Placer County, CA

County · CA · California

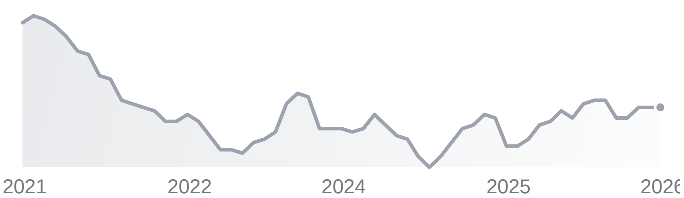
BALANCED MARKET

$691K MEDIAN SALE PRICE	**+1.6%** 1-YR CHANGE	**7,476** SALES (12 MO)	**$683K** MEDIAN VALUE (AVM)

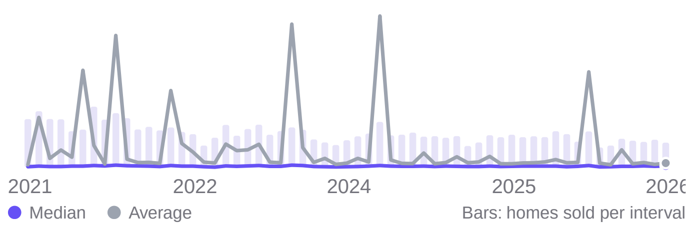
Market temperature — Balanced market · 48 / 100

MARKET TRENDS (5 YEARS)

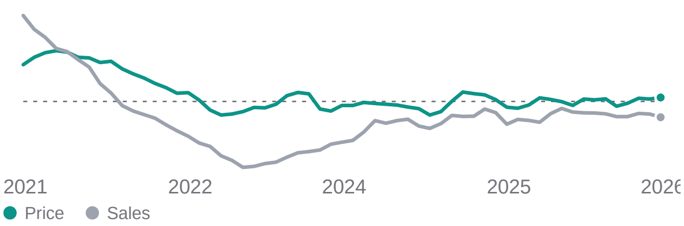
Market temperature (0–100) — 48 / 100



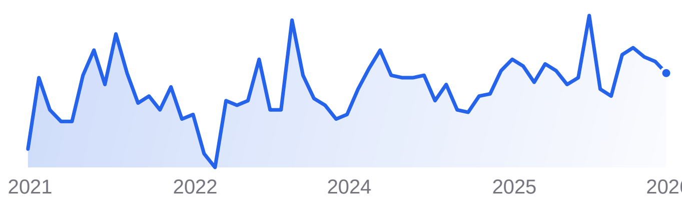
Sale prices — Median $700K · Average $884K



Growth (year over year) — Price +1.6% · Sales -6.7%

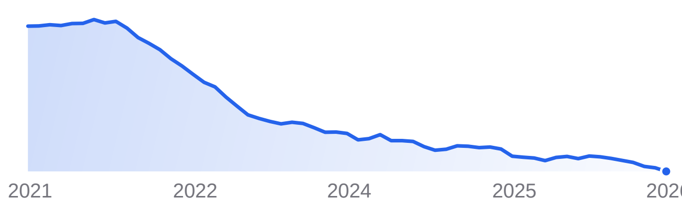


Price per square foot — $349/ft²



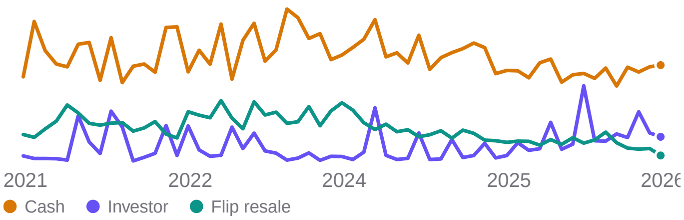
Sale premium vs estimated value — +0.0%

Annual turnover (share of homes sold) — 4.3%

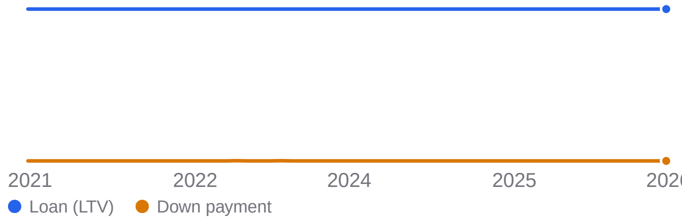


BUYERS & OUTCOMES

Buyer mix — Cash 29% · Investor 7.3% · Flip resale 1.6%

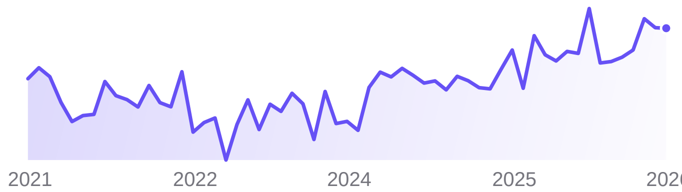


Financing (share of purchase price) — Loan (LTV) 80% · Down payment 20%

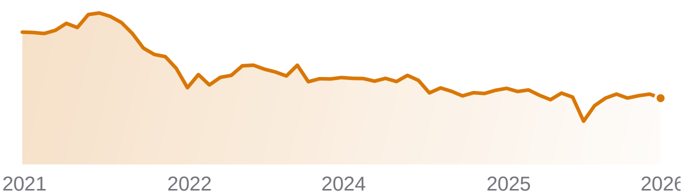


Sellers who sold at a gain — 90%

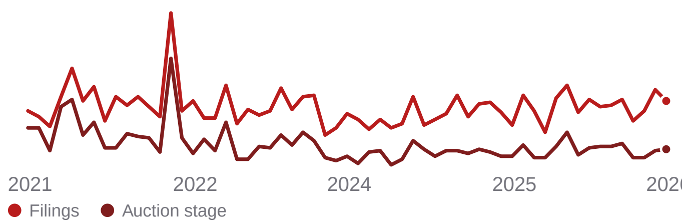
Typical hold before selling — 8.7 yrs



Median annualized return at resale — +3.8%



Preforeclosure filings — Filings 51 · Auction stage 17



HOUSING STOCK

Homes	174,282
Median value (AVM)	$683K
Median size	1,967 ft²
Median bedrooms	3
Median year built	1998
Single family	84%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.6%
Owner occupied	62%
Company owned	49%
Median loan-to-value	48%

Typical ownership tenure	12.3 yrs

COMMUNITY

Population	437,608
Density	311 / mi²
Median household income	$106K
Average household income	$137K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	104
Homes occupied	90%
Bachelor's or higher	29%
Poverty rate	5.9%
Unemployment	1.2%
Average temp	59°F
Annual precip	28 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.