

Alturas 96101

ZIP code · CA · California > Modoc County > Alturas

BUYER'S MARKET

\$87K

MEDIAN SALE PRICE

-50.5%

1-YR CHANGE

61

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



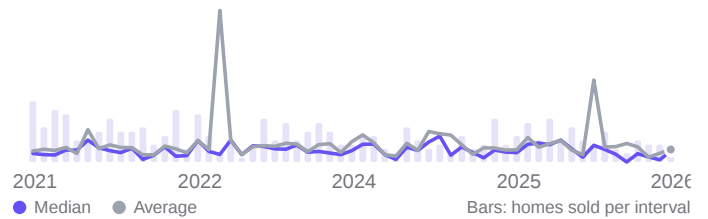
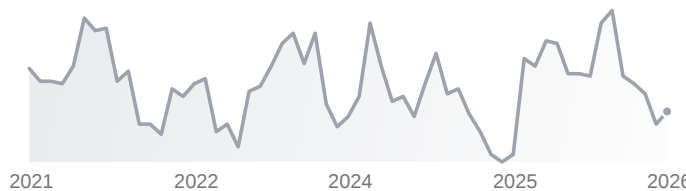
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$135K · Average \$149K

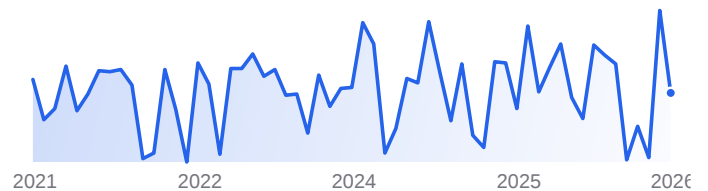
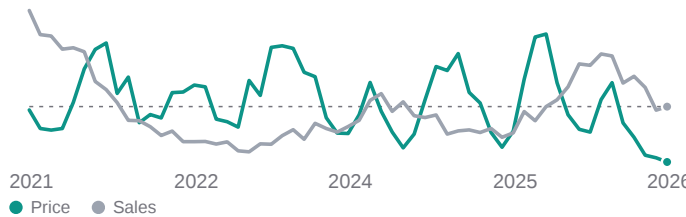


Growth (year over year)

Price -50.5% · Sales +0.0%

Price per square foot

\$112/ft²

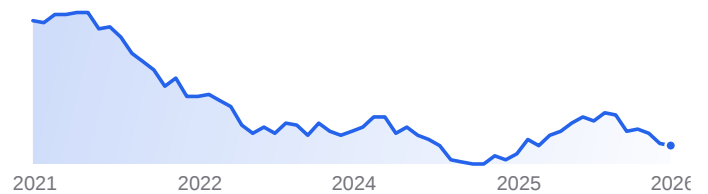
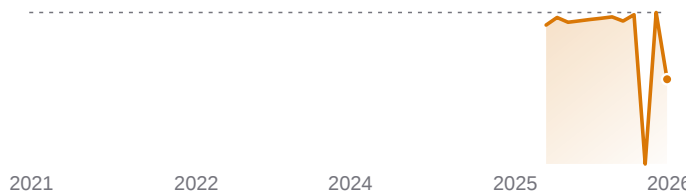


Sale premium vs estimated value

-13.6%

Annual turnover (share of homes sold)

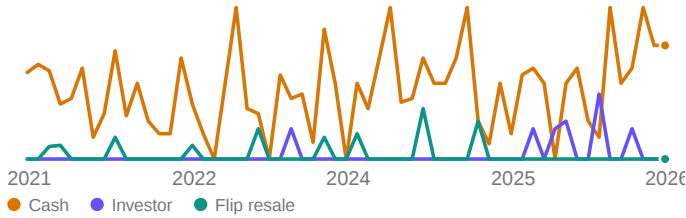
3.8%



BUYERS & OUTCOMES

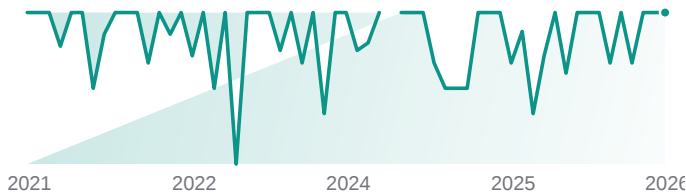
Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



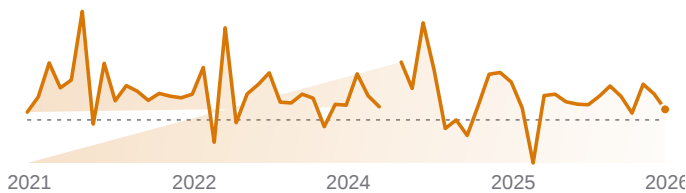
Sellers who sold at a gain

100%

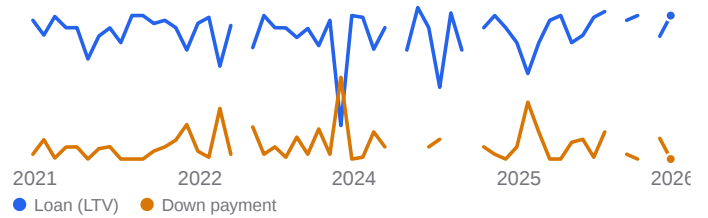


Median annualized return at resale

+2.0%

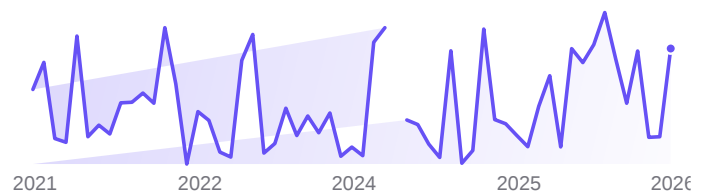


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



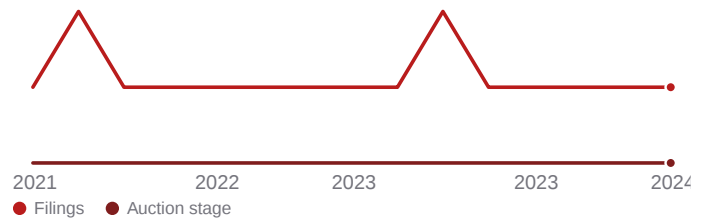
Typical hold before selling

17.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,585
Median value (AVM)	\$167K
Median size	1,304 ft²
Median bedrooms	3
Median year built	1953
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.5%
Owner occupied	60%
Company owned	24%
Median loan-to-value	30%
Typical ownership tenure	14.8 yrs

COMMUNITY

Population	4,077
Density	7 / mi ²
Median household income	\$54K
Average household income	\$60K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	152
Homes occupied	83%
Bachelor's or higher	19%
Poverty rate	16.0%
Unemployment	1.1%
Average temp	48°F
Annual precip	15 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.