

Diamond Springs 95619

ZIP code · CA · California > El Dorado County > Diamond Springs

BUYER'S MARKET

\$441K

MEDIAN SALE PRICE

+16.4%

1-YR CHANGE

45

SALES (12 MO)

\$407K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



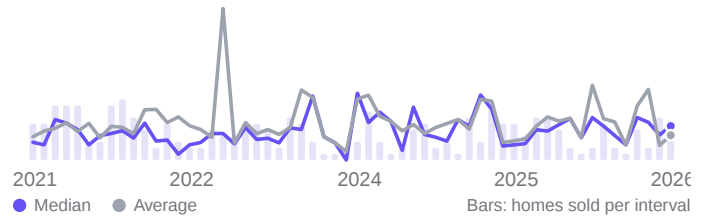
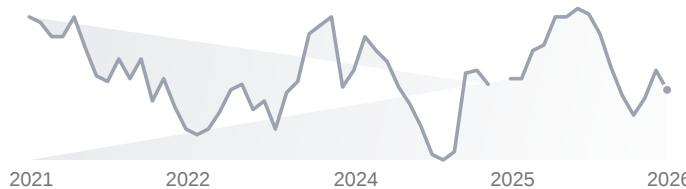
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$450K · Average \$401K

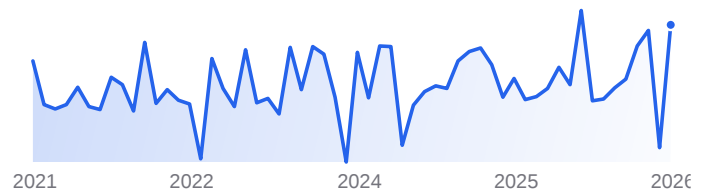
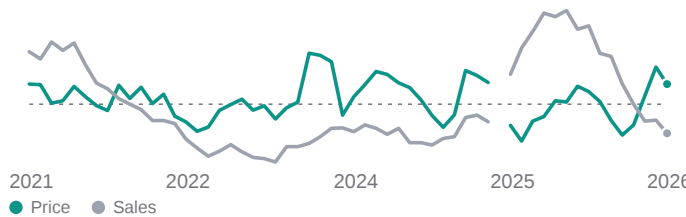


Growth (year over year)

Price +16.4% · Sales -23.7%

Price per square foot

\$408/ft²

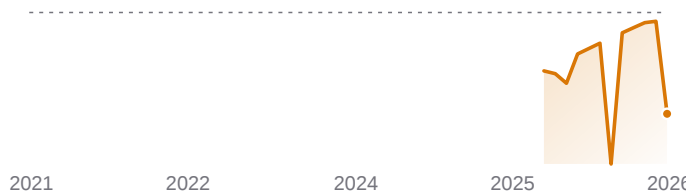


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

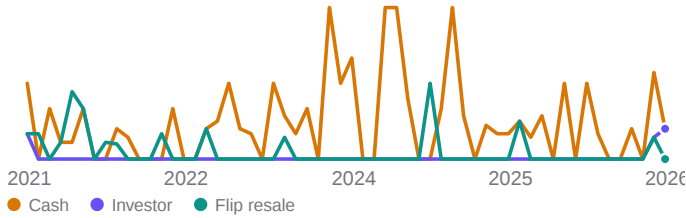
2.7%



BUYERS & OUTCOMES

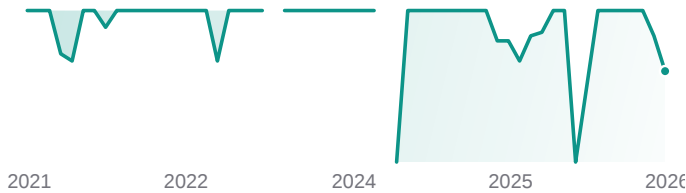
Buyer mix

Cash 20% · Investor 20% · Flip resale 0%



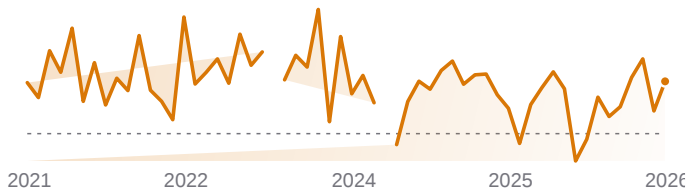
Sellers who sold at a gain

60%

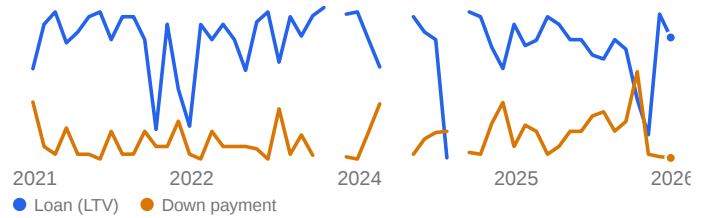


Median annualized return at resale

+4.9%

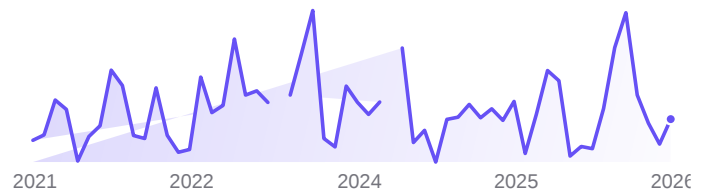


Financing (share of purchase price) Loan (LTV) 81% · Down payment 2.5%



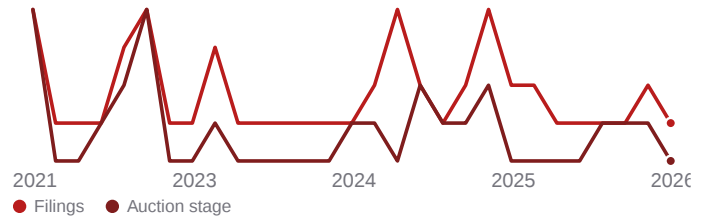
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,681
Median value (AVM)	\$407K
Median size	1,345 ft²
Median bedrooms	3
Median year built	1983
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	3.5%
Owner occupied	84%
Company owned	25%
Median loan-to-value	59%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	3,784
Density	717 / mi²
Median household income	\$75K
Average household income	\$102K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	87
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	14.2%
Unemployment	1.3%
Average temp	59°F
Annual precip	37 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.