

# Weaverville 96093

ZIP code · CA · California > Trinity County > Weaverville

BUYER'S MARKET

**\$234K**

MEDIAN SALE PRICE

**-11.6%**

1-YR CHANGE

**49**

SALES (12 MO)

**\$269K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



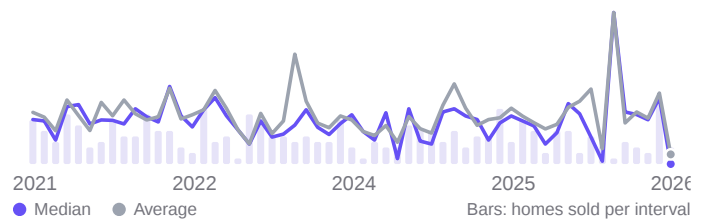
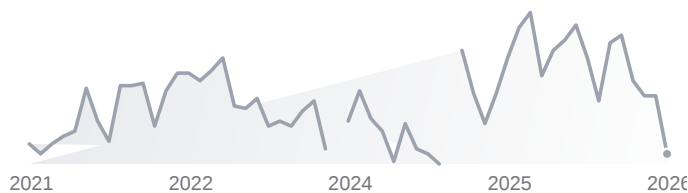
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$52K · Average \$100K

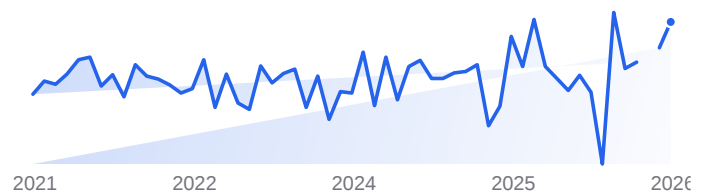
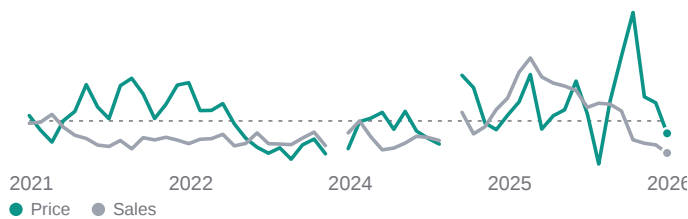


Growth (year over year)

Price -11.6% · Sales -30.0%

Price per square foot

\$269/ft²

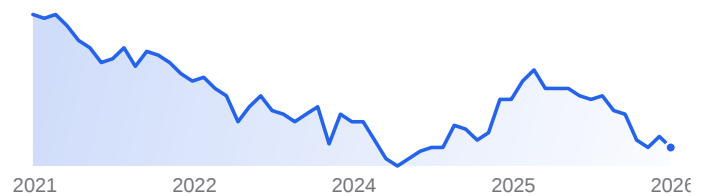
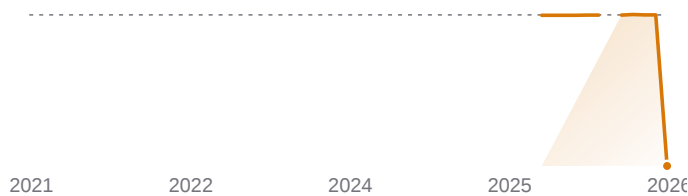


Sale premium vs estimated value

-80.0%

Annual turnover (share of homes sold)

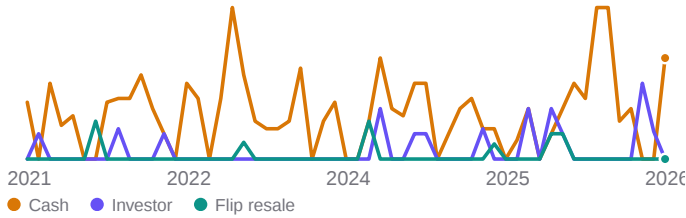
3.0%



## BUYERS & OUTCOMES

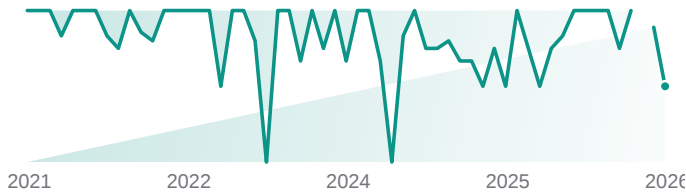
### Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



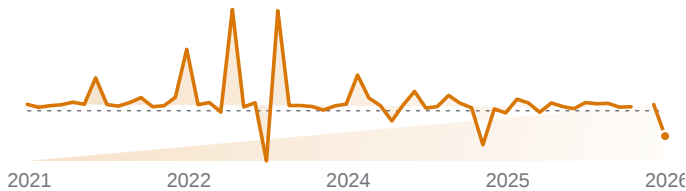
### Sellers who sold at a gain

50%

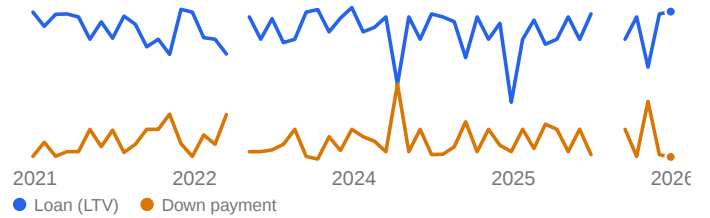


### Median annualized return at resale

-15.1%

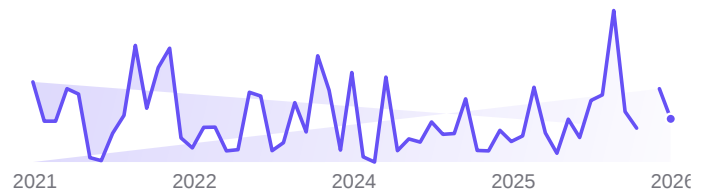


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.5%



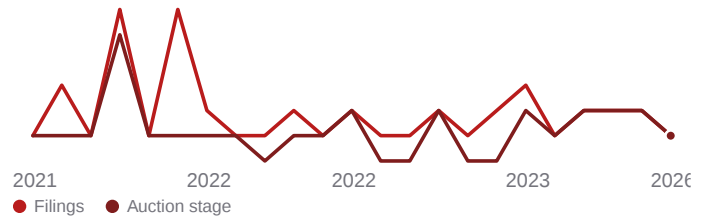
### Typical hold before selling

8.8 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,628     |
| Median value (AVM) | \$269K    |
| Median size        | 1,484 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1978      |
| Single family      | 80%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 46%      |
| Underwater (LTV 125% or more) | 5.5%     |
| Owner occupied                | 43%      |
| Company owned                 | 28%      |
| Median loan-to-value          | 55%      |
| Typical ownership tenure      | 16.8 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>2,485</b>     |
| Density                          | <b>189 / mi²</b> |
| Median household income          | <b>\$50K</b>     |
| Average household income         | <b>\$79K</b>     |
| Crime index (US avg 100)         | <b>76</b>        |
| Air pollution index (US avg 100) | <b>105</b>       |
| Earthquake index (US avg 100)    | <b>201</b>       |
| Homes occupied                   | <b>93%</b>       |
| Bachelor's or higher             | <b>11%</b>       |
| Poverty rate                     | <b>14.8%</b>     |
| Unemployment                     | <b>1.3%</b>      |
| Average temp                     | <b>53°F</b>      |
| Annual precip                    | <b>42 in</b>     |
| Sunshine                         | <b>51%</b>       |

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.