

Paynes Creek 96075

ZIP code · CA · California > Tehama County > Paynes Creek

\$14K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$108K

MEDIAN VALUE (AVM)

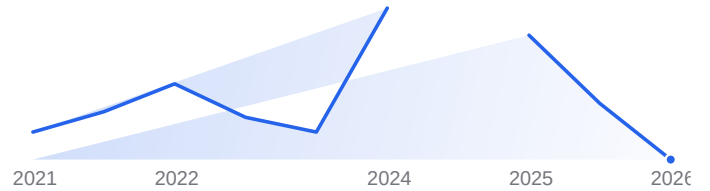
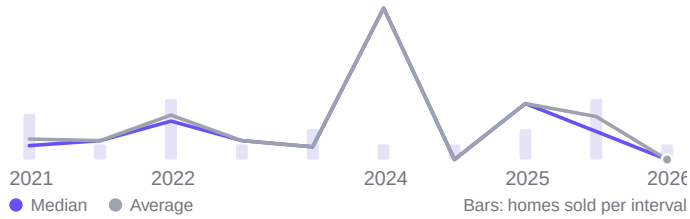
MARKET TRENDS (5 YEARS)

Sale prices

Median \$14K · Average \$14K

Price per square foot

\$10/ft²

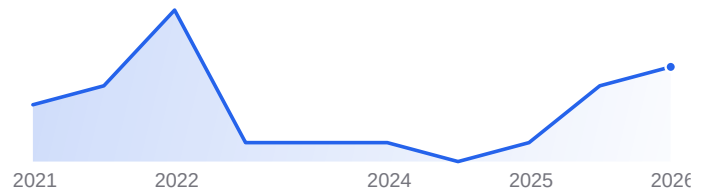
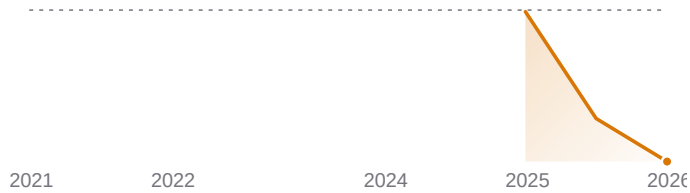


Sale premium vs estimated value

-85.9%

Annual turnover (share of homes sold)

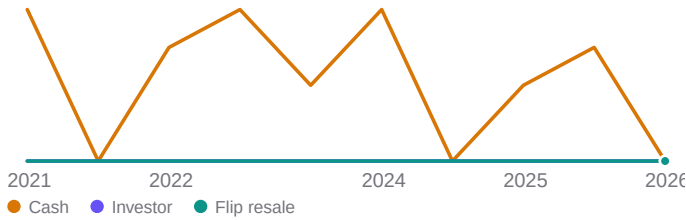
4.4%



BUYERS & OUTCOMES

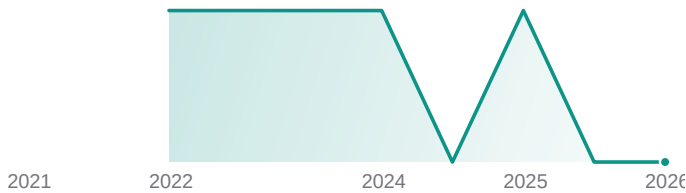
Buyer mix

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



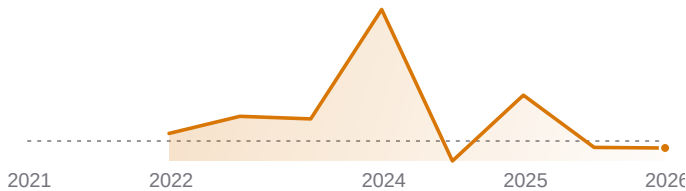
Sellers who sold at a gain

0%

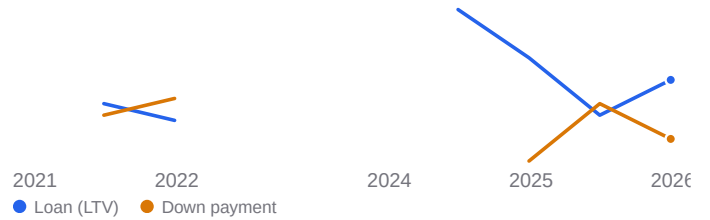


Median annualized return at resale

-1.4%

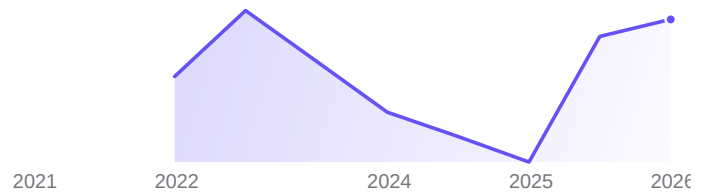


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



Typical hold before selling

17.3 yrs



HOUSING STOCK

Homes	158
Median value (AVM)	\$108K
Median size	1,056 ft²
Median bedrooms	2
Median year built	1974
Single family	0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	1.5%
Owner occupied	46%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	22.1 yrs

COMMUNITY

Population	884
Density	3 / mi²
Median household income	\$66K
Average household income	\$89K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	184
Homes occupied	69%
Bachelor's or higher	13%
Poverty rate	11.2%
Unemployment	1.4%
Average temp	58°F
Annual precip	42 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.