

Penryn 95663

ZIP code · CA · California > Placer County > Penryn

STRONG SELLER'S MARKET

\$973K

MEDIAN SALE PRICE

+54.7%

1-YR CHANGE

39

SALES (12 MO)

\$989K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 82 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

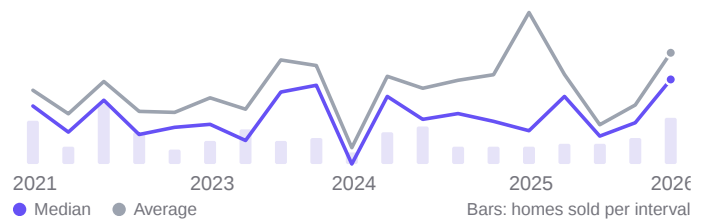
Market temperature (0–100)

82 / 100



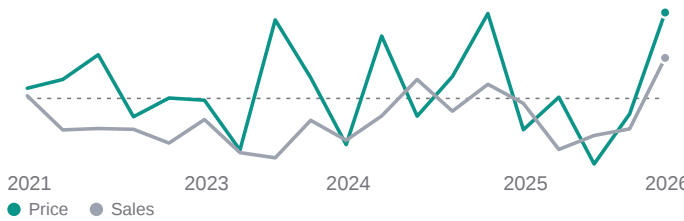
Sale prices

Median \$983K · Average \$1.2M



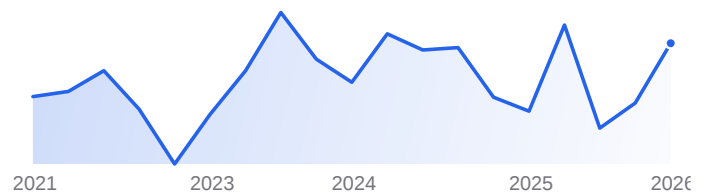
Growth (year over year)

Price +54.7% · Sales +25.8%



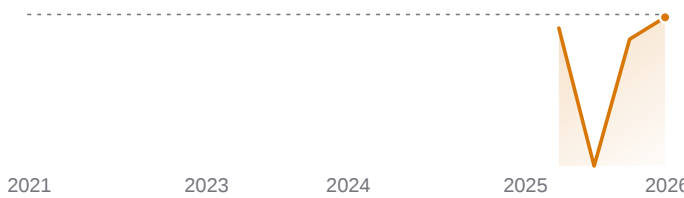
Price per square foot

\$429/ft²



Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

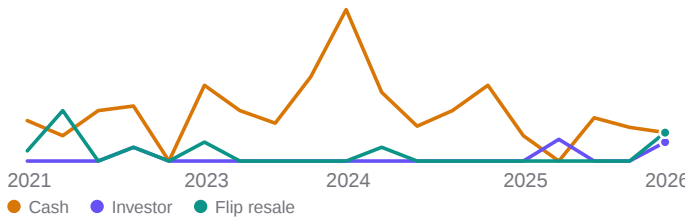
3.7%



BUYERS & OUTCOMES

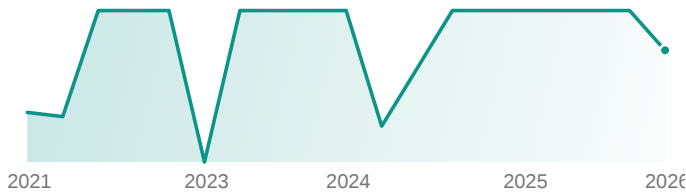
Buyer mix

Cash 19% · Investor 13% · Flip resale 19%



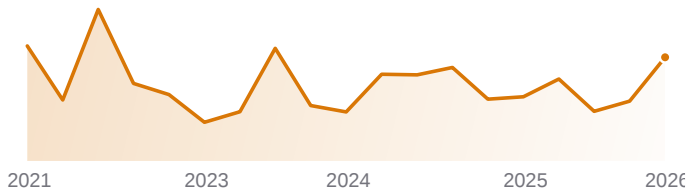
Sellers who sold at a gain

94%

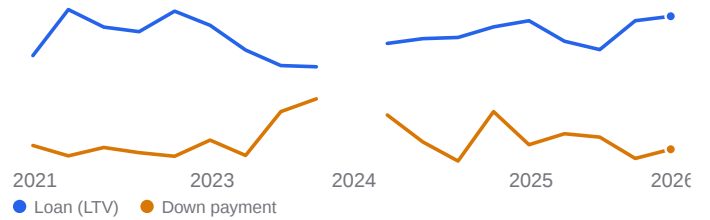


Median annualized return at resale

+7.2%

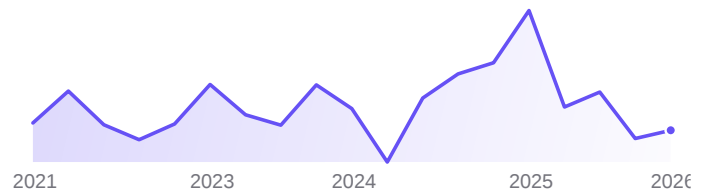


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



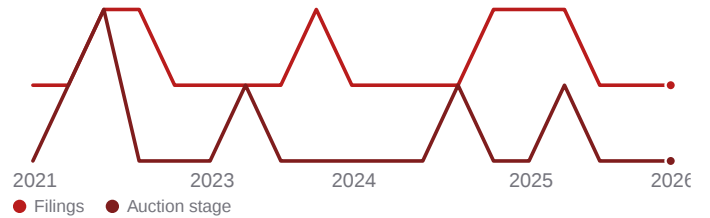
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,050
Median value (AVM)	\$989K
Median size	2,048 ft²
Median bedrooms	3
Median year built	1979
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.3%
Owner occupied	78%
Company owned	47%
Median loan-to-value	46%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	2,571
Density	339 / mi²
Median household income	\$109K
Average household income	\$144K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	88
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	6.2%
Unemployment	1.3%
Average temp	60°F
Annual precip	28 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.