

Herlong 96113

ZIP code · CA · California > Lassen County > Herlong

BUYER'S MARKET

\$54K

MEDIAN SALE PRICE

12

SALES (12 MO)

\$119K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



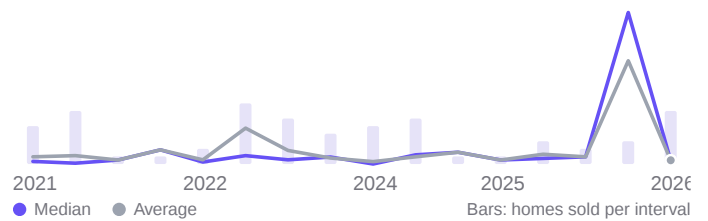
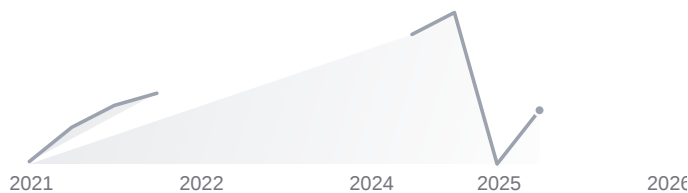
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$80K · Average \$84K

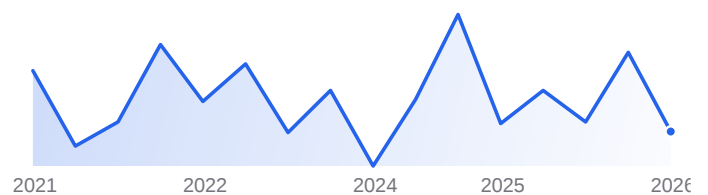
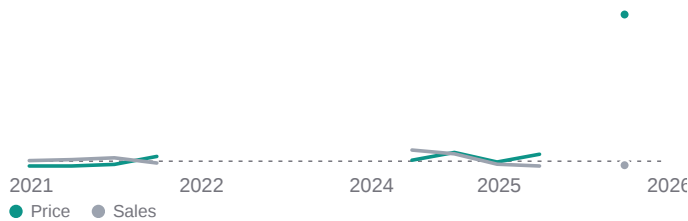


Growth (year over year)

Price +1429.4% · Sales -38.5%

Price per square foot

\$70/ft²

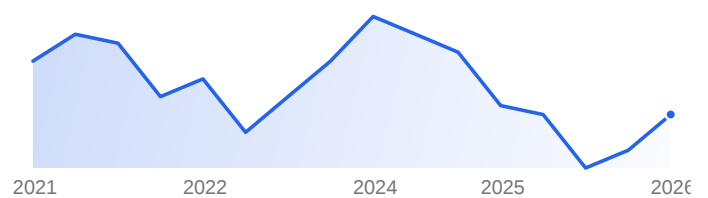


Sale premium vs estimated value

-34.4%

Annual turnover (share of homes sold)

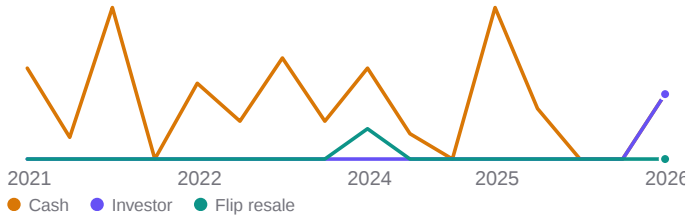
2.6%



BUYERS & OUTCOMES

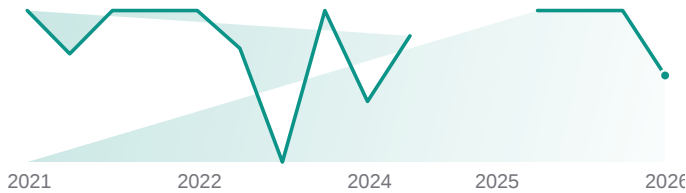
Buyer mix

Cash 43% · Investor 43% · Flip resale 0%



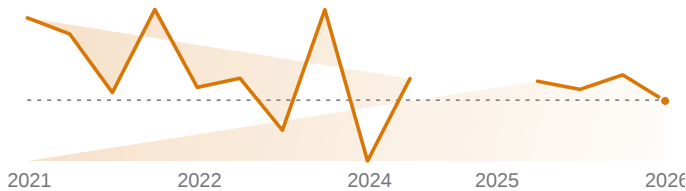
Sellers who sold at a gain

57%

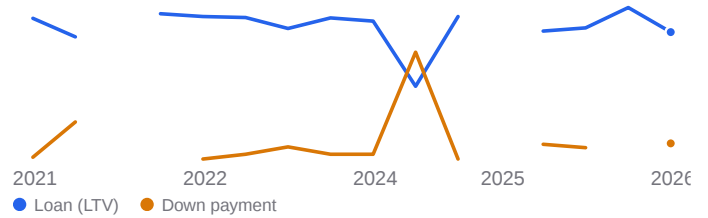


Median annualized return at resale

-0.2%

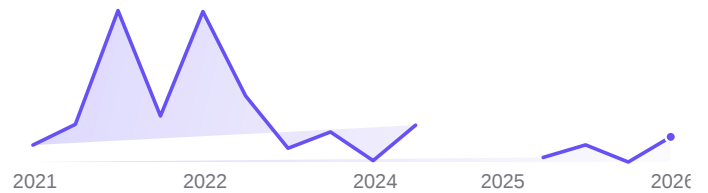


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	456
Median value (AVM)	\$119K
Median size	1,188 ft²
Median bedrooms	3
Median year built	1954
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.0%
Owner occupied	60%
Company owned	22%
Median loan-to-value	24%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	456
Density	13 / mi²
Median household income	\$57K
Average household income	\$68K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	232
Homes occupied	92%
Bachelor's or higher	9%
Poverty rate	27.2%
Unemployment	1.5%
Average temp	50°F
Annual precip	8 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.