

Red Bluff 96080

ZIP code · CA · California > Tehama County > Red Bluff

BALANCED MARKET

\$305K

MEDIAN SALE PRICE

-0.8%

1-YR CHANGE

319

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



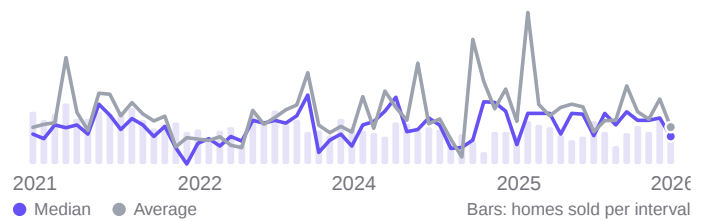
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$280K · Average \$300K

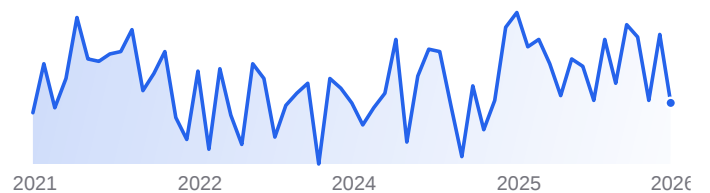
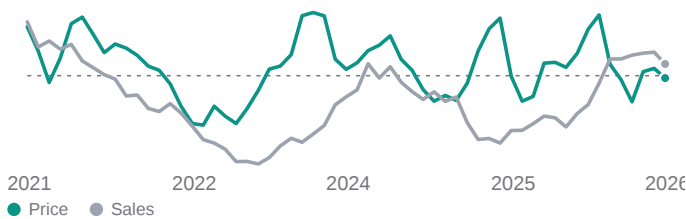


Growth (year over year)

Price -0.8% · Sales +3.9%

Price per square foot

\$207/ft²

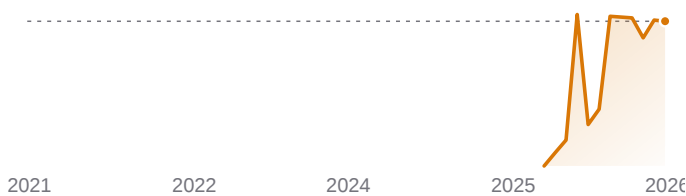


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

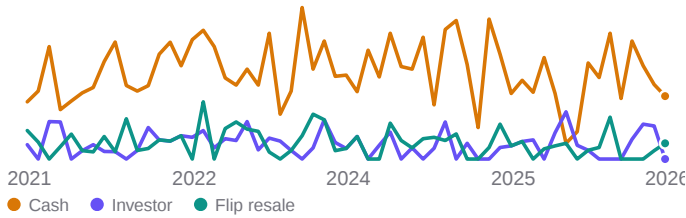
3.2%



BUYERS & OUTCOMES

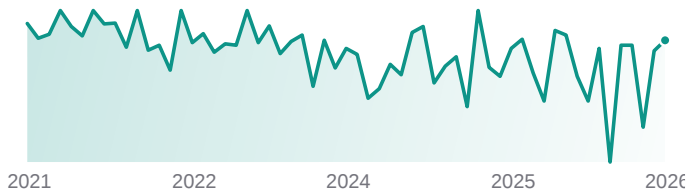
Buyer mix

Cash 20% · Investor 0% · Flip resale 5.0%



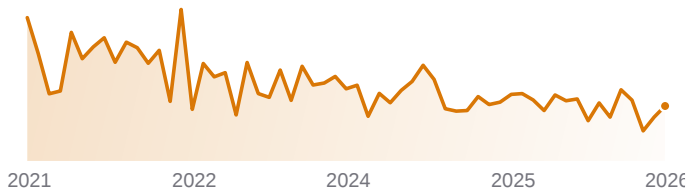
Sellers who sold at a gain

93%

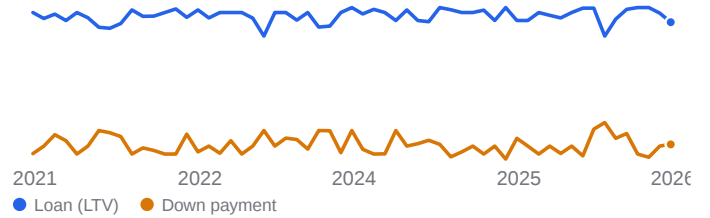


Median annualized return at resale

+4.0%

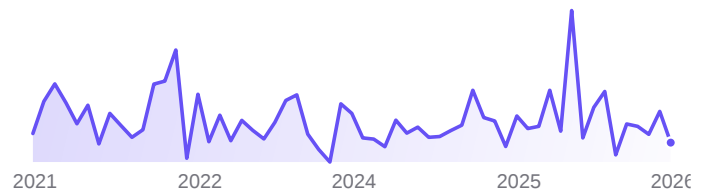


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



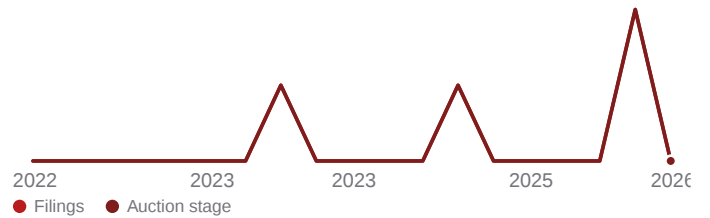
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,984
Median value (AVM)	\$295K
Median size	1,439 ft²
Median bedrooms	3
Median year built	1978
Single family	33%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.4%
Owner occupied	69%
Company owned	34%
Median loan-to-value	47%
Typical ownership tenure	17.2 yrs

COMMUNITY

Population	30,312
Density	27 / mi²
Median household income	\$63K
Average household income	\$96K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	155
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	13.2%
Unemployment	1.3%
Average temp	60°F
Annual precip	33 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.