

Mount Shasta 96067

ZIP code · CA · California > Siskiyou County > Mount Shasta

BALANCED MARKET

\$423K

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

113

SALES (12 MO)

\$429K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



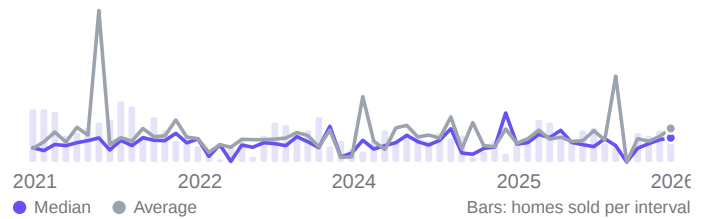
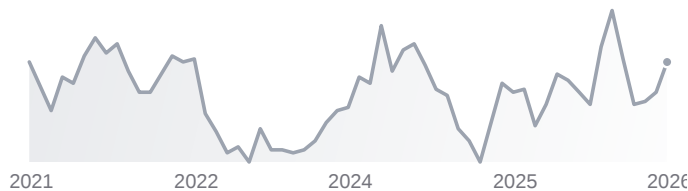
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$449K · Average \$543K

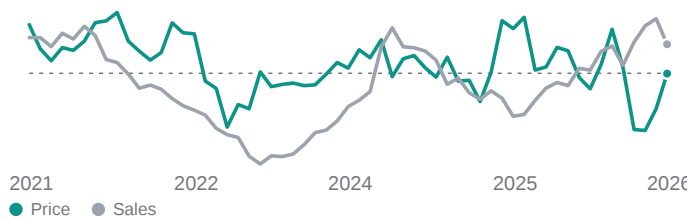


Growth (year over year)

Price -0.2% · Sales +17.7%

Price per square foot

\$258/ft²

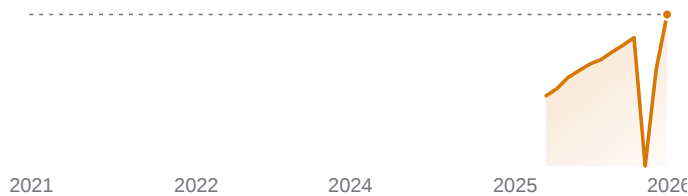


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

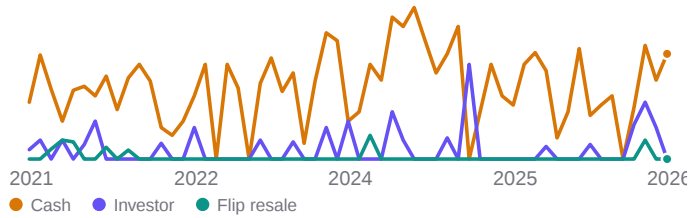
3.1%



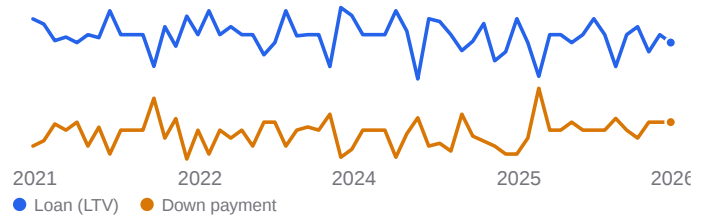
BUYERS & OUTCOMES

Buyer mix

Cash 56% · Investor 0% · Flip resale 0%

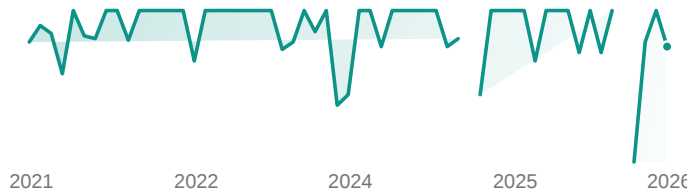


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



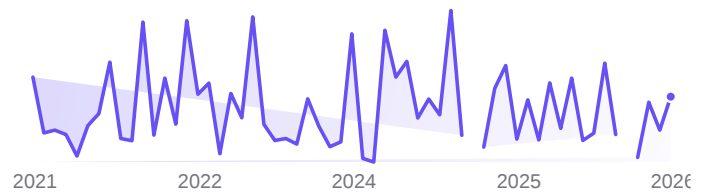
Sellers who sold at a gain

86%



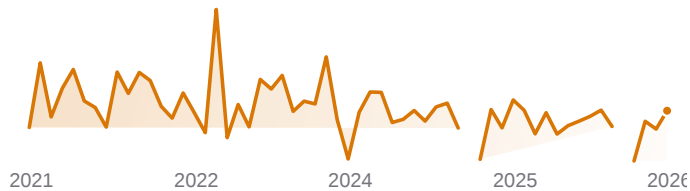
Typical hold before selling

10.8 yrs



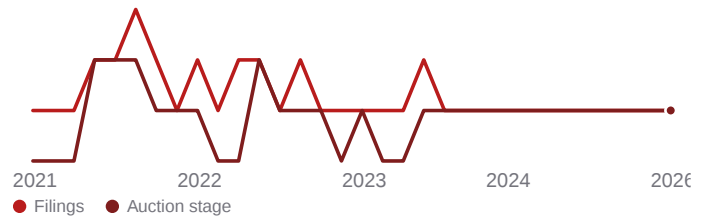
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,622
Median value (AVM)	\$429K
Median size	1,606 ft²
Median bedrooms	3
Median year built	1979
Single family	80%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.5%
Owner occupied	68%
Company owned	34%
Median loan-to-value	36%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	7,030
Density	24 / mi²
Median household income	\$59K
Average household income	\$84K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	153
Homes occupied	84%
Bachelor's or higher	28%
Poverty rate	9.5%
Unemployment	1.8%
Average temp	50°F
Annual precip	59 in
Sunshine	52%

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.