

Newcastle 95658

ZIP code · CA · California > Placer County > Newcastle

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

+11.5%

1-YR CHANGE

80

SALES (12 MO)

\$918K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



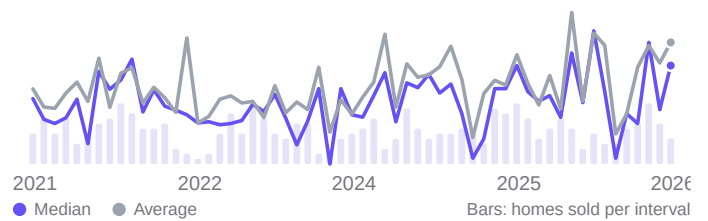
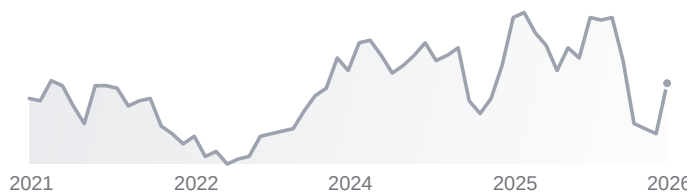
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$1.2M · Average \$1.4M

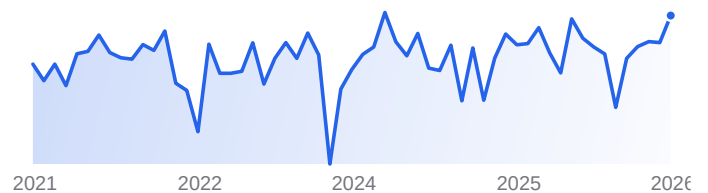
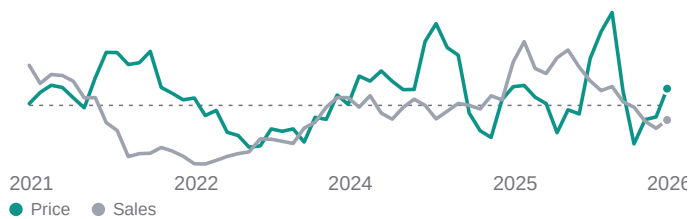


Growth (year over year)

Price +11.5% · Sales -10.1%

Price per square foot

\$529/ft²

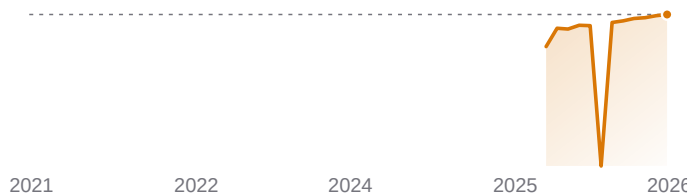


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

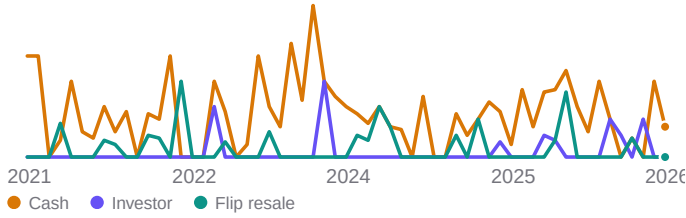
3.5%



BUYERS & OUTCOMES

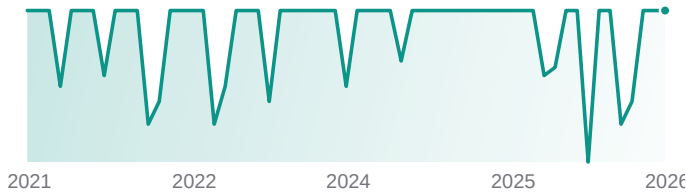
Buyer mix

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



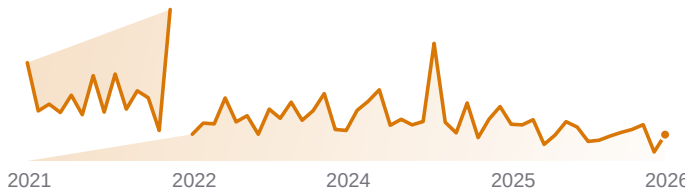
Sellers who sold at a gain

100%

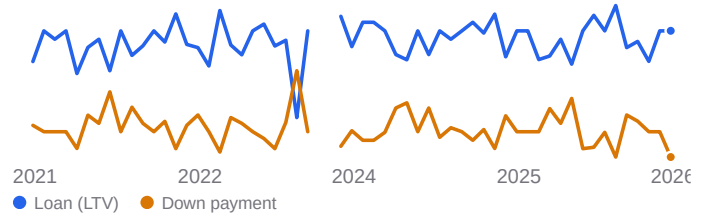


Median annualized return at resale

+3.8%

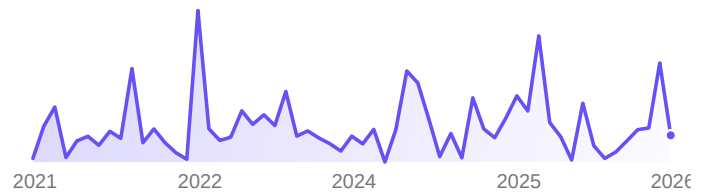


Financing (share of purchase price) Loan (LTV) 80% · Down payment 5.0%



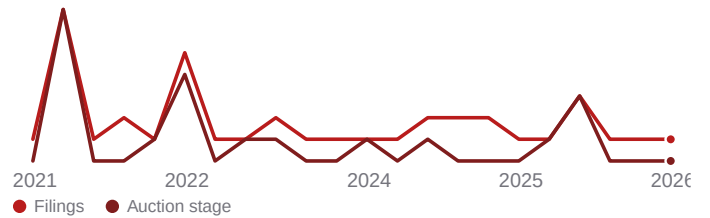
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,297
Median value (AVM)	\$918K
Median size	2,215 ft²
Median bedrooms	3
Median year built	1979
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.1%
Owner occupied	79%
Company owned	51%
Median loan-to-value	44%
Typical ownership tenure	15.8 yrs

COMMUNITY

Population	8,229
Density	323 / mi²
Median household income	\$123K
Average household income	\$154K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	84
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	3.5%
Unemployment	1.1%
Average temp	60°F
Annual precip	29 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.