

Litchfield 96117

ZIP code · CA · California > Lassen County > Litchfield

BALANCED MARKET

\$257K

MEDIAN SALE PRICE

-48.5%

1-YR CHANGE

11

SALES (12 MO)

\$223K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



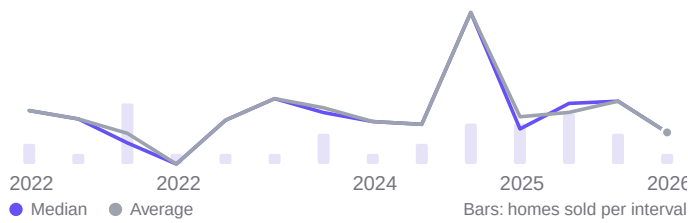
MARKET TRENDS (5 YEARS)

Sale prices

Median \$195K · Average \$195K

Growth (year over year)

Price -48.5% · Sales +0.0%



Price per square foot

\$158/ft²

Sale premium vs estimated value

-10.3%



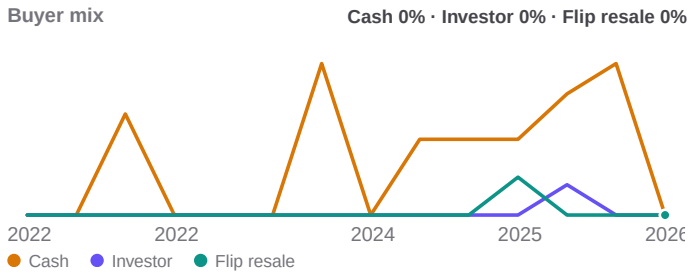
Annual turnover (share of homes sold)

5.2%

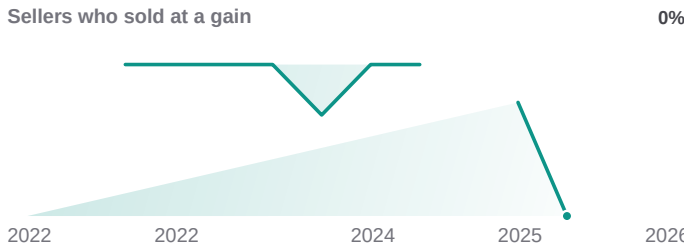


BUYERS & OUTCOMES

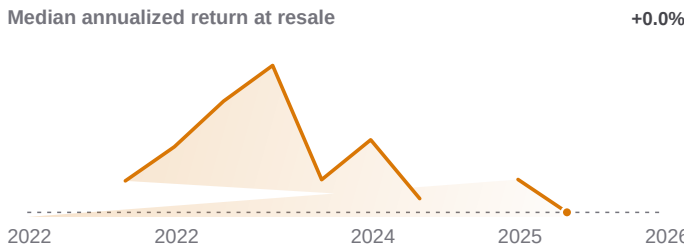
Buyer mix



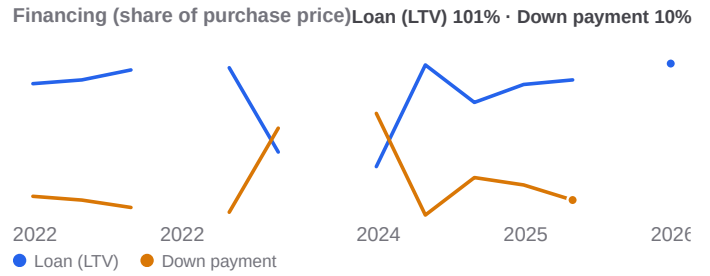
Sellers who sold at a gain



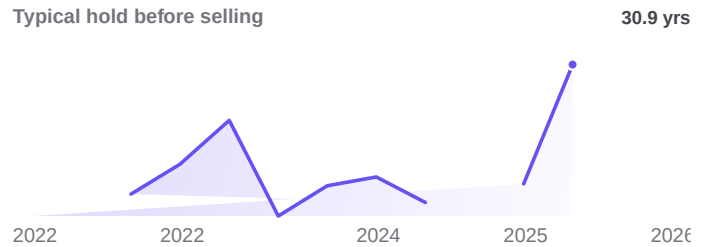
Median annualized return at resale



Financing (share of purchase price) Loan (LTV) 101% · Down payment 10%



Typical hold before selling



HOUSING STOCK

Homes	213
Median value (AVM)	\$223K
Median size	1,590 ft²
Median bedrooms	3
Median year built	1980
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.9%
Owner occupied	65%
Company owned	32%
Median loan-to-value	25%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	3,473
Density	9 / mi²
Median household income	\$79K
Average household income	\$87K
Crime index (US avg 100)	22
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	213
Homes occupied	85%
Bachelor's or higher	5%
Poverty rate	1.6%
Unemployment	0.3%
Average temp	46°F
Annual precip	12 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.