

Eagleville 96110

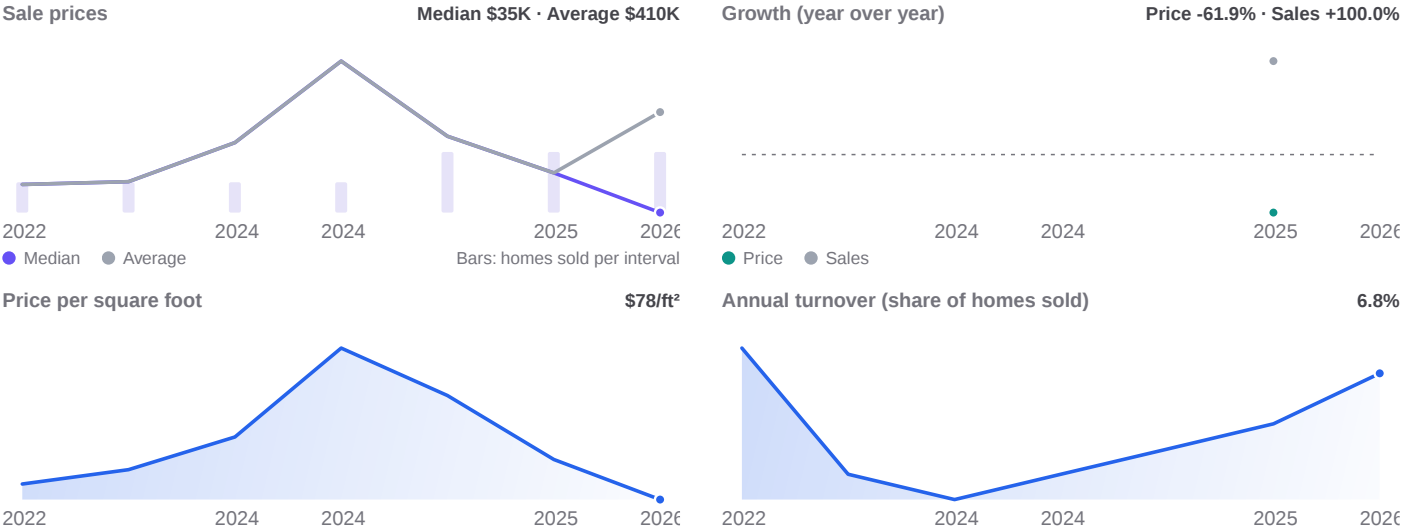
ZIP code · CA · California > Modoc County > Eagleville

\$35K
MEDIAN SALE PRICE

6
SALES (12 MO)

\$354K
MEDIAN VALUE (AVM)

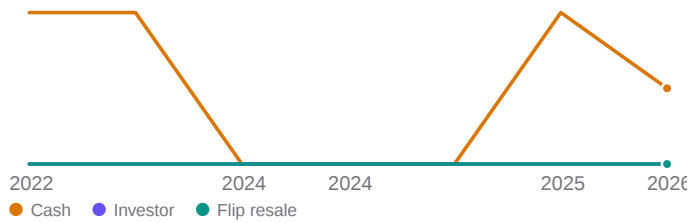
MARKET TRENDS (5 YEARS)



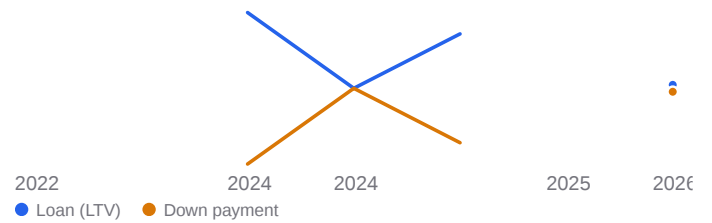
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

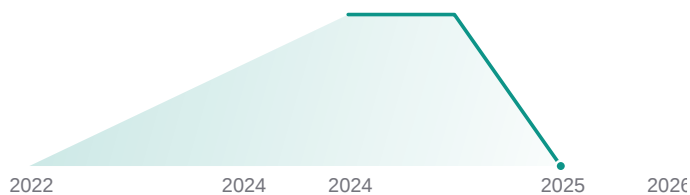


Financing (share of purchase price) Loan (LTV) 52% · Down payment 48%



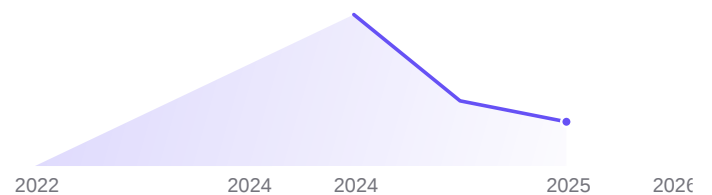
Sellers who sold at a gain

50%



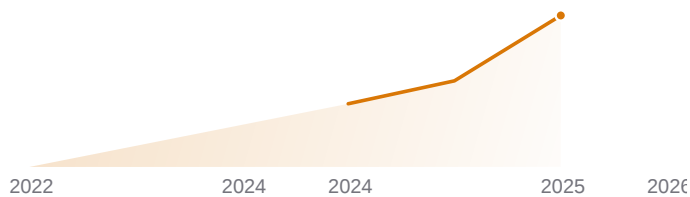
Typical hold before selling

8.8 yrs



Median annualized return at resale

+14.4%



HOUSING STOCK

Homes	88
Median value (AVM)	\$354K
Median size	1,464 ft²
Median bedrooms	3
Median year built	1918
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	90%
Underwater (LTV 125% or more)	2.9%
Owner occupied	31%
Company owned	51%
Median loan-to-value	0%
Typical ownership tenure	22.3 yrs

COMMUNITY

Population	263
Density	2 / mi²
Median household income	\$58K
Average household income	\$85K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	323
Homes occupied	73%
Bachelor's or higher	20%
Poverty rate	8.7%
Unemployment	1.9%
Average temp	48°F
Annual precip	13 in
Sunshine	88%

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