

Old Station 96071

ZIP code · CA · California > Shasta County > Old Station

STRONG SELLER'S MARKET

\$203K

MEDIAN SALE PRICE

13

SALES (12 MO)

\$236K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 88 / 100

Buyer's market

Balanced

Seller's market

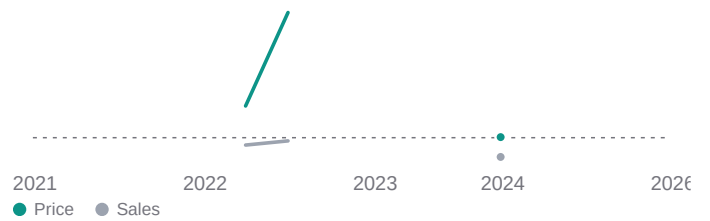
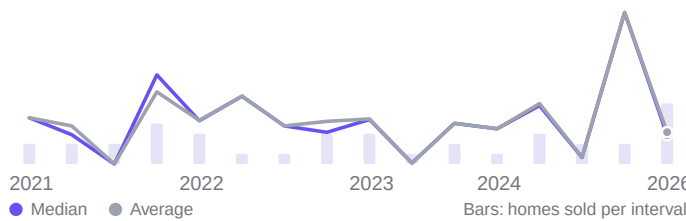
MARKET TRENDS (5 YEARS)

Sale prices

Median \$198K · Average \$213K

Growth (year over year)

Price +1.8% · Sales -60.0%



Price per square foot

\$177/ft²

Sale premium vs estimated value

+4.5%



Annual turnover (share of homes sold)

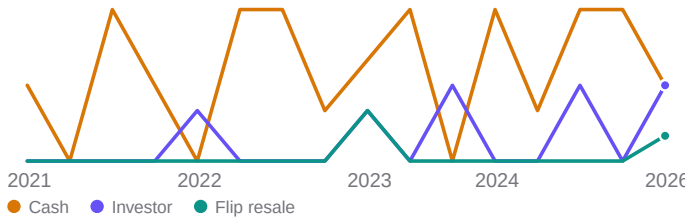
7.1%



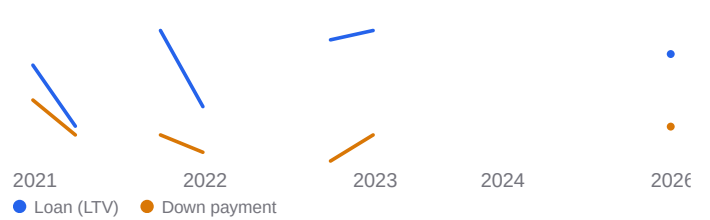
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 50% · Flip resale 17%

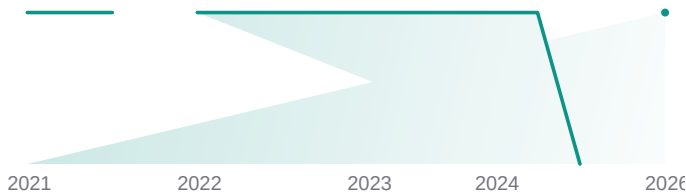


Financing (share of purchase price) Loan (LTV) 66% · Down payment 25%



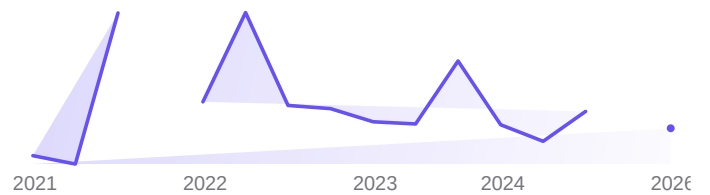
Sellers who sold at a gain

100%



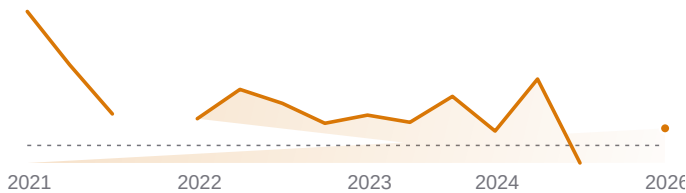
Typical hold before selling

7.3 yrs



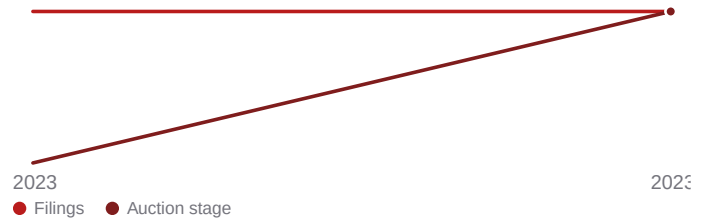
Median annualized return at resale

+3.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	183
Median value (AVM)	\$236K
Median size	1,252 ft²
Median bedrooms	2
Median year built	1980
Single family	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.3%
Owner occupied	18%
Company owned	52%
Median loan-to-value	0%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	270
Density	3 / mi ²
Median household income	\$65K
Average household income	\$74K
Crime index (US avg 100)	173
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	335
Homes occupied	70%
Bachelor's or higher	15%
Poverty rate	9.0%
Unemployment	1.3%
Average temp	50°F
Annual precip	25 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.