

Tehama 96090

ZIP code · CA · California > Tehama County > Tehama

\$250K

MEDIAN SALE PRICE

+71.2%

1-YR CHANGE

5

SALES (12 MO)

\$278K

MEDIAN VALUE (AVM)

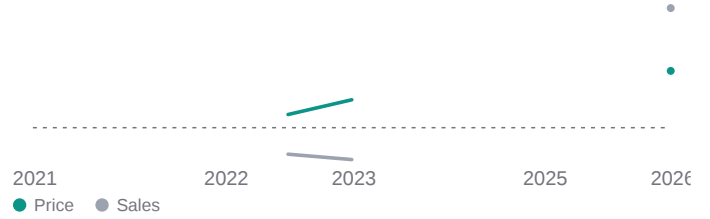
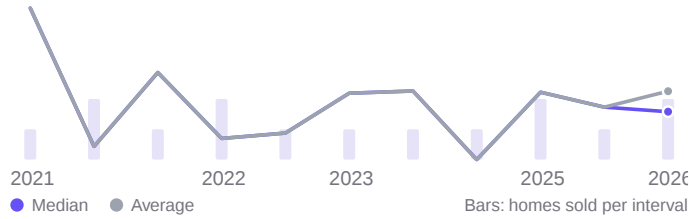
MARKET TRENDS (5 YEARS)

Sale prices

Median \$250K · Average \$295K

Growth (year over year)

Price +71.2% · Sales +150.0%



Price per square foot

\$273/ft²

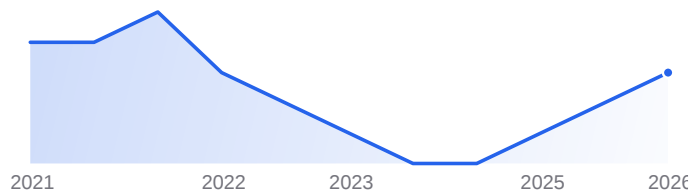
Sale premium vs estimated value

-1.0%



Annual turnover (share of homes sold)

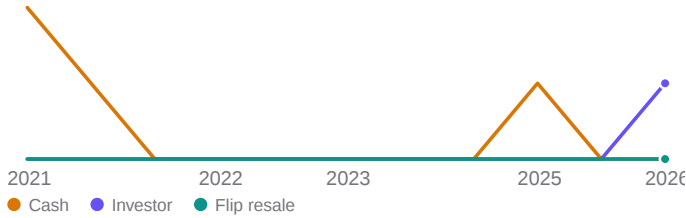
4.7%



BUYERS & OUTCOMES

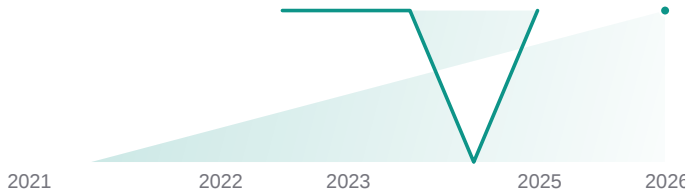
Buyer mix

Cash 0% · Investor 50% · Flip resale 0%



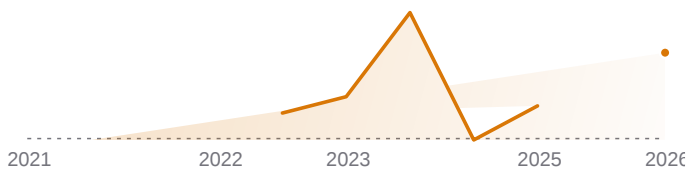
Sellers who sold at a gain

100%

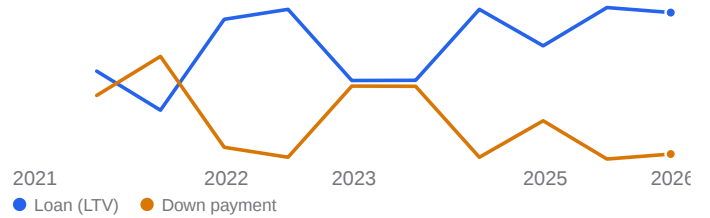


Median annualized return at resale

+8.9%

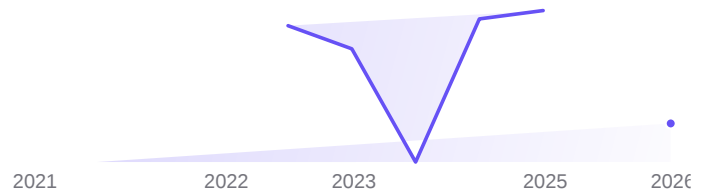


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

8.6 yrs



HOUSING STOCK

Homes	106
Median value (AVM)	\$278K
Median size	1,240 ft²
Median bedrooms	3
Median year built	1967
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.1%
Owner occupied	68%
Company owned	31%
Median loan-to-value	36%
Typical ownership tenure	24.0 yrs

COMMUNITY

Population	15
Density	60 / mi²
Median household income	\$59K
Average household income	\$67K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	150
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	18.7%
Unemployment	1.6%
Average temp	62°F
Annual precip	24 in
Sunshine	88%

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