

Meadow Vista 95722

ZIP code · CA · California > Placer County > Meadow Vista

BALANCED MARKET

\$626K

MEDIAN SALE PRICE

-20.4%

1-YR CHANGE

80

SALES (12 MO)

\$684K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



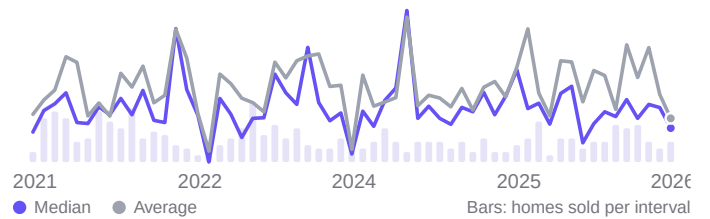
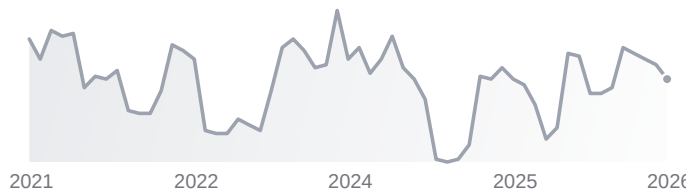
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$505K · Average \$585K

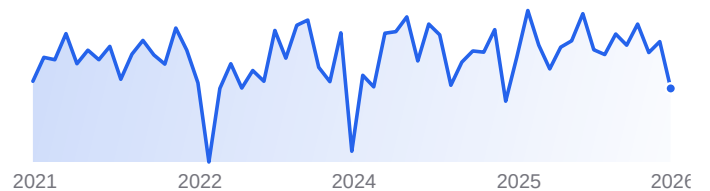
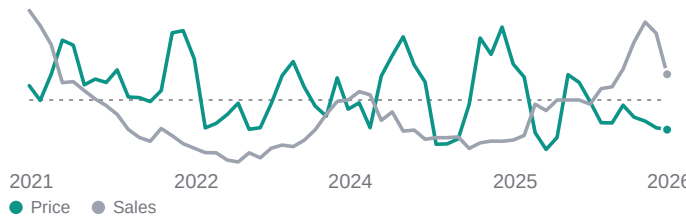


Growth (year over year)

Price -20.4% · Sales +17.6%

Price per square foot

\$254/ft²

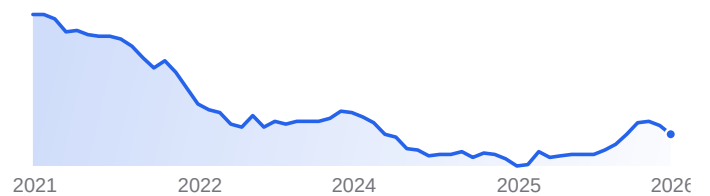


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

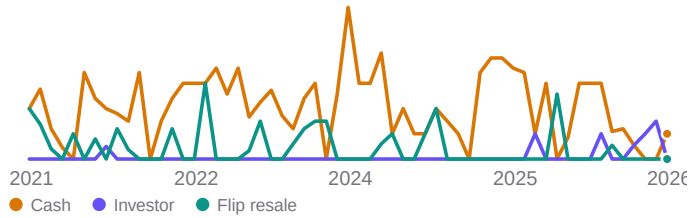
4.0%



BUYERS & OUTCOMES

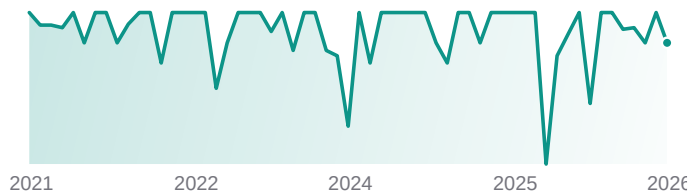
Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



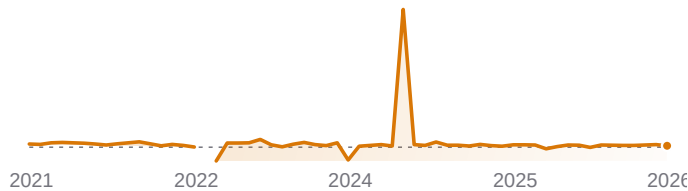
Sellers who sold at a gain

80%

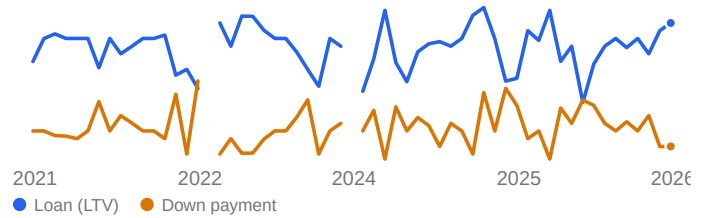


Median annualized return at resale

+2.8%

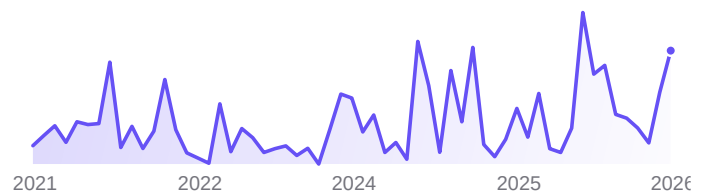


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



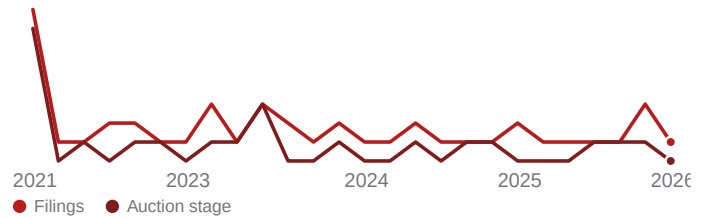
Typical hold before selling

18.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,998
Median value (AVM)	\$684K
Median size	2,116 ft²
Median bedrooms	3
Median year built	1981
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.7%
Owner occupied	78%
Company owned	53%
Median loan-to-value	49%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	5,444
Density	470 / mi²
Median household income	\$110K
Average household income	\$138K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	92
Homes occupied	94%
Bachelor's or higher	26%
Poverty rate	3.9%
Unemployment	1.0%
Average temp	59°F
Annual precip	40 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.