

Montague 96064

ZIP code · CA · California > Siskiyou County > Montague

STRONG BUYER'S MARKET

\$193K

MEDIAN SALE PRICE

-17.1%

1-YR CHANGE

71

SALES (12 MO)

\$184K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 13 / 100



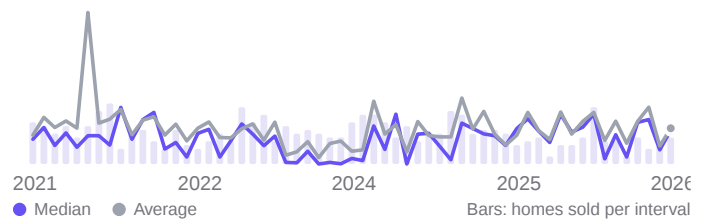
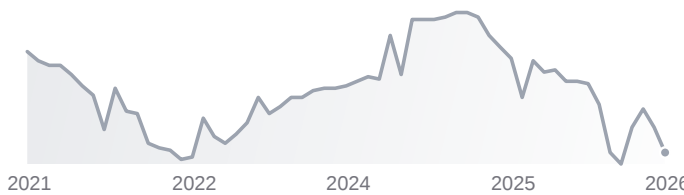
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

13 / 100

Sale prices

Median \$210K · Average \$221K

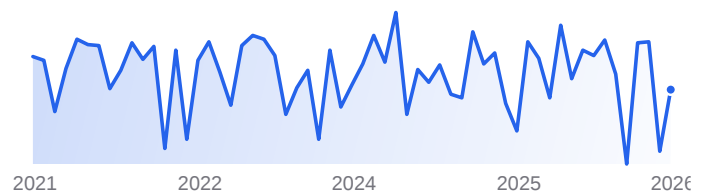
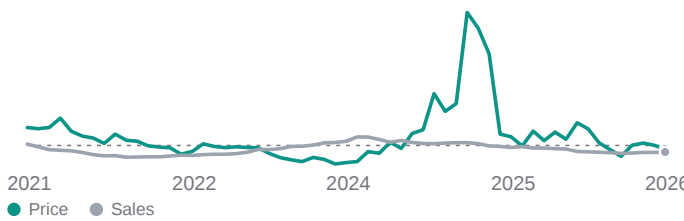


Growth (year over year)

Price -17.1% · Sales -29.7%

Price per square foot

\$137/ft²

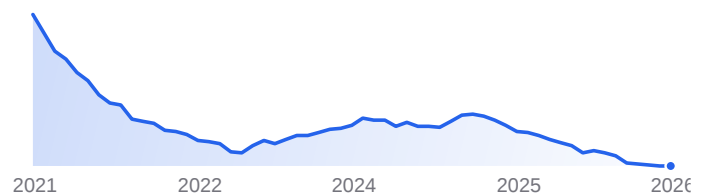
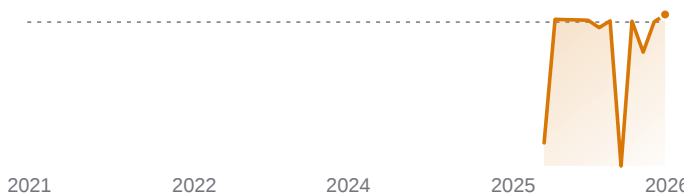


Sale premium vs estimated value

+3.2%

Annual turnover (share of homes sold)

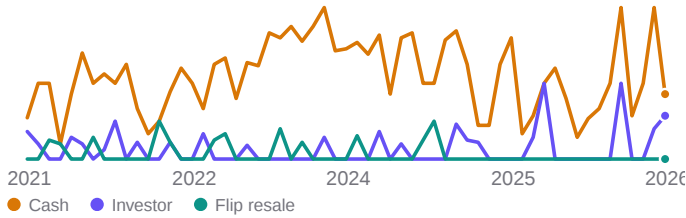
2.7%



BUYERS & OUTCOMES

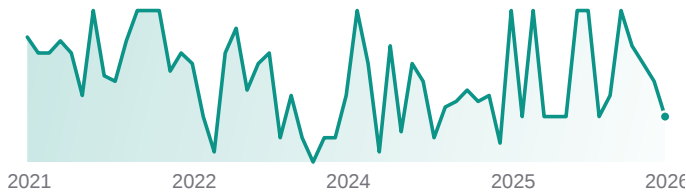
Buyer mix

Cash 43% · Investor 29% · Flip resale 0%



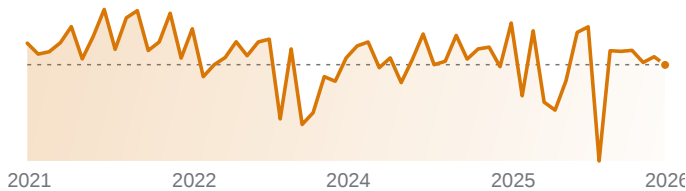
Sellers who sold at a gain

50%

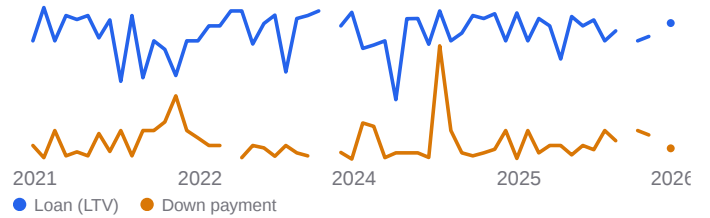


Median annualized return at resale

-0.1%

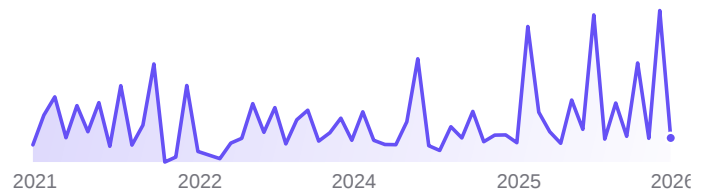


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.1%



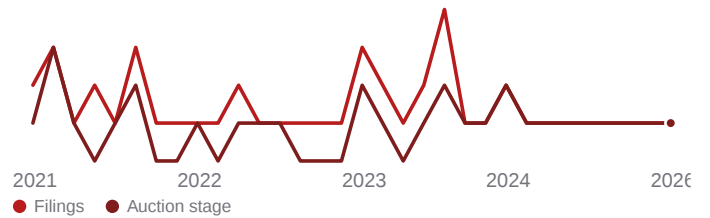
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,661
Median value (AVM)	\$184K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1980
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.5%
Owner occupied	56%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	4,090
Density	7 / mi ²
Median household income	\$56K
Average household income	\$71K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	141
Homes occupied	85%
Bachelor's or higher	16%
Poverty rate	14.1%
Unemployment	1.6%
Average temp	48°F
Annual precip	25 in
Sunshine	51%

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