

Shasta 96087

ZIP code · CA · California > Shasta County > Shasta

SELLER'S MARKET

\$611K

MEDIAN SALE PRICE

+284.9%

1-YR CHANGE

9

SALES (12 MO)

\$361K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

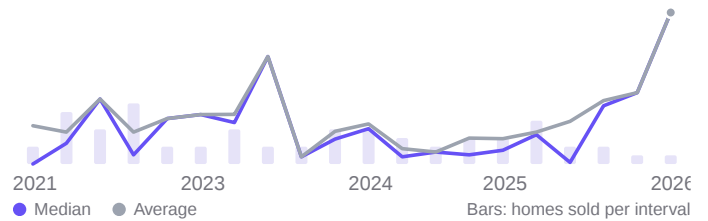
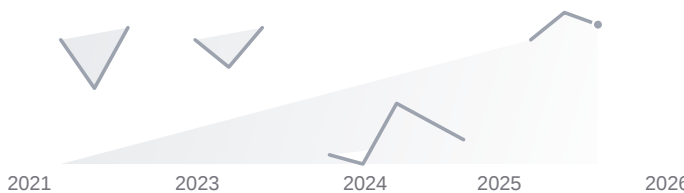
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

67 / 100

Sale prices

Median \$807K · Average \$807K

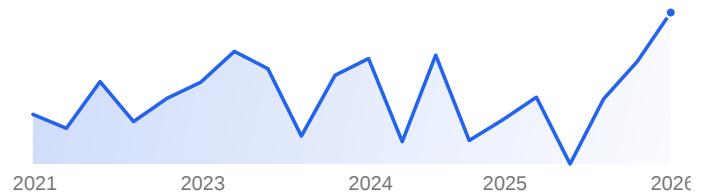
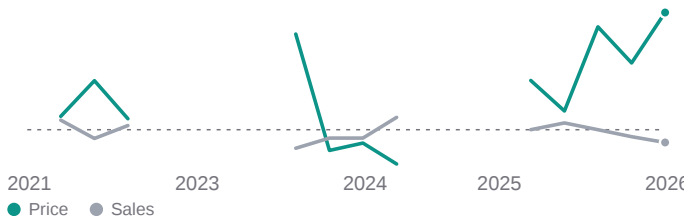


Growth (year over year)

Price +284.9% · Sales -30.8%

Price per square foot

\$321/ft²

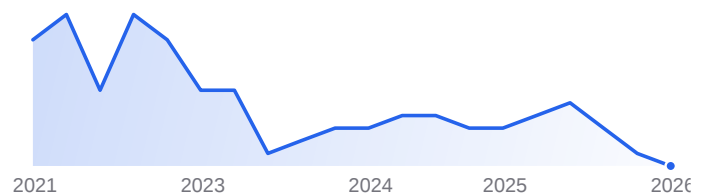


Sale premium vs estimated value

+1.0%

Annual turnover (share of homes sold)

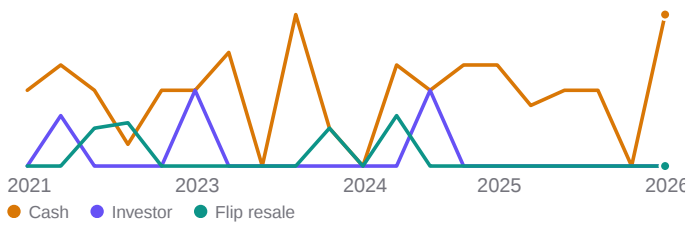
2.8%



BUYERS & OUTCOMES

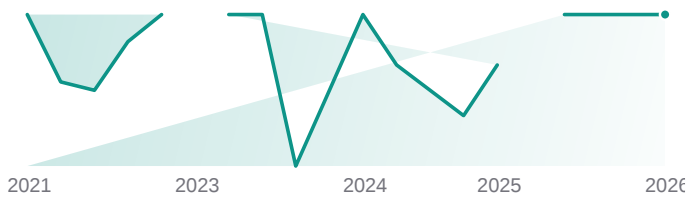
Buyer mix

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



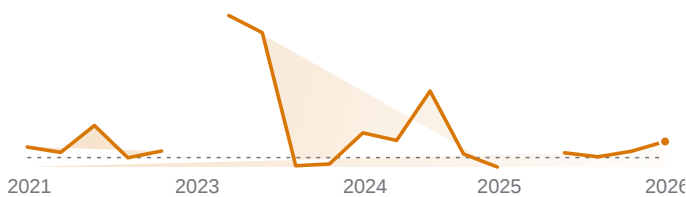
Sellers who sold at a gain

100%

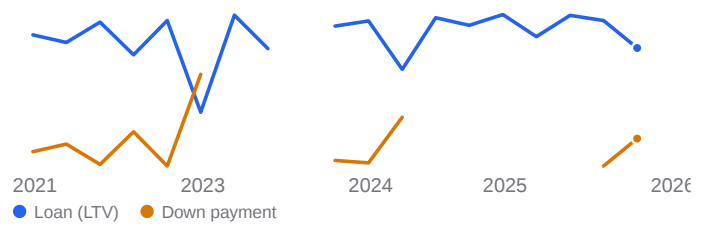


Median annualized return at resale

+9.2%

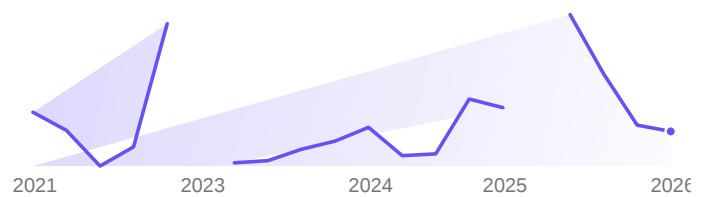


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



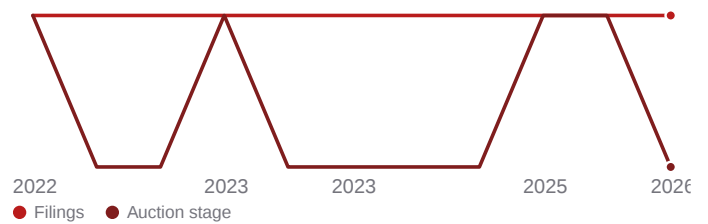
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	326
Median value (AVM)	\$361K
Median size	1,552 ft²
Median bedrooms	3
Median year built	1984
Single family	27%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.4%
Owner occupied	60%
Company owned	35%
Median loan-to-value	44%
Typical ownership tenure	20.9 yrs

COMMUNITY

Population	22
Density	5 / mi²
Median household income	\$92K
Average household income	\$144K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	161
Homes occupied	86%
Bachelor's or higher	19%
Poverty rate	9.1%
Unemployment	1.4%
Average temp	54°F
Annual precip	58 in
Sunshine	88%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.