

Weed 96094

ZIP code · CA · California > Siskiyou County > Weed

SELLER'S MARKET

\$348K

MEDIAN SALE PRICE

+66.8%

1-YR CHANGE

118

SALES (12 MO)

\$298K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

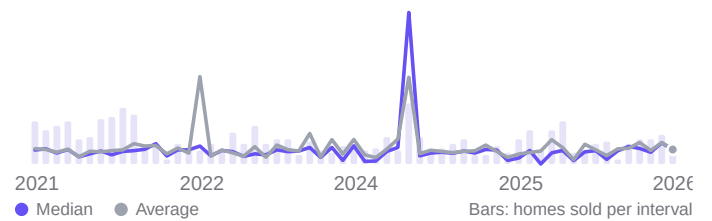
Market temperature (0–100)

75 / 100



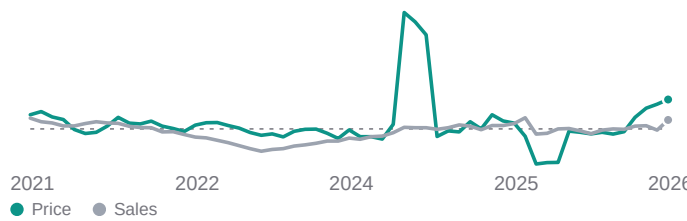
Sale prices

Median \$325K · Average \$329K



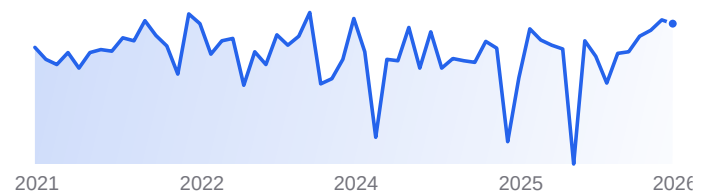
Growth (year over year)

Price +66.8% · Sales +20.4%



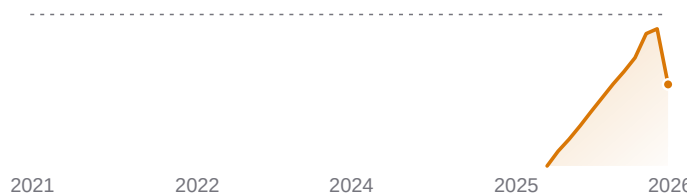
Price per square foot

\$234/ft²



Sale premium vs estimated value

-1.9%



Annual turnover (share of homes sold)

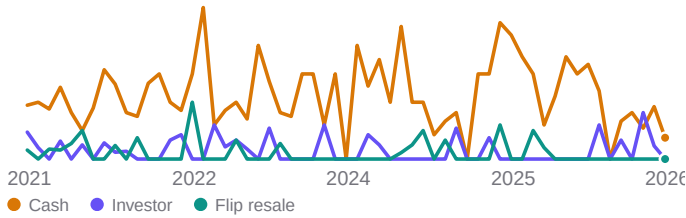
3.9%



BUYERS & OUTCOMES

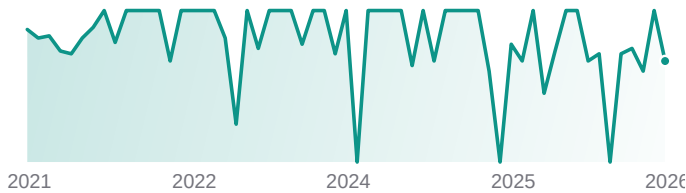
Buyer mix

Cash 13% · Investor 0% · Flip resale 0%



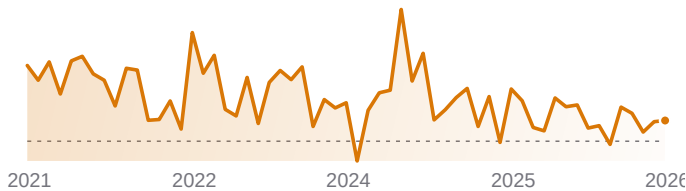
Sellers who sold at a gain

83%

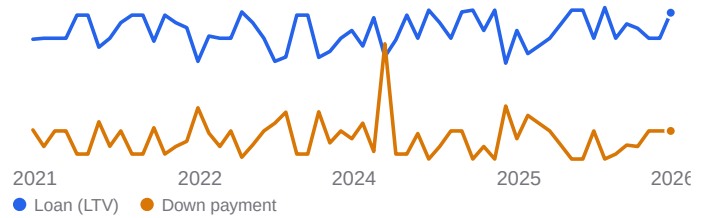


Median annualized return at resale

+2.8%

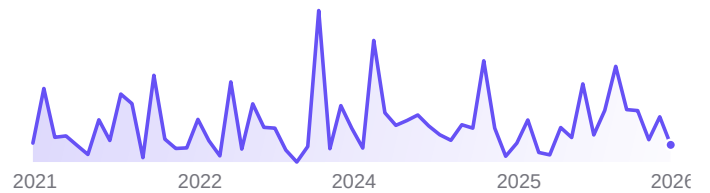


Financing (share of purchase price) Loan (LTV) 97% · Down payment 20%



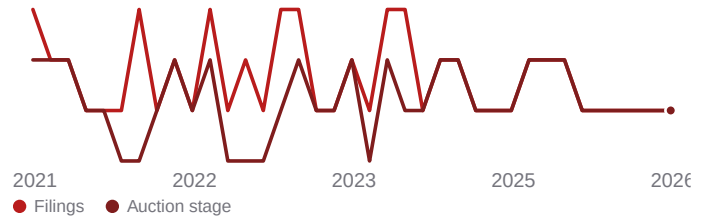
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,024
Median value (AVM)	\$298K
Median size	1,524 ft²
Median bedrooms	3
Median year built	1988
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.4%
Owner occupied	69%
Company owned	25%
Median loan-to-value	40%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	6,577
Density	37 / mi²
Median household income	\$58K
Average household income	\$90K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	143
Homes occupied	87%
Bachelor's or higher	17%
Poverty rate	16.0%
Unemployment	1.7%
Average temp	49°F
Annual precip	43 in
Sunshine	51%

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.