Newcastle

Community · CA · California › Placer County

BALANCED MARKET

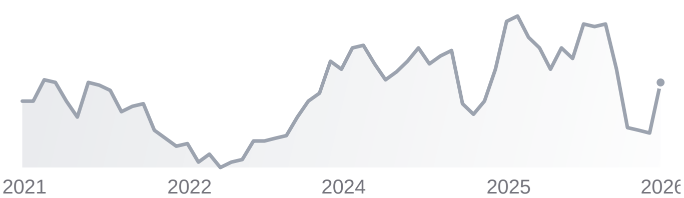
$1.1M	+11.5%	80	$918K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Balanced market · 55 / 100

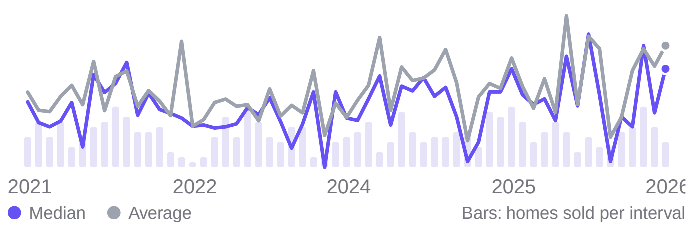
Buyer's market · Balanced · Seller's market

MARKET TRENDS (5 YEARS)

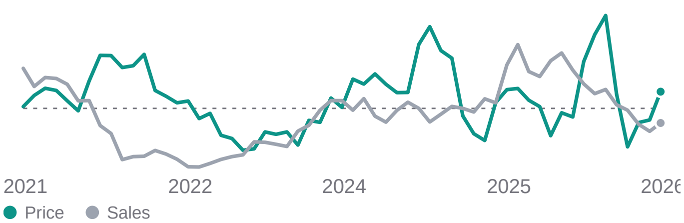
Market temperature (0–100) — 55 / 100



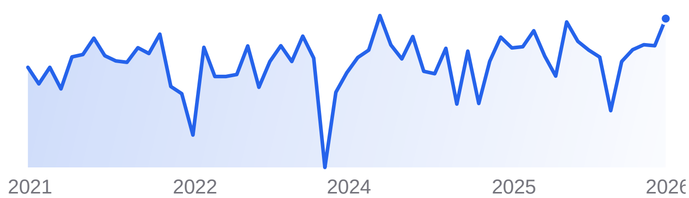
Sale prices — Median $1.2M · Average $1.4M



Growth (year over year) — Price +11.5% · Sales -10.1%

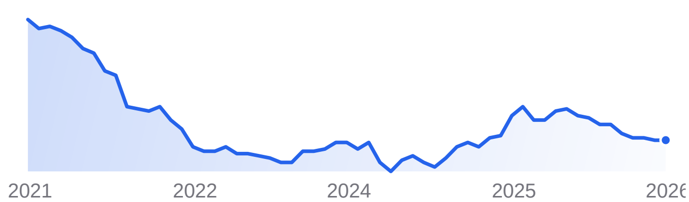


Price per square foot — $529/ft²



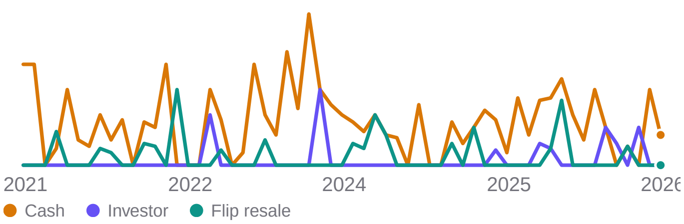
Sale premium vs estimated value — +0.0%

Annual turnover (share of homes sold) — 3.5%

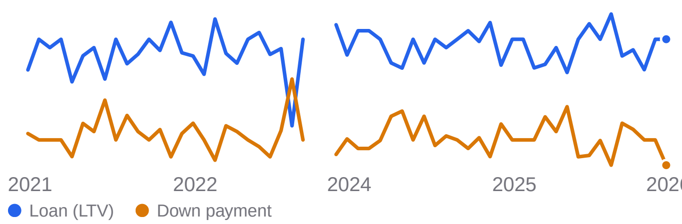


BUYERS & OUTCOMES

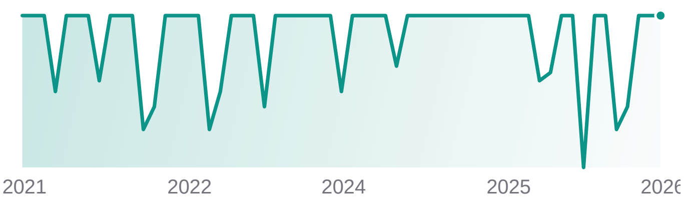
Buyer mix — Cash 20% · Investor 0% · Flip resale 0%



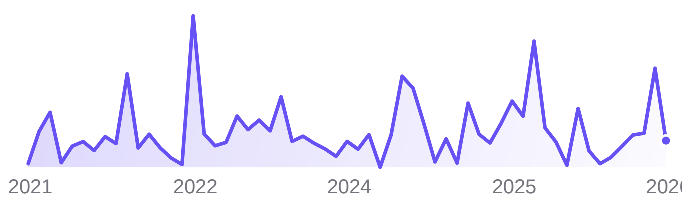
Financing (share of purchase price) — Loan (LTV) 80% · Down payment 5.0%



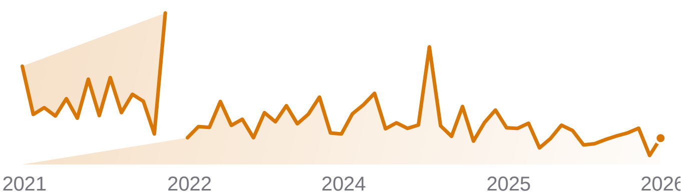
Sellers who sold at a gain — 100%



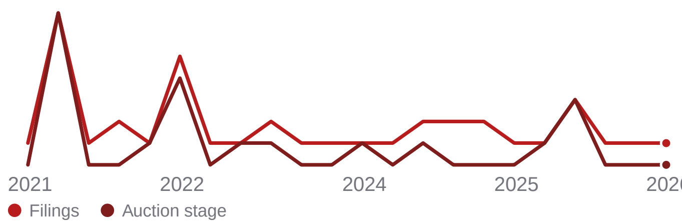
Typical hold before selling — 5.7 yrs



Median annualized return at resale — +3.8%



Preforeclosure filings — Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,297
Median value (AVM)	$918K
Median size	2,215 ft²
Median bedrooms	3
Median year built	1979
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.1%
Owner occupied	79%
Company owned	51%
Median loan-to-value	44%
Typical ownership tenure	15.8 yrs

COMMUNITY

Population	1,460
Density	610 / mi²
Median household income	$107K
Average household income	$117K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	85
Homes occupied	95%
Bachelor's or higher	24%
Poverty rate	3.5%
Unemployment	0.9%
Average temp	60°F
Annual precip	30 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.