

Montgomery Creek 96065

ZIP code · CA · California > Shasta County > Montgomery Creek

BALANCED MARKET

\$118K

MEDIAN SALE PRICE

-47.8%

1-YR CHANGE

9

SALES (12 MO)

\$238K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



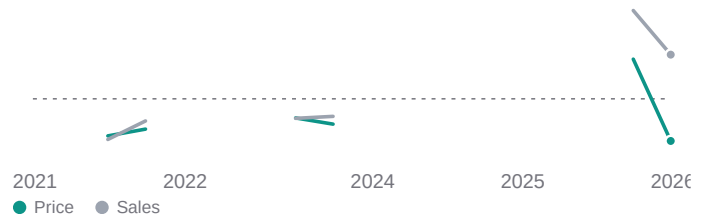
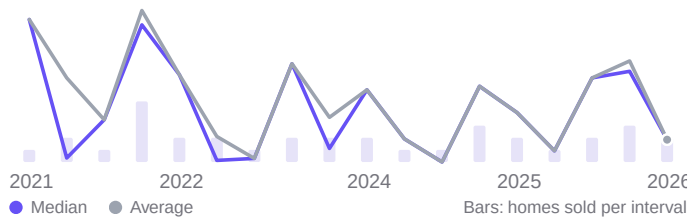
MARKET TRENDS (5 YEARS)

Sale prices

Median \$118K · Average \$118K

Growth (year over year)

Price -47.8% · Sales +50.0%

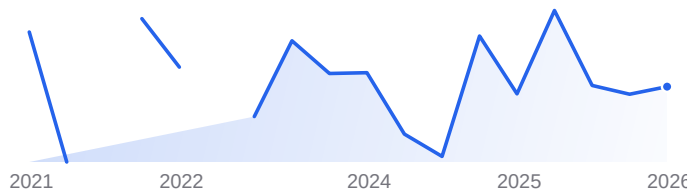


Price per square foot

\$138/ft²

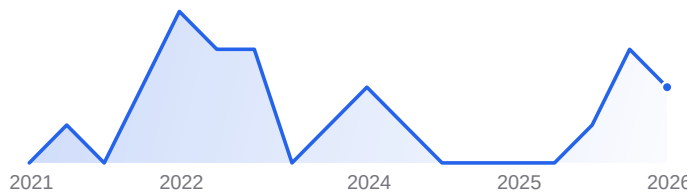
Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

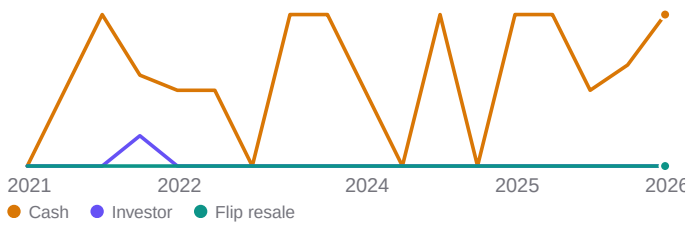
4.8%



BUYERS & OUTCOMES

Buyer mix

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

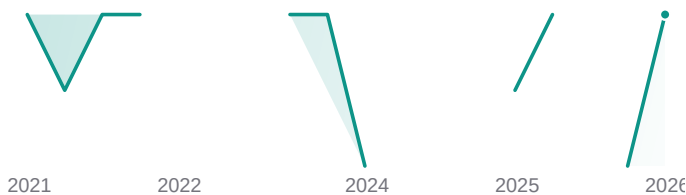


Financing (share of purchase price) Loan (LTV) 100% · Down payment 13%



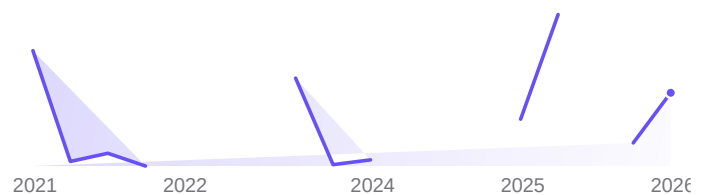
Sellers who sold at a gain

100%



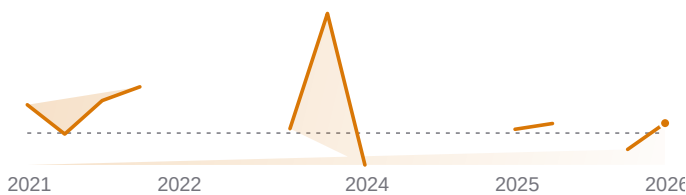
Typical hold before selling

16.3 yrs



Median annualized return at resale

+2.0%



HOUSING STOCK

Homes	189
Median value (AVM)	\$238K
Median size	1,416 ft ²
Median bedrooms	3
Median year built	1980
Single family	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0%
Owner occupied	39%
Company owned	37%
Median loan-to-value	25%
Typical ownership tenure	25.7 yrs

COMMUNITY

Population	720
Density	5 / mi ²
Median household income	\$52K
Average household income	\$92K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	181
Homes occupied	72%
Bachelor's or higher	11%
Poverty rate	16.8%
Unemployment	1.4%
Average temp	55°F
Annual precip	67 in
Sunshine	88%

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