

Lincoln 95648

ZIP code · CA · California > Placer County > Lincoln

BALANCED MARKET

\$620K

MEDIAN SALE PRICE

-4.5%

1-YR CHANGE

1,294

SALES (12 MO)

\$639K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



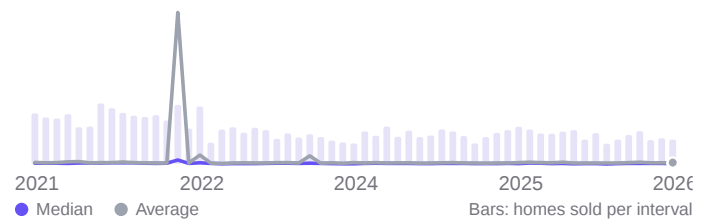
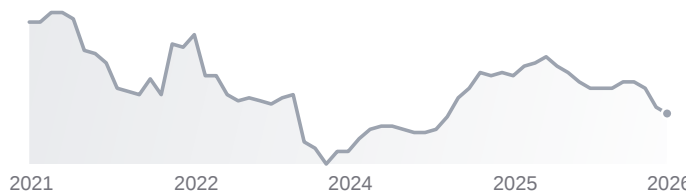
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$610K · Average \$734K

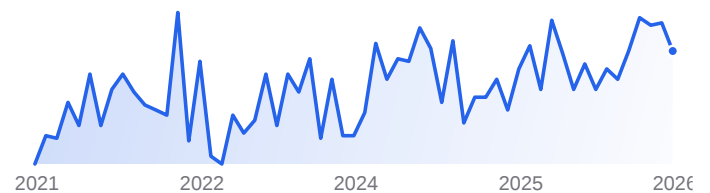
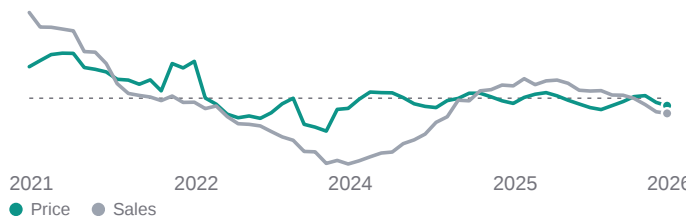


Growth (year over year)

Price -4.5% · Sales -9.1%

Price per square foot

\$342/ft²

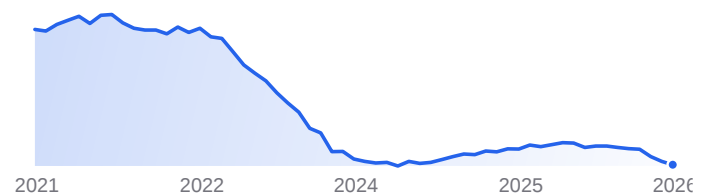


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

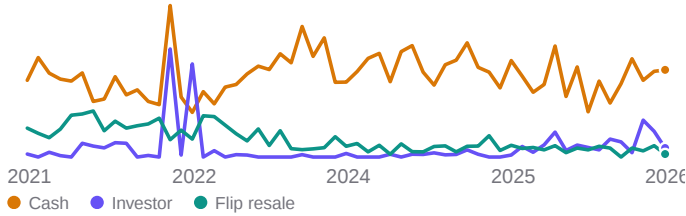
5.4%



BUYERS & OUTCOMES

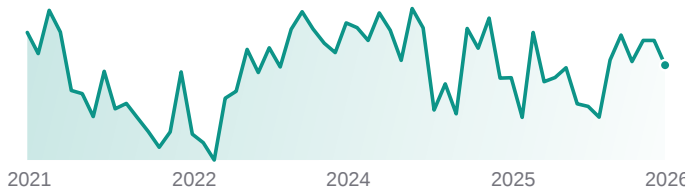
Buyer mix

Cash 31% · Investor 3.2% · Flip resale 1.1%



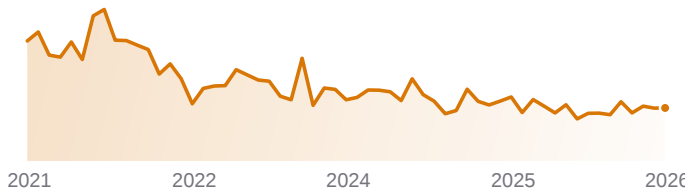
Sellers who sold at a gain

86%

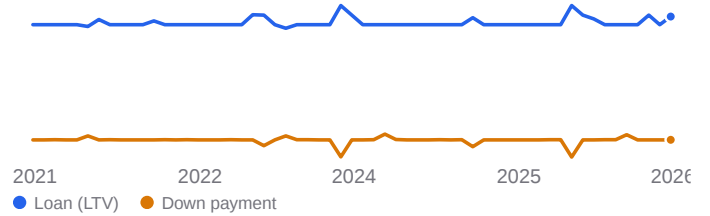


Median annualized return at resale

+3.3%

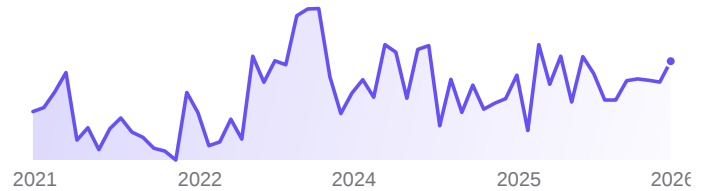


Financing (share of purchase price) Loan (LTV) 84% · Down payment 20%



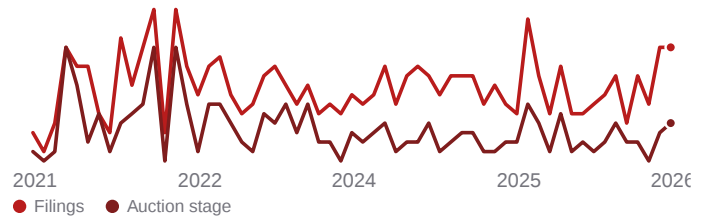
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 12 · Auction stage 4



HOUSING STOCK

Homes	23,925
Median value (AVM)	\$639K
Median size	2,021 ft²
Median bedrooms	3
Median year built	2004
Single family	97%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.0%
Owner occupied	78%
Company owned	48%
Median loan-to-value	50%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	60,706
Density	426 / mi²
Median household income	\$107K
Average household income	\$126K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	86
Homes occupied	97%
Bachelor's or higher	23%
Poverty rate	7.0%
Unemployment	1.1%
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.