

Loomis 95650

ZIP code · CA · California > Placer County > Loomis

SELLER'S MARKET

\$989K

MEDIAN SALE PRICE

+8.4%

1-YR CHANGE

193

SALES (12 MO)

\$940K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

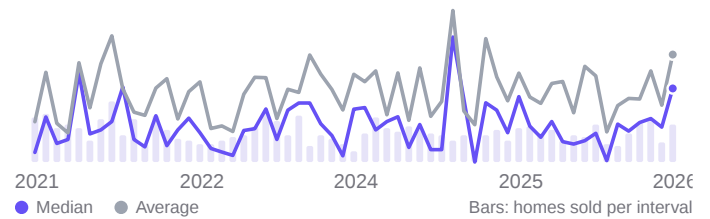
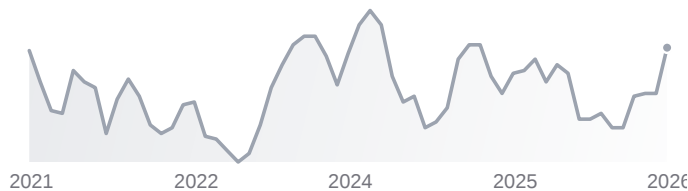
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$1.2M · Average \$1.5M

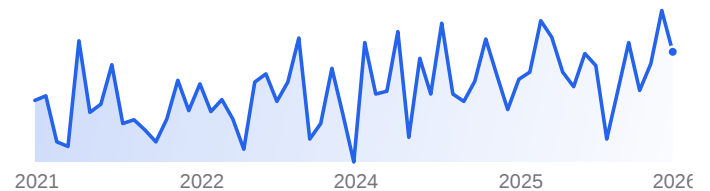
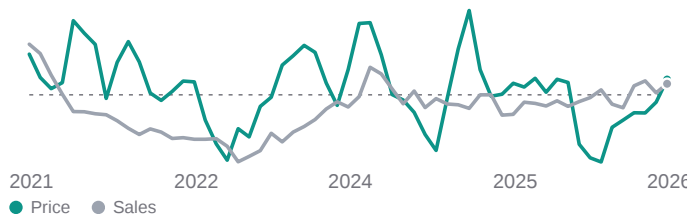


Growth (year over year)

Price +8.4% · Sales +6.0%

Price per square foot

\$467/ft²

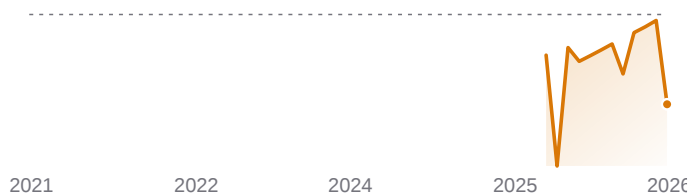


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

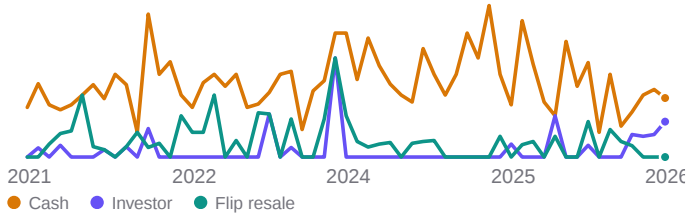
4.1%



BUYERS & OUTCOMES

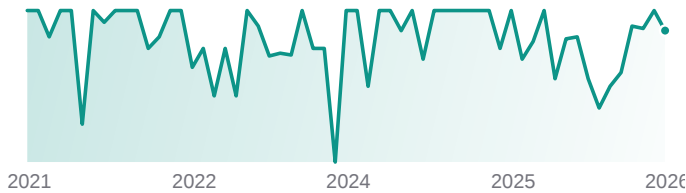
Buyer mix

Cash 24% · Investor 14% · Flip resale 0%



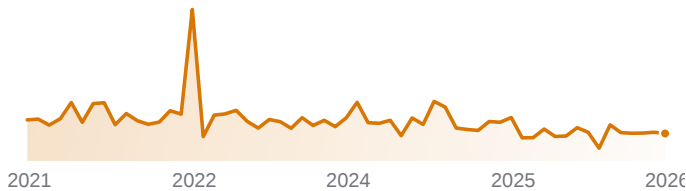
Sellers who sold at a gain

94%

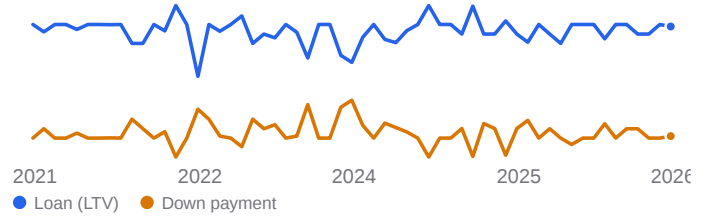


Median annualized return at resale

+4.9%

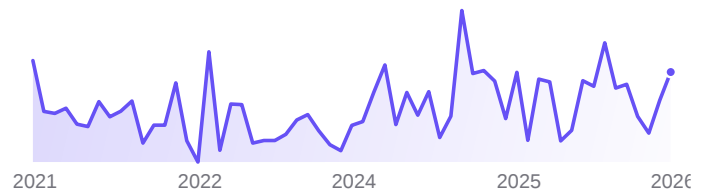


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



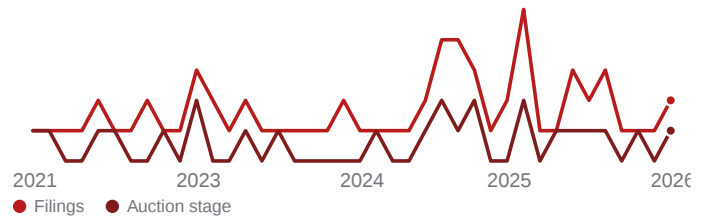
Typical hold before selling

12.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,657
Median value (AVM)	\$940K
Median size	2,068 ft²
Median bedrooms	3
Median year built	1982
Single family	93%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.8%
Owner occupied	76%
Company owned	51%
Median loan-to-value	44%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	17,378
Density	644 / mi²
Median household income	\$138K
Average household income	\$183K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	83
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	4.2%
Unemployment	1.3%
Average temp	61°F
Annual precip	26 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.