

Shingletown 96088

ZIP code · CA · California > Shasta County > Shingletown

SELLER'S MARKET

\$277K

MEDIAN SALE PRICE

+4.0%

1-YR CHANGE

125

SALES (12 MO)

\$314K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

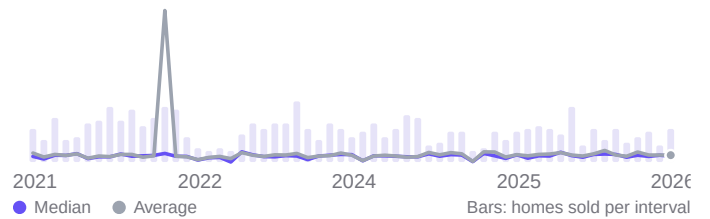
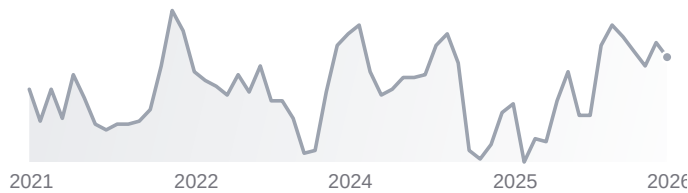
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$270K · Average \$300K

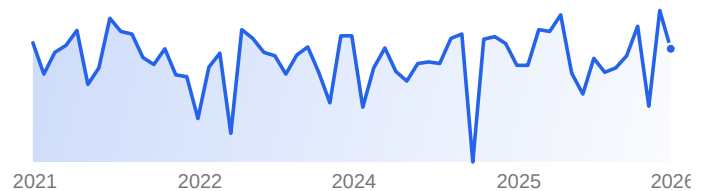
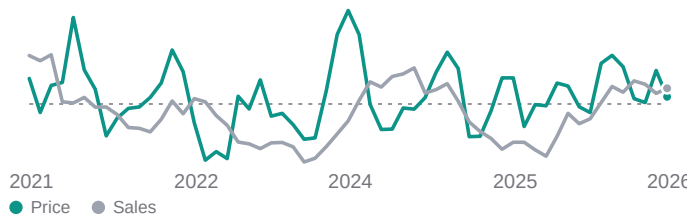


Growth (year over year)

Price +4.0% · Sales +8.7%

Price per square foot

\$201/ft²

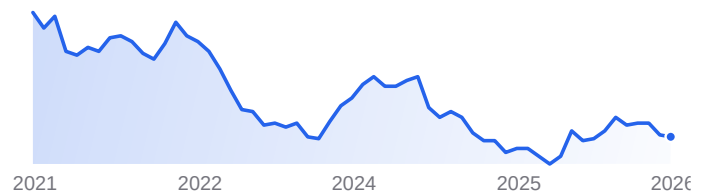
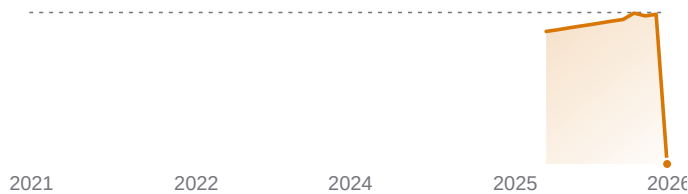


Sale premium vs estimated value

-5.3%

Annual turnover (share of homes sold)

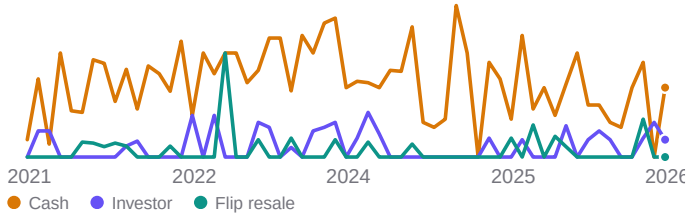
4.6%



BUYERS & OUTCOMES

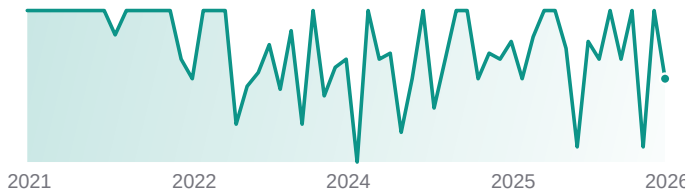
Buyer mix

Cash 33% · Investor 8.3% · Flip resale 0%



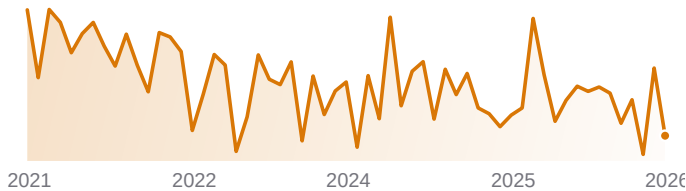
Sellers who sold at a gain

80%

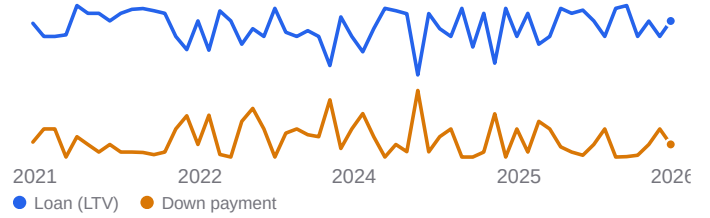


Median annualized return at resale

+1.6%

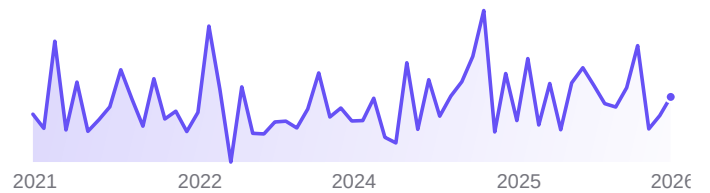


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



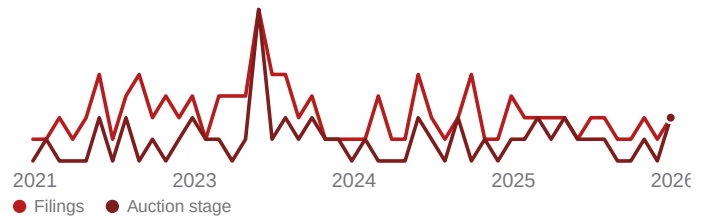
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,690
Median value (AVM)	\$314K
Median size	1,478 ft²
Median bedrooms	3
Median year built	1986
Single family	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.5%
Owner occupied	65%
Company owned	31%
Median loan-to-value	52%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	4,072
Density	15 / mi²
Median household income	\$67K
Average household income	\$87K
Crime index (US avg 100)	172
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	229
Homes occupied	80%
Bachelor's or higher	12%
Poverty rate	6.4%
Unemployment	1.4%
Average temp	51°F
Annual precip	48 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.