

# Scott Bar 96085

ZIP code · CA · California > Siskiyou County

**\$255K**

MEDIAN SALE PRICE

**1**

SALES (12 MO)

**\$234K**

MEDIAN VALUE (AVM)

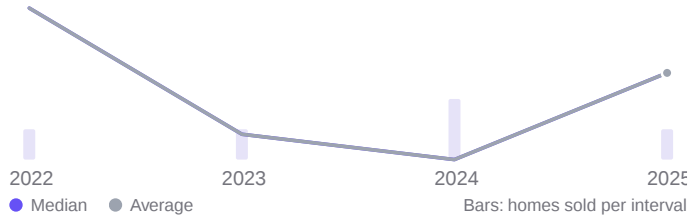
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$255K · Average \$255K

Growth (year over year)

Price +58.6% · Sales -80.0%

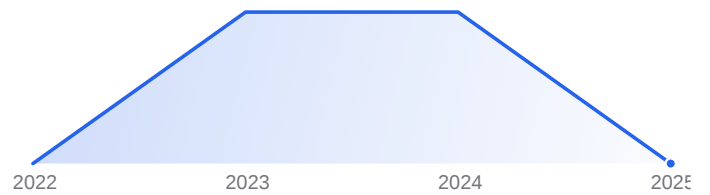
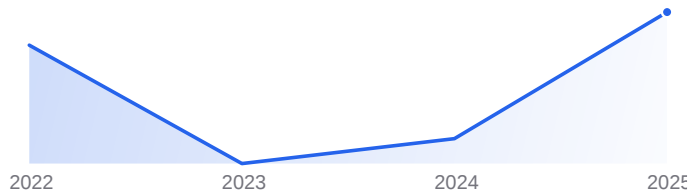


Price per square foot

\$295/ft²

Annual turnover (share of homes sold)

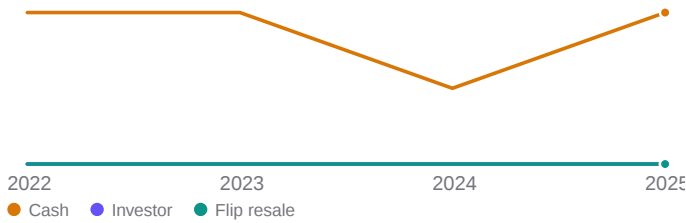
2.0%



## BUYERS & OUTCOMES

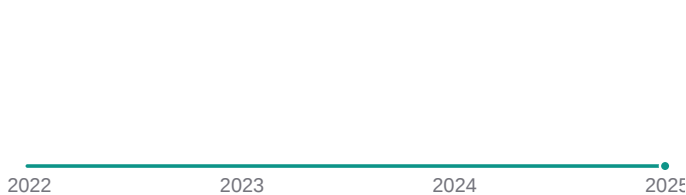
### Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



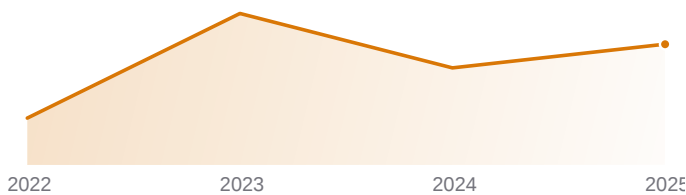
### Sellers who sold at a gain

100%



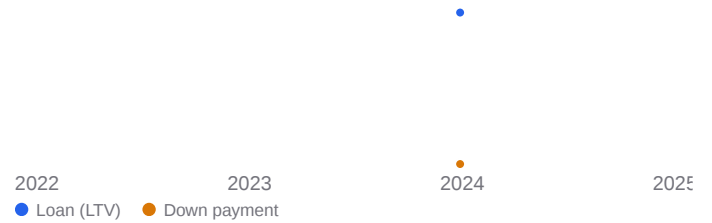
### Median annualized return at resale

+7.4%



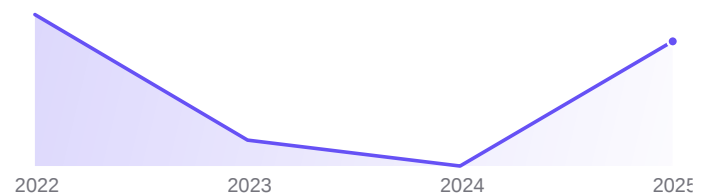
### Financing (share of purchase price)

Loan (LTV) 100% · Down payment 0.1%



### Typical hold before selling

18.1 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 49        |
| Median value (AVM) | \$234K    |
| Median size        | 1,200 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1970      |
| Single family      | 57%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 94%      |
| Underwater (LTV 125% or more) | 0%       |
| Owner occupied                | 41%      |
| Company owned                 | 18%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 18.2 yrs |

## COMMUNITY

|                                  |                |
|----------------------------------|----------------|
| Population                       | <b>71</b>      |
| Density                          | <b>1 / mi²</b> |
| Median household income          | <b>\$49K</b>   |
| Average household income         | <b>\$67K</b>   |
| Crime index (US avg 100)         | <b>114</b>     |
| Air pollution index (US avg 100) | <b>112</b>     |
| Earthquake index (US avg 100)    | <b>154</b>     |
| Homes occupied                   | <b>73%</b>     |
| Bachelor's or higher             | <b>19%</b>     |
| Poverty rate                     | <b>24.7%</b>   |
| Unemployment                     | <b>1.8%</b>    |
| Average temp                     | <b>54°F</b>    |
| Annual precip                    | <b>62 in</b>   |
| Sunshine                         | <b>51%</b>     |

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.