

Placerville 95667

ZIP code · CA · California > El Dorado County > Placerville

BALANCED MARKET

\$538K

MEDIAN SALE PRICE

+3.1%

1-YR CHANGE

486

SALES (12 MO)

\$518K

MEDIAN VALUE (AVM)

Market temperature

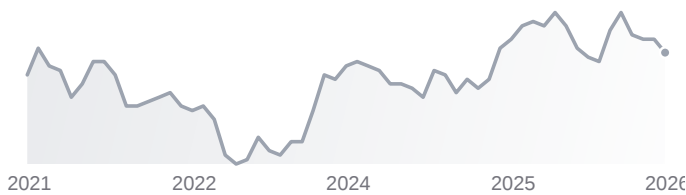
Balanced market · 54 / 100



MARKET TRENDS (5 YEARS)

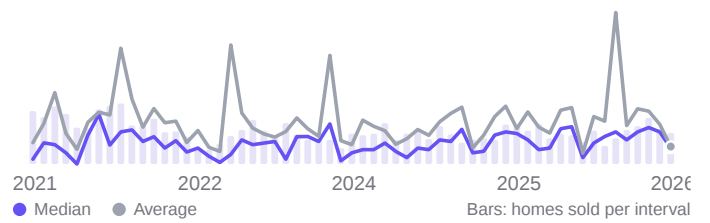
Market temperature (0-100)

54 / 100



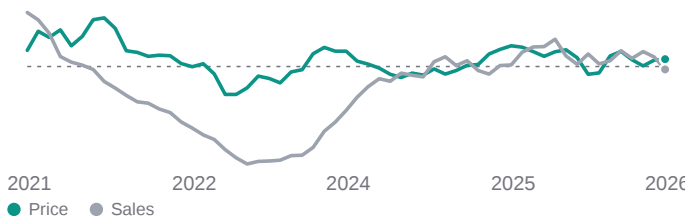
Sale prices

Median \$500K · Average \$504K



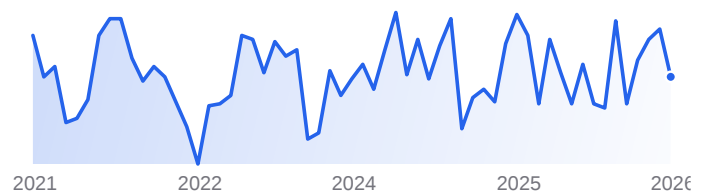
Growth (year over year)

Price +3.1% · Sales -1.2%



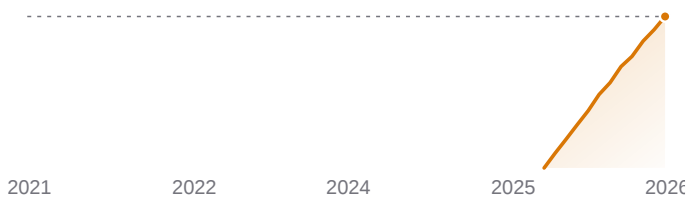
Price per square foot

\$306/ft²



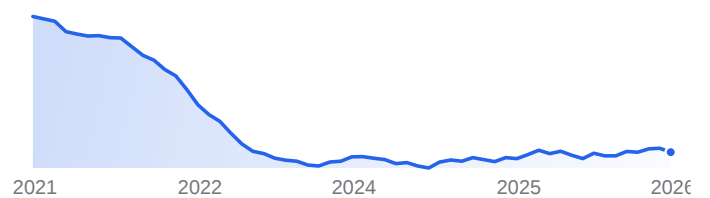
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

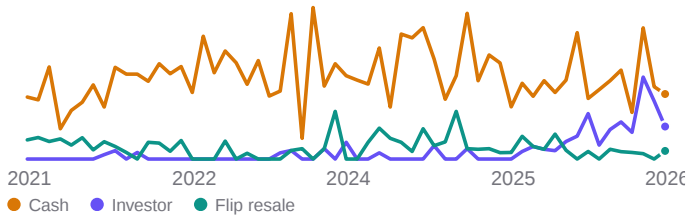
3.6%



BUYERS & OUTCOMES

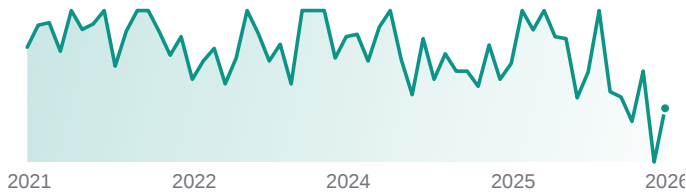
Buyer mix

Cash 20% · Investor 9.8% · Flip resale 2.4%



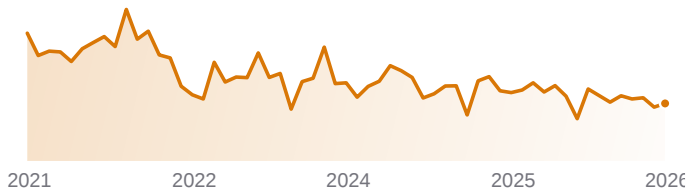
Sellers who sold at a gain

87%

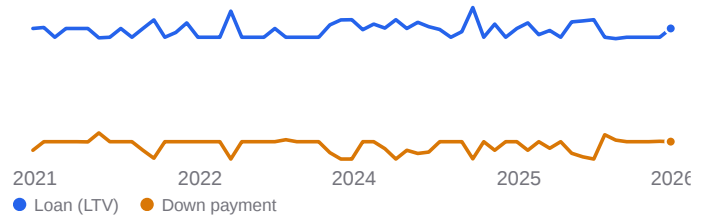


Median annualized return at resale

+3.4%

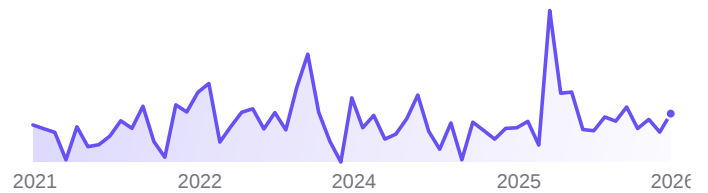


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



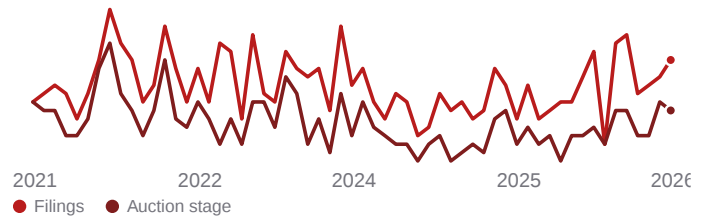
Typical hold before selling

10.0 yrs



Preforeclosure filings

Filings 12 · Auction stage 6



HOUSING STOCK

Homes	13,598
Median value (AVM)	\$518K
Median size	1,689 ft²
Median bedrooms	3
Median year built	1980
Single family	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	3.1%
Owner occupied	85%
Company owned	31%
Median loan-to-value	52%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	37,621
Density	205 / mi²
Median household income	\$88K
Average household income	\$113K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	97
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	8.8%
Unemployment	1.3%
Average temp	58°F
Annual precip	41 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.