

Wendel 96136

ZIP code · CA · California > Lassen County

\$1.7M

MEDIAN SALE PRICE

1

SALES (12 MO)

\$159K

MEDIAN VALUE (AVM)

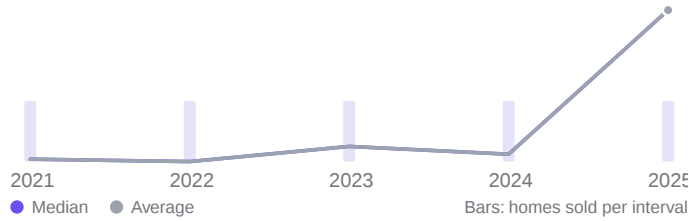
MARKET TRENDS (5 YEARS)

Sale prices

Median \$1.7M · Average \$1.7M

Growth (year over year)

Price +110.6% · Sales -50.0%

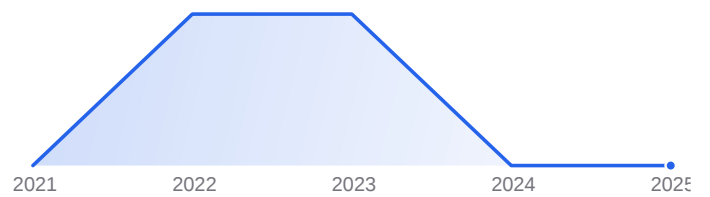
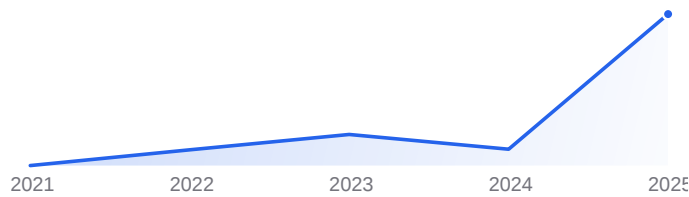


Price per square foot

\$840/ft²

Annual turnover (share of homes sold)

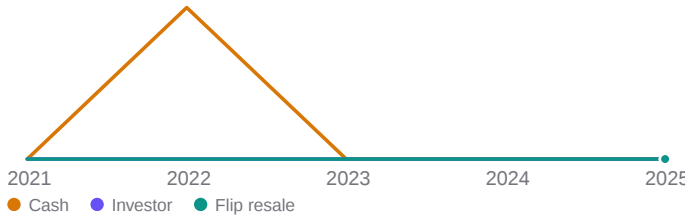
1.7%



BUYERS & OUTCOMES

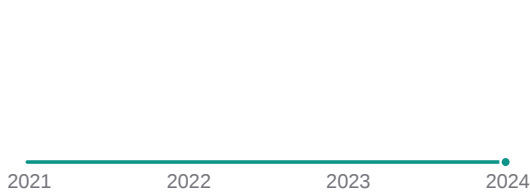
Buyer mix

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



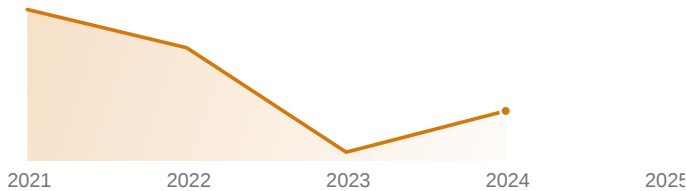
Sellers who sold at a gain

100%

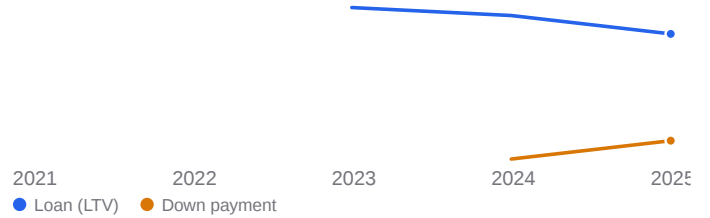


Median annualized return at resale

+5.8%

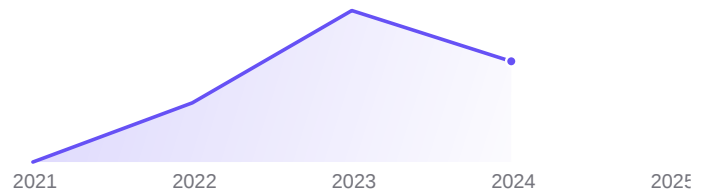


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



Typical hold before selling

13.3 yrs



HOUSING STOCK

Homes	59
Median value (AVM)	\$159K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1978
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.9%
Owner occupied	52%
Company owned	27%
Median loan-to-value	0%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	1,077
Density	3 / mi ²
Median household income	\$53K
Average household income	\$65K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	232
Homes occupied	84%
Bachelor's or higher	16%
Poverty rate	23.5%
Unemployment	1.1%
Average temp	48°F
Annual precip	10 in
Sunshine	88%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.