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HOME PRO

Shasta County Market Snapshot

What homes are actually selling for, and how long they take, town by town.



September 2026
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The county in September 2026

$375,000
median sold price

70
median days to sell

3.5
months of supply

167
homes sold

On the market now, as of October 24, 2026

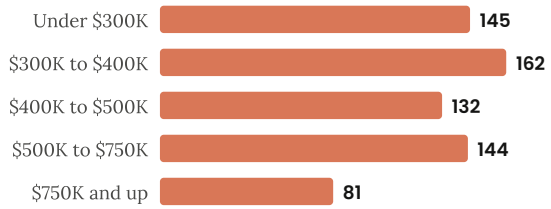
664
homes for sale

233
homes under contract

$399,500
median price under contract

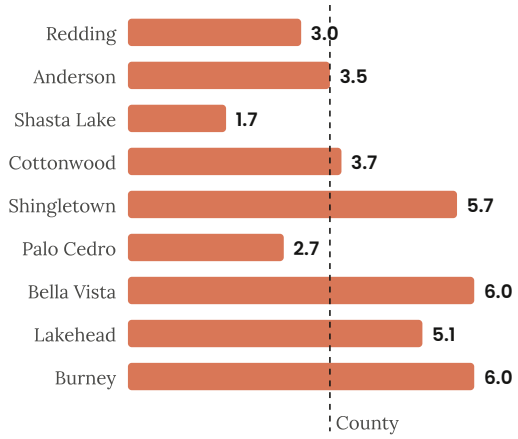
29%
of homes for sale cut their price in the last 30 days

Homes for sale by price



664 houses and condos on the market today.

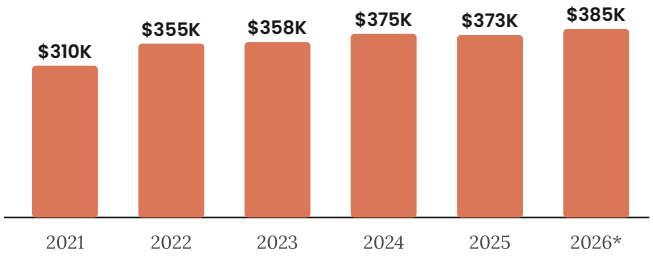
Months of supply



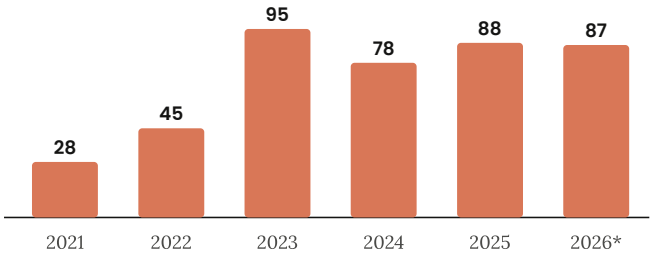
The county has 3.5 months of supply, so it leans toward sellers. Under about 4 months usually favors sellers. Over about 6 usually favors buyers.

Prices and time to sell since 2021

Median sold price



Average days on market



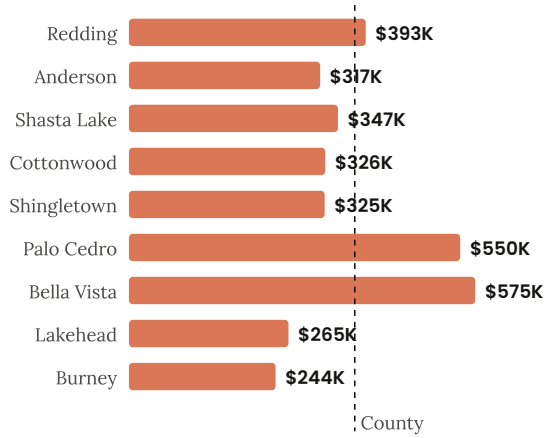
*Year to date. Yearly figures are for all of Shasta County. Source for 2021 to 2023: Shasta Association of REALTORS MLS.

Source: Shasta Association of REALTORS MLS, summarized by Redding Home Pro. Information is deemed reliable but not guaranteed, and is not an appraisal or a prediction. Nathan Cross, DRE# 02082647, Amo Realty, Inc., DRE# 02240577.

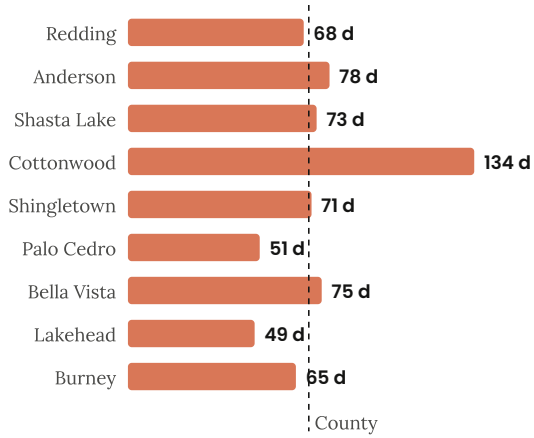
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Town by town, September 2026

Median sold price



Median days to sell



Town	Median sold	Days to sell	For sale now	Sold	Months of supply
Redding	$393,200	68	359	110	3.0
Anderson	$317,450	78	72	10	3.5
Shasta Lake	$347,000	73	21	13	1.7
Cottonwood	$326,000	134	26	7	3.7
Shingletown	$325,000	71	42	5	5.7
Palo Cedro*	$550,000	51	18	20	2.7
Bella Vista*†	$575,000	75	6	3	6.0
Lakehead*	$265,000	49	12	7	5.1
Burney*	$243,500	65	24	12	6.0

*Palo Cedro, Bella Vista, Lakehead, Burney sell only a few homes a month, so their figures cover the last three months to give a fairer picture. †Fewer than five sales in the period. One sale can move the median a lot, so treat this row as a rough guide.

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What this means for you

If you're buying

- **Prepared buyers have leverage.** A solid pre-approval and a realistic budget put you in a strong position.
- **Older listings can create opportunity.** Homes that have sat a while often need better pricing, cleaner presentation or a sharper negotiation.
- **Lifestyle fit is huge here.** Commute, wildfire insurance, school boundaries and lot size all affect the right choice.

If you're selling

- **Pricing matters more than ever.** Buyers are comparison shopping hard, especially between $300K and $500K.
- **Condition still drives speed.** Fresh paint, cleaned-up landscaping and clear disclosures usually bring more confidence and better offers.
- **Neighborhood-level comps matter.** West Redding, Enterprise, Anderson and Palo Cedro behave differently even when the bedroom count looks the same.

How to read this

Median sold

The middle sale price. Half the homes sold for more, half for less.

Days to sell

The middle number of days from listing to accepted offer.

Months of supply

How many months it would take to sell every home now for sale at the recent pace. Lower numbers favor sellers. Higher numbers give buyers more room to negotiate.



Thinking about a move?

Text or call Nathan at (530) 999-1773 with the town you're curious about and your rough budget. He'll tell you what that actually buys right now.

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