

El Dorado 95623

ZIP code · CA · California > El Dorado County

BUYER'S MARKET

\$515K

MEDIAN SALE PRICE

-21.6%

1-YR CHANGE

55

SALES (12 MO)

\$565K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



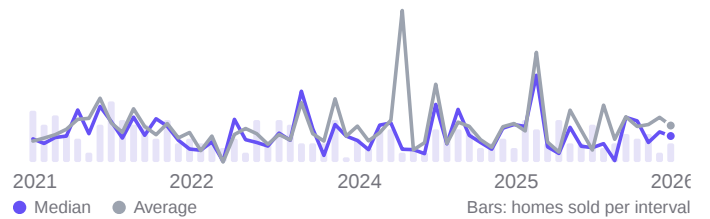
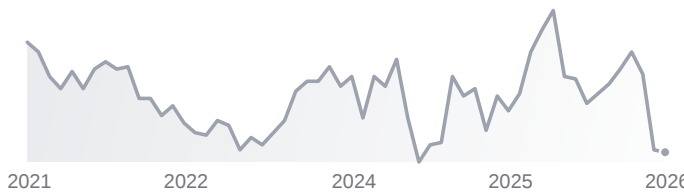
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$520K · Average \$593K

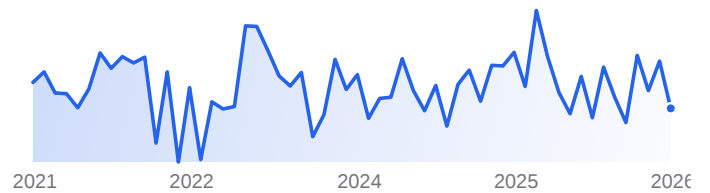
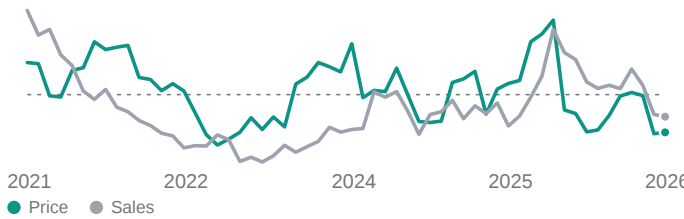


Growth (year over year)

Price -21.6% · Sales -12.7%

Price per square foot

\$261/ft²

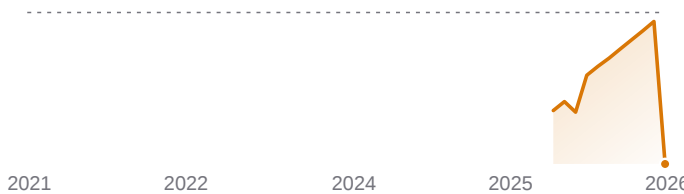


Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

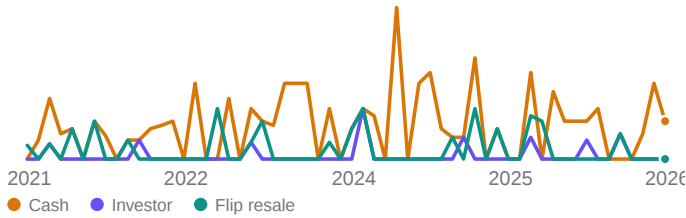
3.3%



BUYERS & OUTCOMES

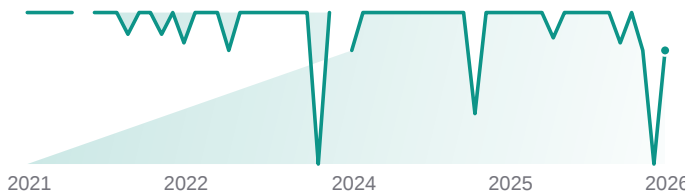
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



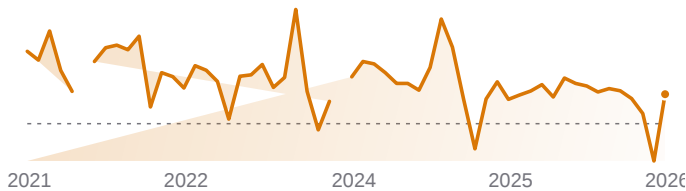
Sellers who sold at a gain

75%

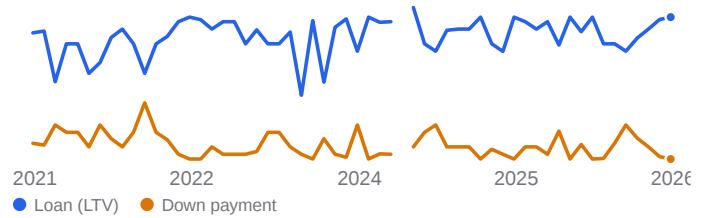


Median annualized return at resale

+2.9%

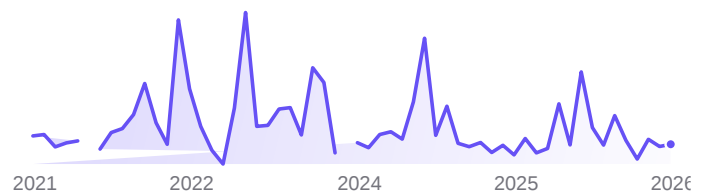


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



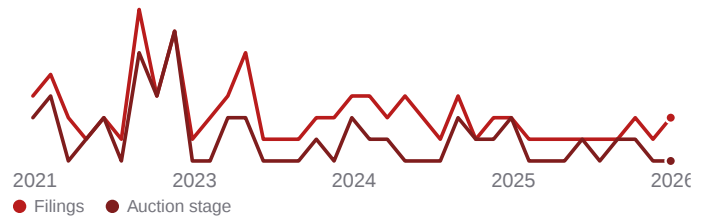
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,684
Median value (AVM)	\$565K
Median size	1,716 ft²
Median bedrooms	3
Median year built	1985
Single family	41%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	3.4%
Owner occupied	87%
Company owned	29%
Median loan-to-value	52%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	4,154
Density	92 / mi²
Median household income	\$90K
Average household income	\$120K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	88
Homes occupied	92%
Bachelor's or higher	20%
Poverty rate	11.1%
Unemployment	1.3%
Average temp	59°F
Annual precip	33 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.