

Whitmore 96096

ZIP code · CA · California > Shasta County > Whitmore

BUYER'S MARKET

\$268K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$421K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



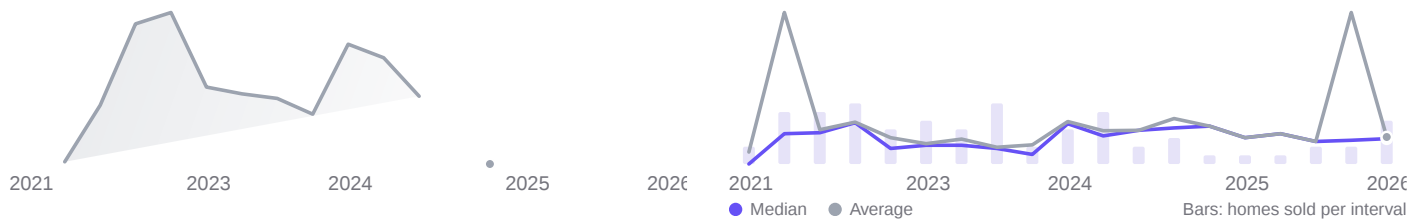
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$275K · Average \$293K

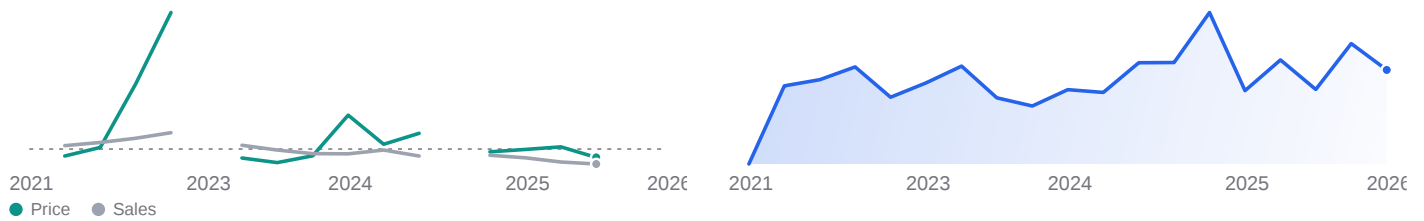


Growth (year over year)

Price -39.4% · Sales -70.6%

Price per square foot

\$205/ft²

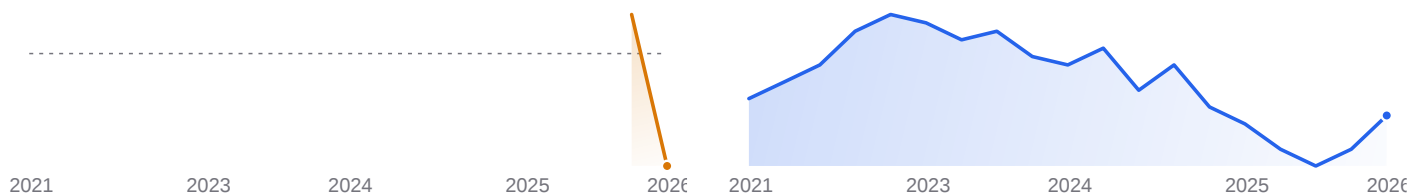


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

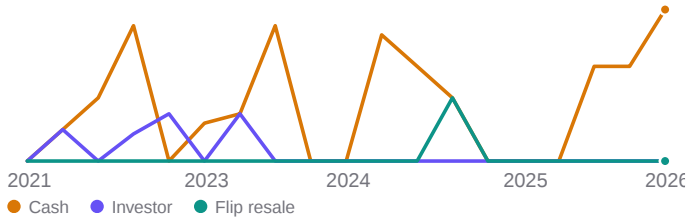
3.1%



BUYERS & OUTCOMES

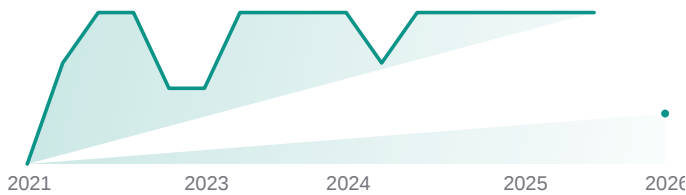
Buyer mix

Cash 80% · Investor 0% · Flip resale 0%



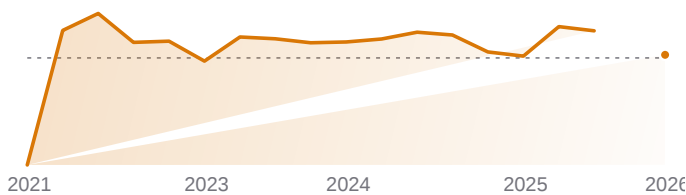
Sellers who sold at a gain

67%

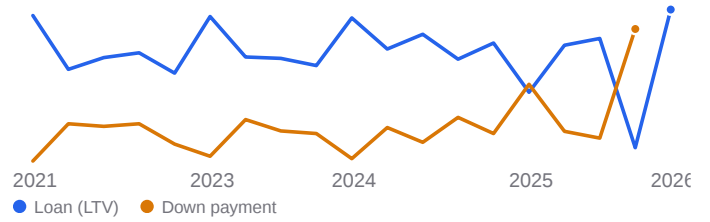


Median annualized return at resale

+0.6%

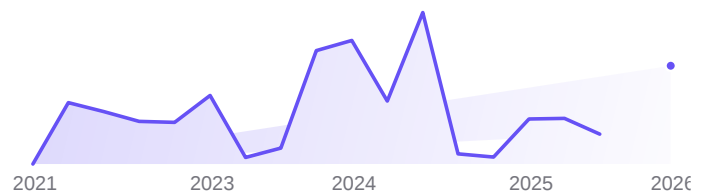


Financing (share of purchase price) Loan (LTV) 102% · Down payment 89%



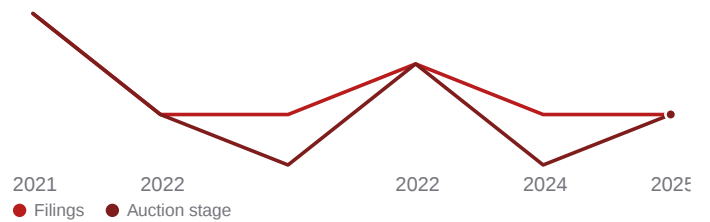
Typical hold before selling

17.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	354
Median value (AVM)	\$421K
Median size	1,630 ft²
Median bedrooms	3
Median year built	1987
Single family	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	3.9%
Owner occupied	62%
Company owned	33%
Median loan-to-value	50%
Typical ownership tenure	19.1 yrs

COMMUNITY

Population	1,838
Density	6 / mi²
Median household income	\$68K
Average household income	\$91K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	184
Homes occupied	78%
Bachelor's or higher	14%
Poverty rate	7.7%
Unemployment	1.4%
Average temp	52°F
Annual precip	48 in
Sunshine	88%

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