

Palo Cedro 96073

ZIP code · CA · California > Shasta County > Palo Cedro

SELLER'S MARKET

\$650K

MEDIAN SALE PRICE

+21.7%

1-YR CHANGE

72

SALES (12 MO)

\$555K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

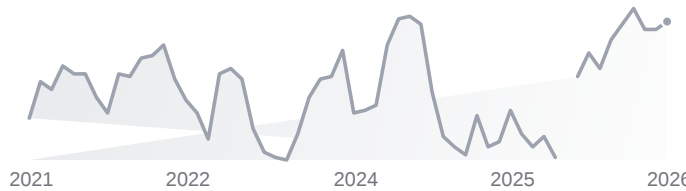
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

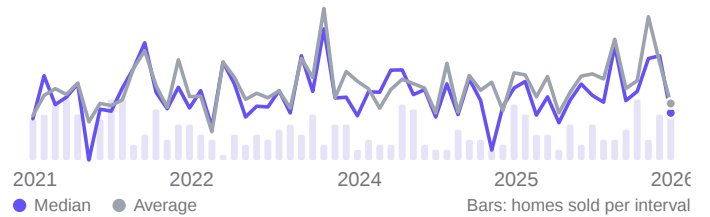
Market temperature (0–100)

73 / 100



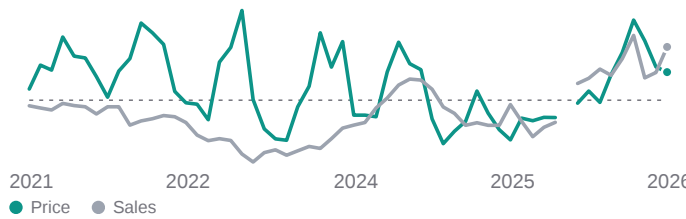
Sale prices

Median \$425K · Average \$482K



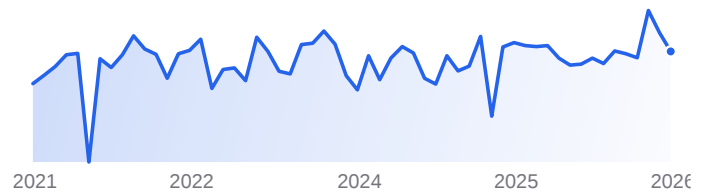
Growth (year over year)

Price +21.7% · Sales +41.2%



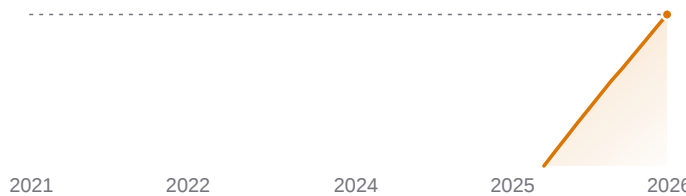
Price per square foot

\$272/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

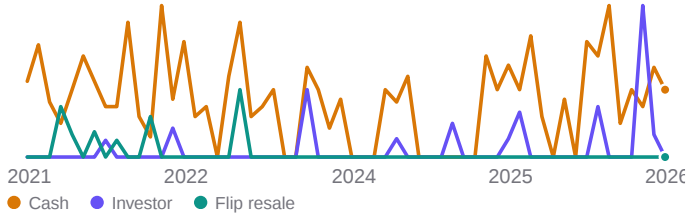
4.1%



BUYERS & OUTCOMES

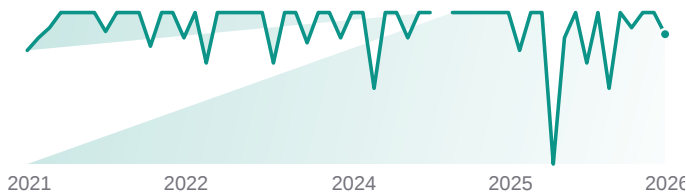
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



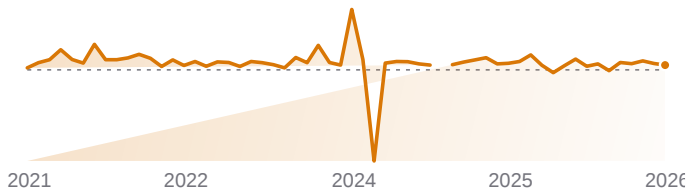
Sellers who sold at a gain

86%

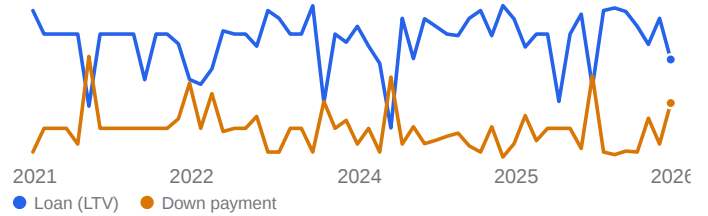


Median annualized return at resale

+3.1%



Financing (share of purchase price) Loan (LTV) 64% · Down payment 36%



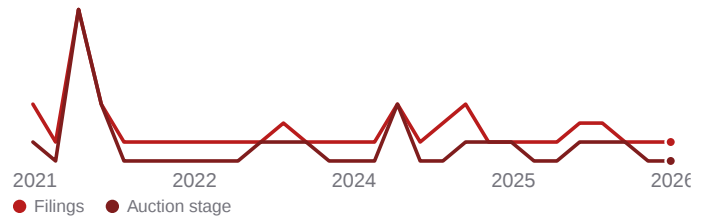
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,740
Median value (AVM)	\$555K
Median size	2,134 ft²
Median bedrooms	3
Median year built	1979
Single family	34%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	3.2%
Owner occupied	82%
Company owned	48%
Median loan-to-value	55%
Typical ownership tenure	14.7 yrs

COMMUNITY

Population	3,710
Density	91 / mi²
Median household income	\$112K
Average household income	\$143K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	170
Homes occupied	94%
Bachelor's or higher	29%
Poverty rate	4.1%
Unemployment	1.5%
Average temp	61°F
Annual precip	42 in
Sunshine	88%

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.