

Cedarville 96104

ZIP code · CA · California > Modoc County > Cedarville

BALANCED MARKET

\$275K

MEDIAN SALE PRICE

+195.7%

1-YR CHANGE

4

SALES (12 MO)

\$241K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



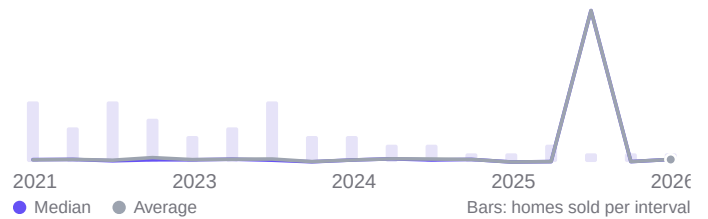
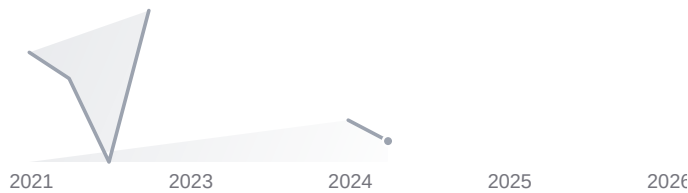
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$275K · Average \$275K

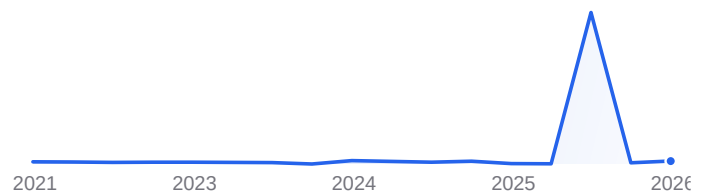
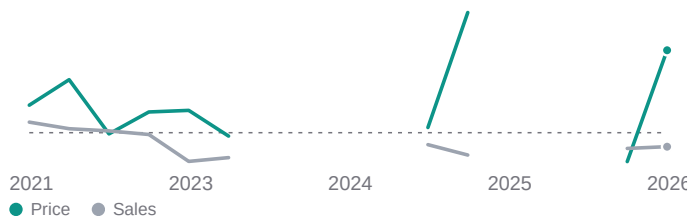


Growth (year over year)

Price +195.7% · Sales -33.3%

Price per square foot

\$191/ft²

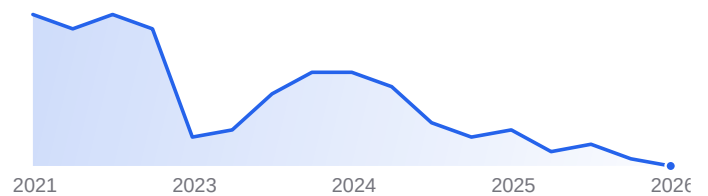


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

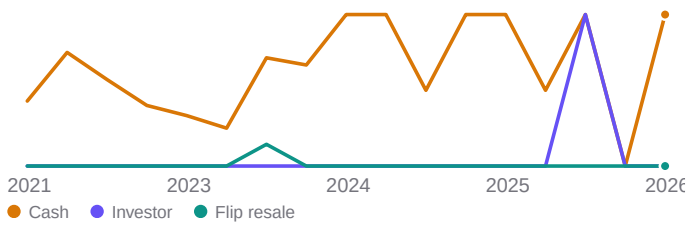
1.1%



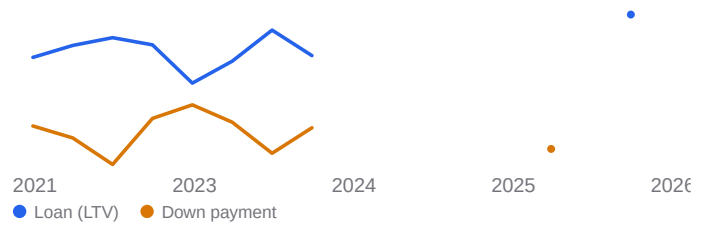
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

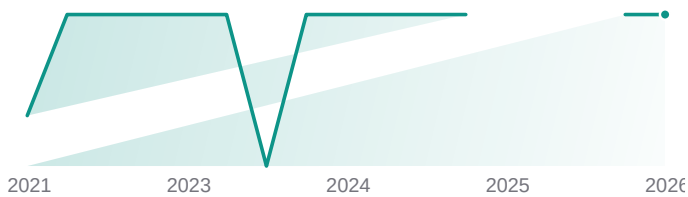


Financing (share of purchase price) Loan (LTV) 100% · Down payment 13%



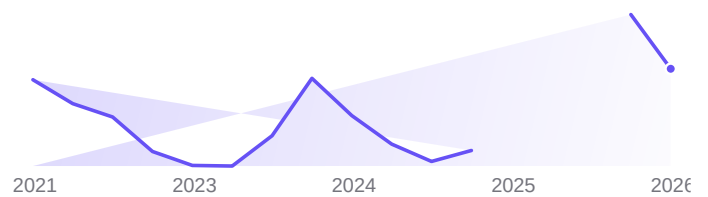
Sellers who sold at a gain

100%



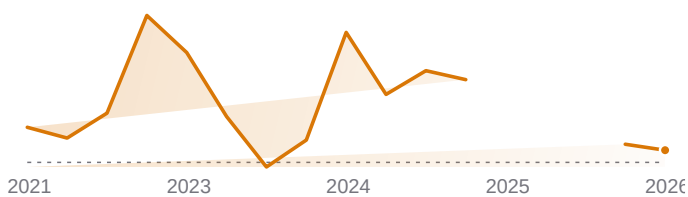
Typical hold before selling

14.7 yrs



Median annualized return at resale

+2.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	361
Median value (AVM)	\$241K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1963
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	91%
Underwater (LTV 125% or more)	0.8%
Owner occupied	43%
Company owned	33%
Median loan-to-value	0%
Typical ownership tenure	20.5 yrs

COMMUNITY

Population	334
Density	2 / mi²
Median household income	\$55K
Average household income	\$82K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	323
Homes occupied	74%
Bachelor's or higher	19%
Poverty rate	10.1%
Unemployment	1.9%
Average temp	48°F
Annual precip	14 in
Sunshine	88%

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