

Rocklin 95677

ZIP code · CA · California > Placer County > Rocklin

BALANCED MARKET

\$613K

MEDIAN SALE PRICE

-5.0%

1-YR CHANGE

319

SALES (12 MO)

\$660K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



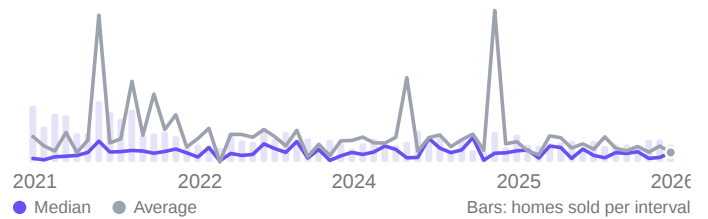
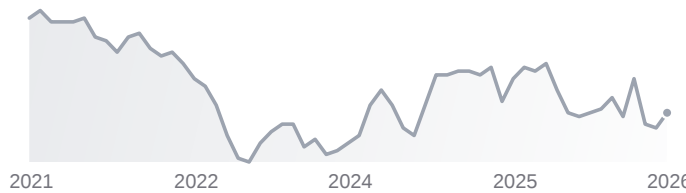
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$650K · Average \$650K

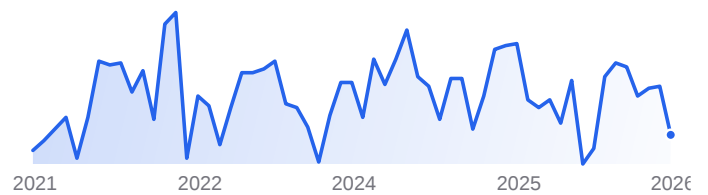
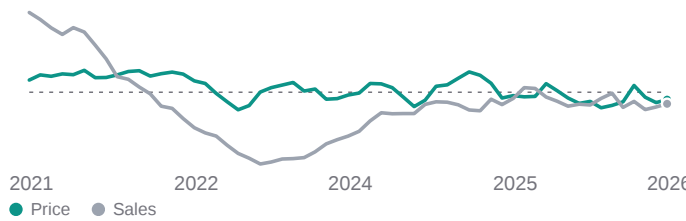


Growth (year over year)

Price -5.0% · Sales -7.8%

Price per square foot

\$322/ft²

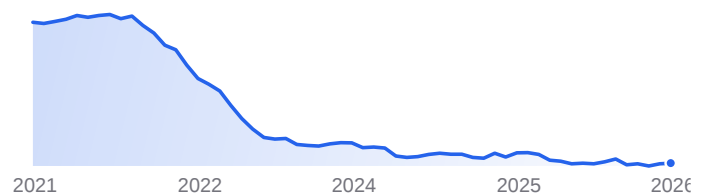
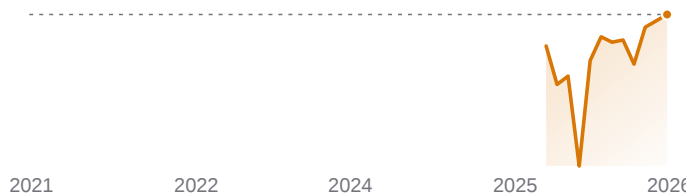


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

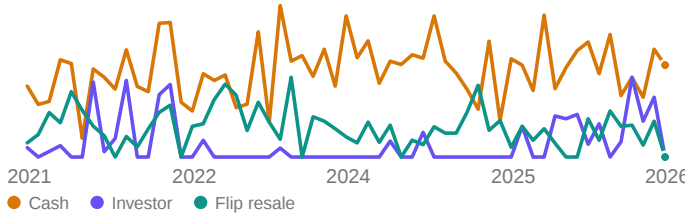
3.5%



BUYERS & OUTCOMES

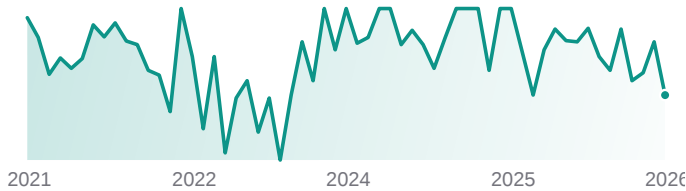
Buyer mix

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



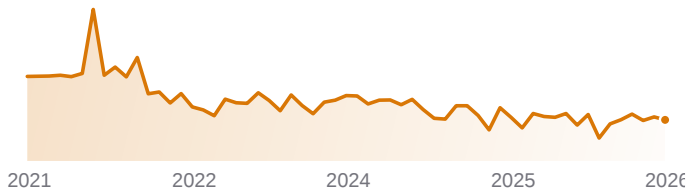
Sellers who sold at a gain

80%

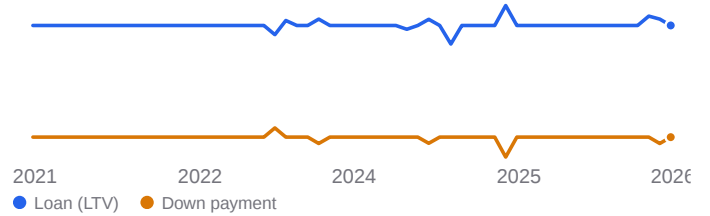


Median annualized return at resale

+4.1%



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



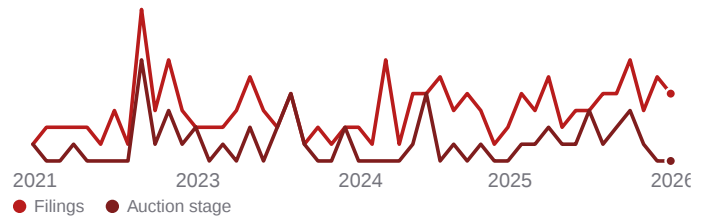
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	9,056
Median value (AVM)	\$660K
Median size	1,937 ft²
Median bedrooms	3
Median year built	1989
Single family	91%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.6%
Owner occupied	73%
Company owned	45%
Median loan-to-value	51%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	27,336
Density	3,065 / mi²
Median household income	\$104K
Average household income	\$126K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	87
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	6.3%
Unemployment	1.2%
Average temp	61°F
Annual precip	24 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.