

Rescue 95672

ZIP code · CA · California > El Dorado County

BUYER'S MARKET

\$821K

MEDIAN SALE PRICE

-28.0%

1-YR CHANGE

63

SALES (12 MO)

\$799K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



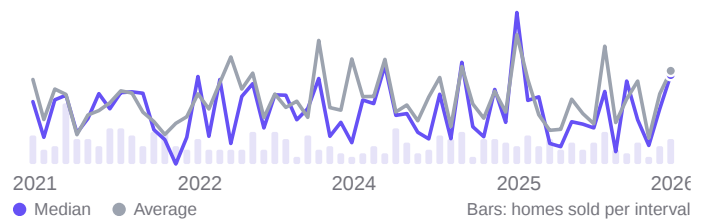
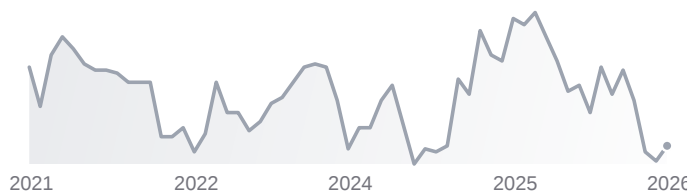
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$1.1M · Average \$1.1M

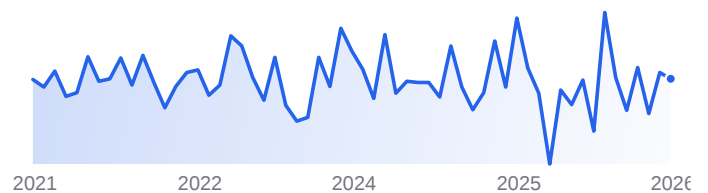
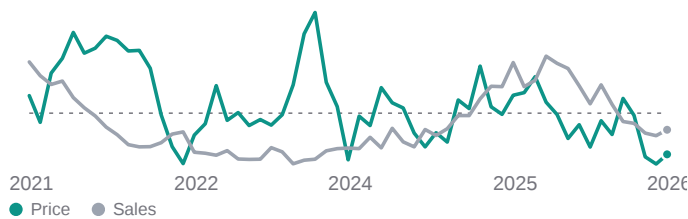


Growth (year over year)

Price -28.0% · Sales -11.3%

Price per square foot

\$340/ft²

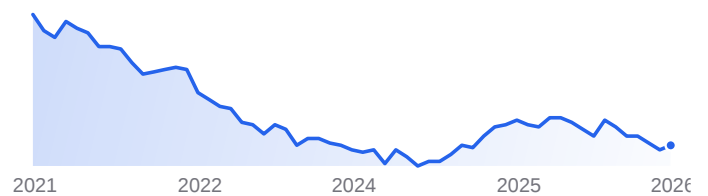
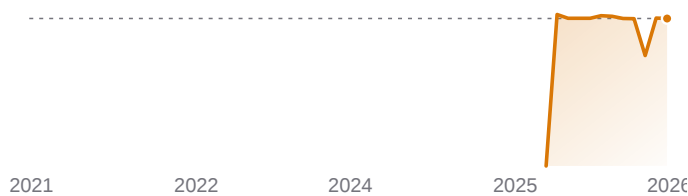


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

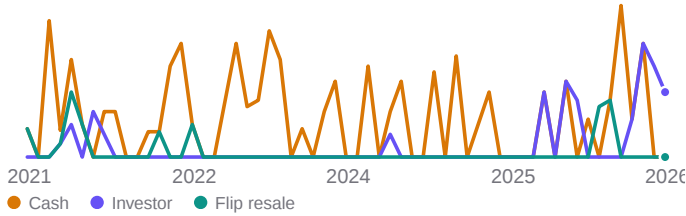
3.7%



BUYERS & OUTCOMES

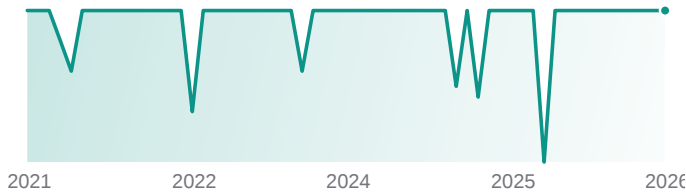
Buyer mix

Cash 0% · Investor 29% · Flip resale 0%



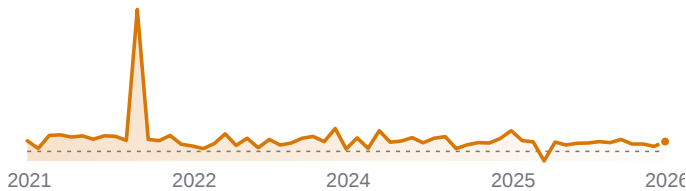
Sellers who sold at a gain

100%

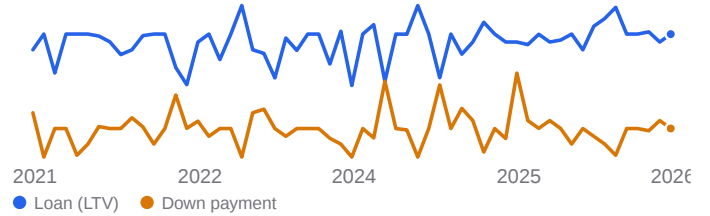


Median annualized return at resale

+4.9%

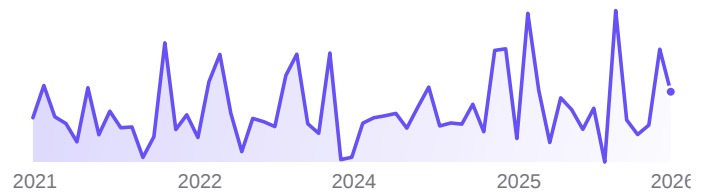


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



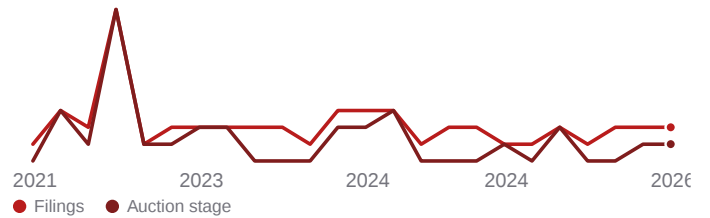
Typical hold before selling

13.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,705
Median value (AVM)	\$799K
Median size	2,288 ft²
Median bedrooms	3
Median year built	1989
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.2%
Owner occupied	91%
Company owned	33%
Median loan-to-value	49%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	5,504
Density	242 / mi²
Median household income	\$147K
Average household income	\$169K
Crime index (US avg 100)	26
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	83
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	3.1%
Unemployment	1.3%
Average temp	59°F
Annual precip	33 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.