

Shingle Springs 95682

ZIP code · CA · California > El Dorado County > Shingle Springs

BALANCED MARKET

\$691K

MEDIAN SALE PRICE

-0.8%

1-YR CHANGE

396

SALES (12 MO)

\$675K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



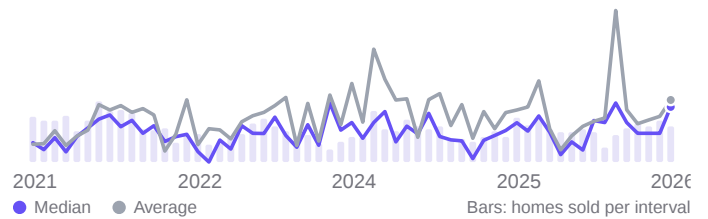
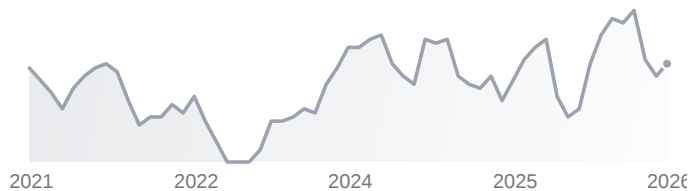
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$772K · Average \$804K

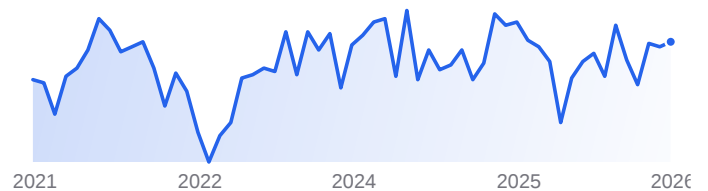
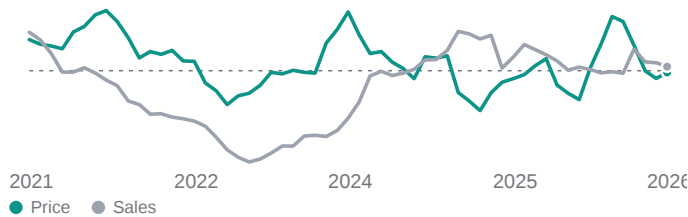


Growth (year over year)

Price -0.8% · Sales +1.8%

Price per square foot

\$339/ft²

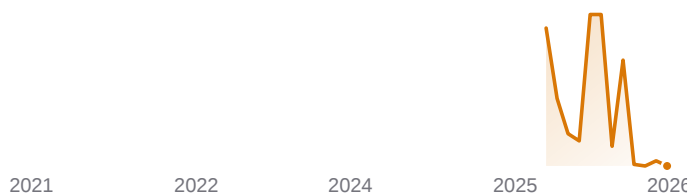


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

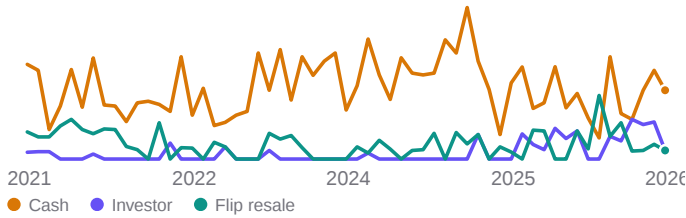
3.9%



BUYERS & OUTCOMES

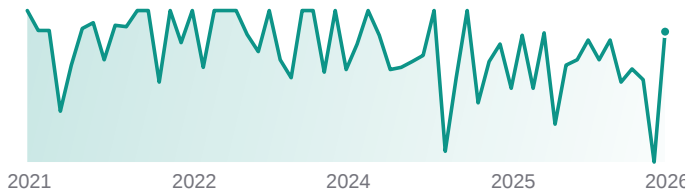
Buyer mix

Cash 22% · Investor 2.7% · Flip resale 2.7%



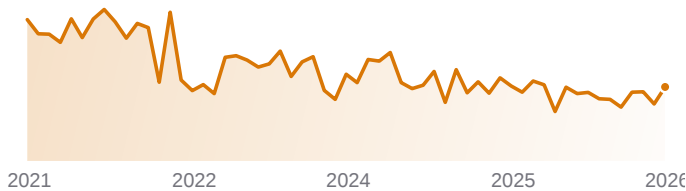
Sellers who sold at a gain

97%

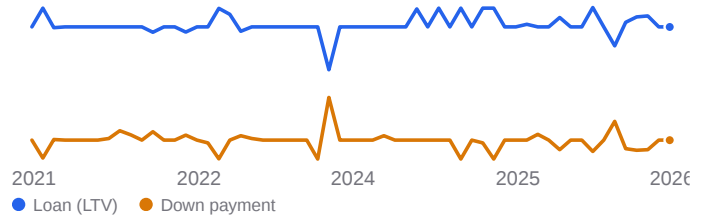


Median annualized return at resale

+4.4%

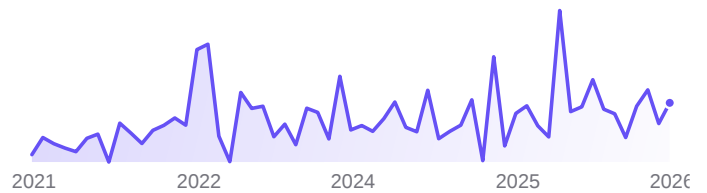


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



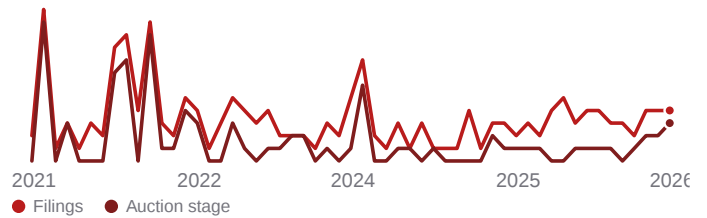
Typical hold before selling

11.2 yrs



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	10,168
Median value (AVM)	\$675K
Median size	1,984 ft²
Median bedrooms	3
Median year built	1987
Single family	68%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.0%
Owner occupied	89%
Company owned	35%
Median loan-to-value	50%

Typical ownership tenure

11.3 yrs

COMMUNITY

Population	32,329
Density	348 / mi²
Median household income	\$115K
Average household income	\$143K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	85
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	5.5%
Unemployment	1.4%
Average temp	60°F
Annual precip	31 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.