / mi <sup>2</sup> |
| Median household income          | \$56K               |
| Average household income         | \$69K               |
| Crime index (US avg 100)         | 179                 |
| Air pollution index (US avg 100) | 96                  |
| Earthquake index (US avg 100)    | 196                 |
| Homes occupied                   | 57%                 |
| Bachelor's or higher             | 12%                 |
| Poverty rate                     | 8.2%                |
| Unemployment                     | 1.4%                |
| Average temp                     | 51°F                |
| Annual precip                    | 48 in               |
| Sunshine                         | 88%                 |

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.