

Stanford Ranch

Neighborhood · CA · California > Placer County > Rocklin

BALANCED MARKET

\$680K

MEDIAN SALE PRICE

-1.9%

1-YR CHANGE

80

SALES (12 MO)

\$703K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



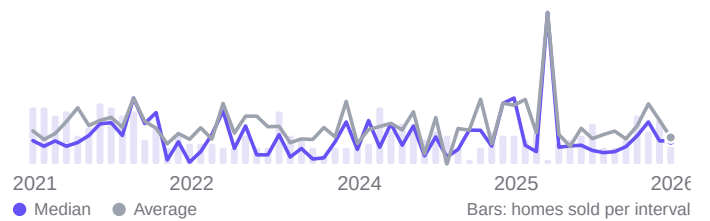
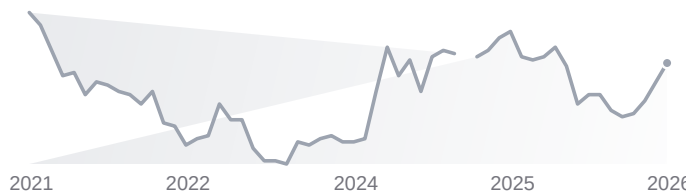
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$651K · Average \$666K

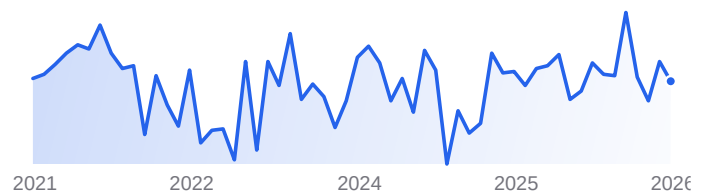
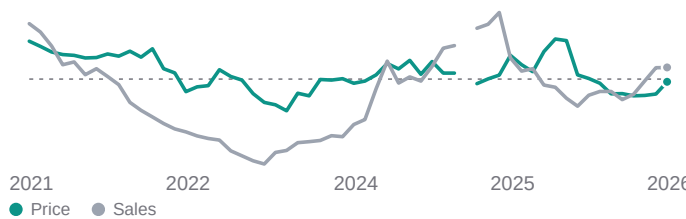


Growth (year over year)

Price -1.9% · Sales +8.1%

Price per square foot

\$326/ft²

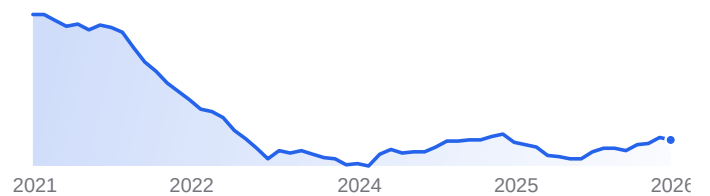
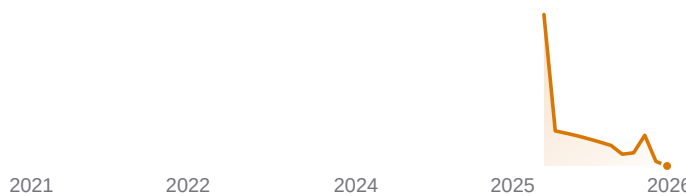


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

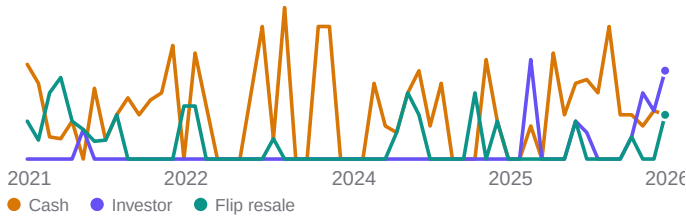
3.2%



BUYERS & OUTCOMES

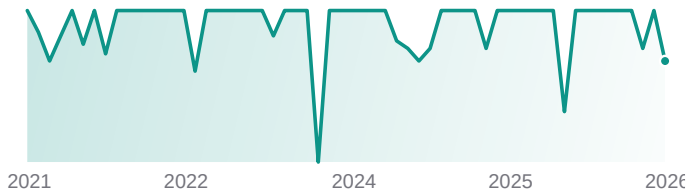
Buyer mix

Cash 17% · Investor 33% · Flip resale 17%



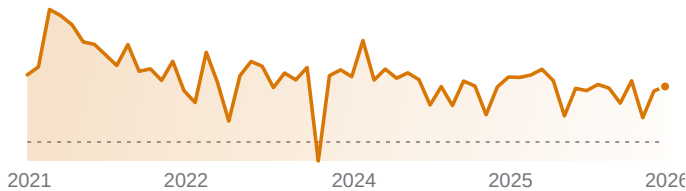
Sellers who sold at a gain

83%

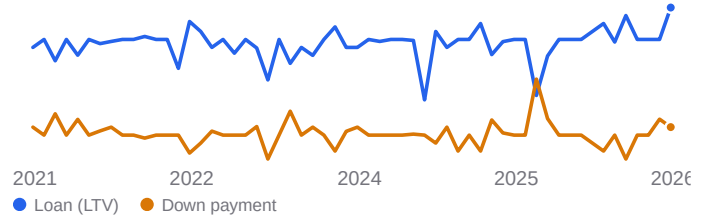


Median annualized return at resale

+4.3%

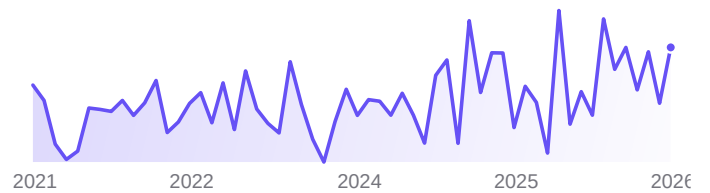


Financing (share of purchase price) Loan (LTV) 100% · Down payment 25%



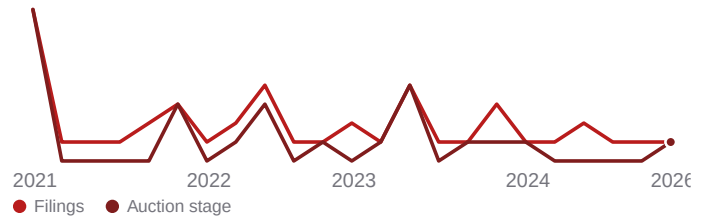
Typical hold before selling

20.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,510
Median value (AVM)	\$703K
Median size	2,037 ft²
Median bedrooms	4
Median year built	1997
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.0%
Owner occupied	78%
Company owned	43%
Median loan-to-value	53%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	7,877
Density	5,108 / mi²
Median household income	\$131K
Average household income	\$157K
Crime index (US avg 100)	14
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	82
Homes occupied	98%
Bachelor's or higher	39%
Poverty rate	1.8%
Unemployment	1.2%
Average temp	61°F
Annual precip	24 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.