

Lake City 96115

ZIP code · CA · California > Modoc County > Lake City

\$480K

MEDIAN SALE PRICE

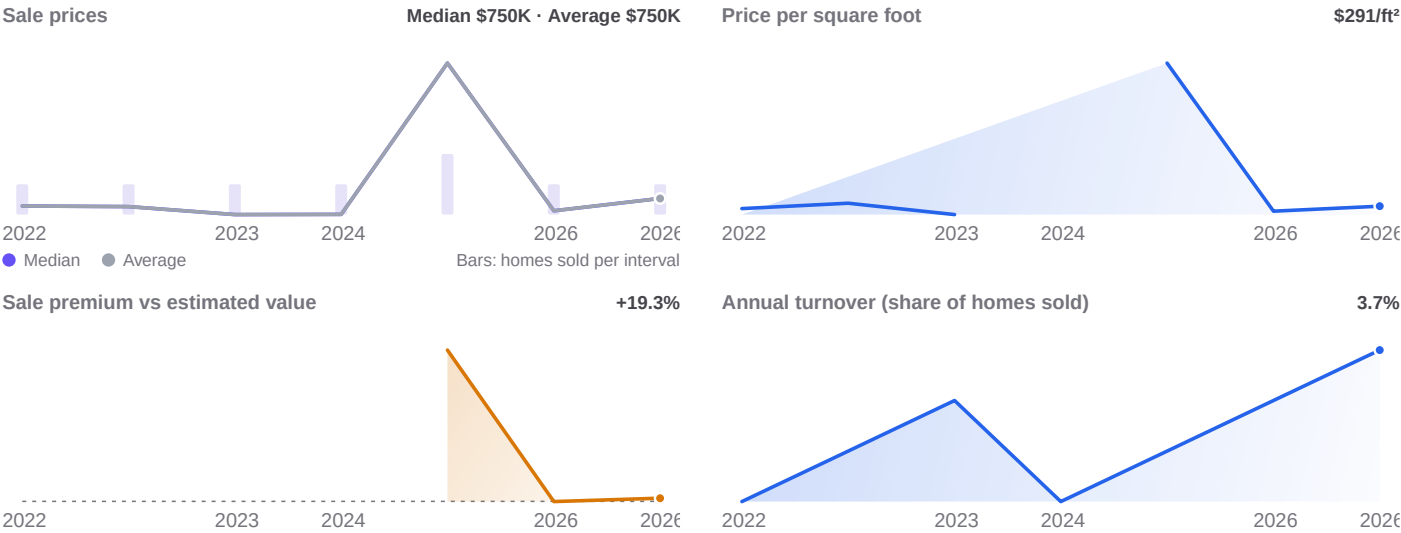
4

SALES (12 MO)

\$296K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

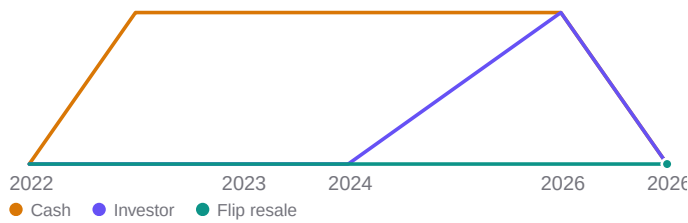


BUYERS & OUTCOMES

Buyer mix

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

Financing (share of purchase price) Loan (LTV) 59% · Down payment 41%



Sellers who sold at a gain

0%

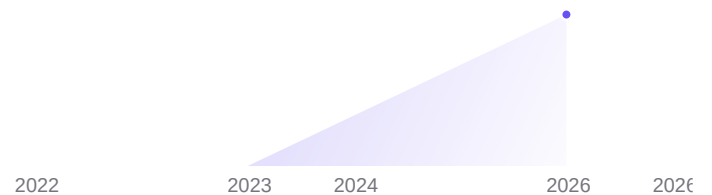
Typical hold before selling

25.0 yrs



Median annualized return at resale

-0.4%



HOUSING STOCK

Homes	109
Median value (AVM)	\$296K
Median size	1,496 ft²
Median bedrooms	3
Median year built	1938
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	90%
Underwater (LTV 125% or more)	2.4%
Owner occupied	43%
Company owned	50%
Median loan-to-value	0%
Typical ownership tenure	23.0 yrs

COMMUNITY

Population	289
Density	1 / mi ²
Median household income	\$49K
Average household income	\$78K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	286
Homes occupied	74%
Bachelor's or higher	18%
Poverty rate	12.6%
Unemployment	1.8%
Average temp	48°F
Annual precip	16 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.