

Rocklin

City · CA · California > Placer County

BALANCED MARKET

\$666K

MEDIAN SALE PRICE

-4.2%

1-YR CHANGE

839

SALES (12 MO)

\$703K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



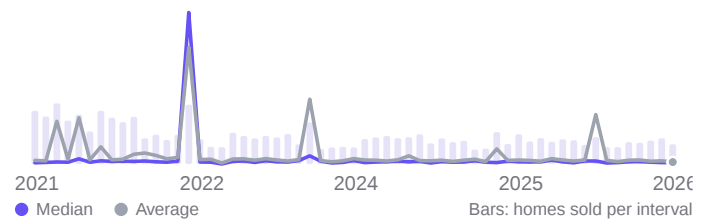
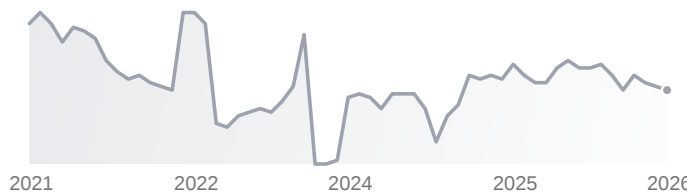
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

41 / 100

Sale prices

Median \$657K · Average \$685K

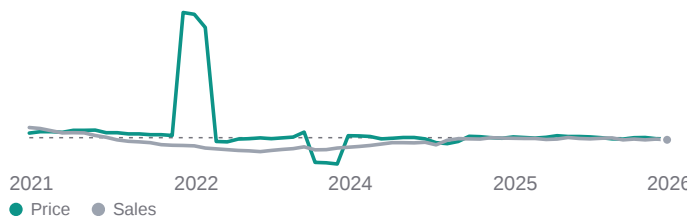


Growth (year over year)

Price -4.2% · Sales -6.6%

Price per square foot

\$323/ft²

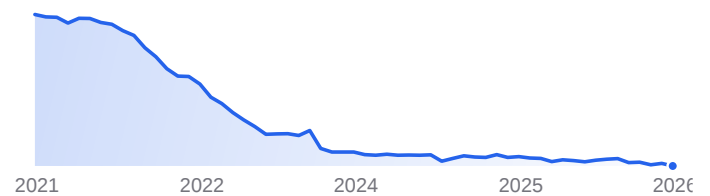


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

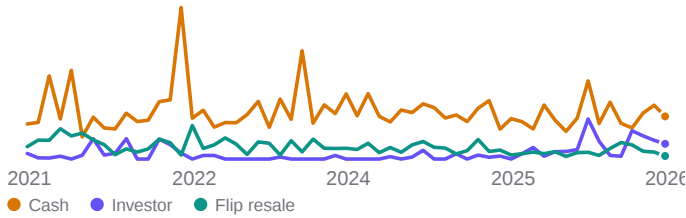
3.8%



BUYERS & OUTCOMES

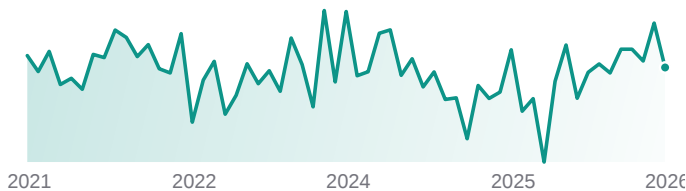
Buyer mix

Cash 22% · Investor 7.9% · Flip resale 1.6%



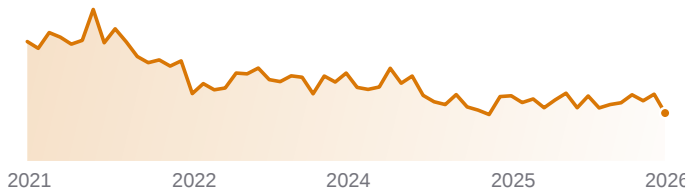
Sellers who sold at a gain

84%

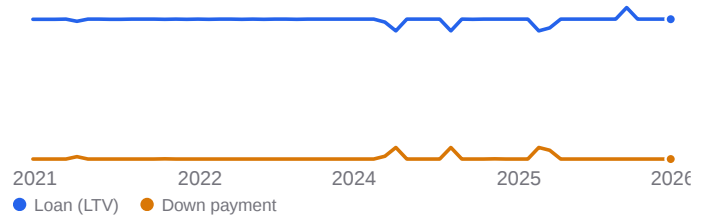


Median annualized return at resale

+3.1%

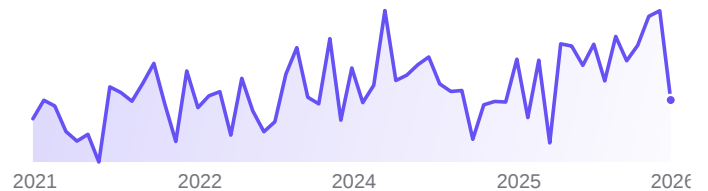


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



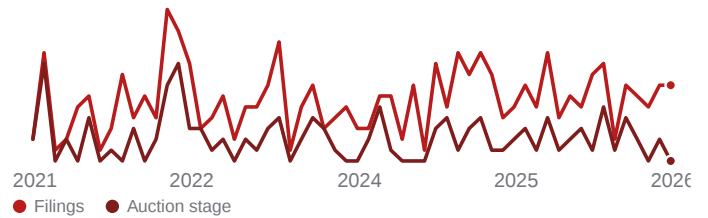
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 7 · Auction stage 0



HOUSING STOCK

Homes	21,973
Median value (AVM)	\$703K
Median size	2,125 ft²
Median bedrooms	4
Median year built	2000
Single family	93%
Condos	4.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.3%
Owner occupied	75%
Company owned	43%
Median loan-to-value	53%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	77,422
Density	3,908 / mi ²
Median household income	\$113K
Average household income	\$144K
Crime index (US avg 100)	48
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	84
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	3.8%
Unemployment	1.3%
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.