

Twin Bridges 95735

ZIP code · CA · California > El Dorado County

BALANCED MARKET

\$383K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$397K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

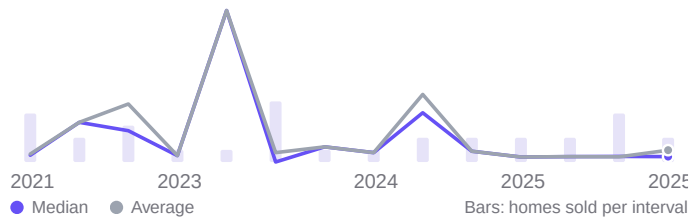
MARKET TRENDS (5 YEARS)

Sale prices

Median \$375K · Average \$495K

Growth (year over year)

Price -22.2% · Sales +33.3%

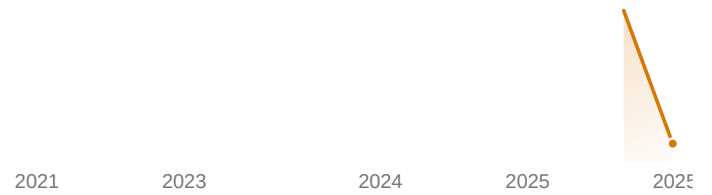
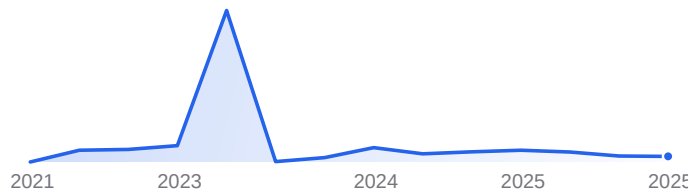


Price per square foot

\$346/ft²

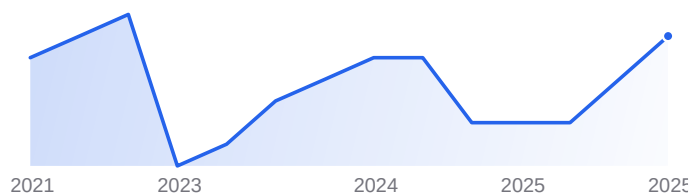
Sale premium vs estimated value

+0.2%



Annual turnover (share of homes sold)

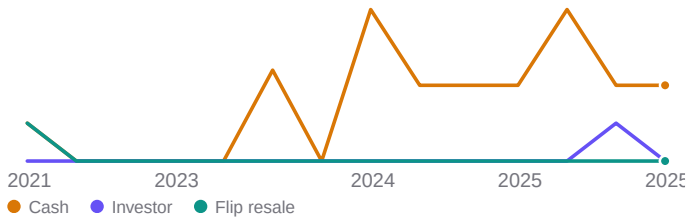
4.3%



BUYERS & OUTCOMES

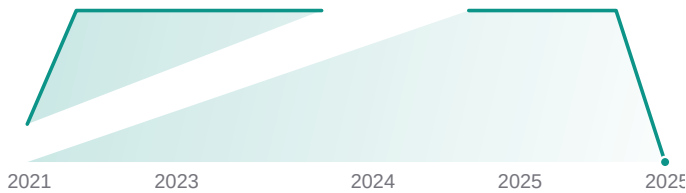
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



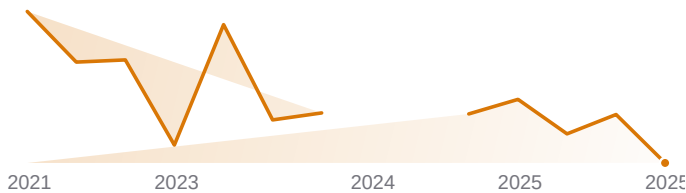
Sellers who sold at a gain

50%

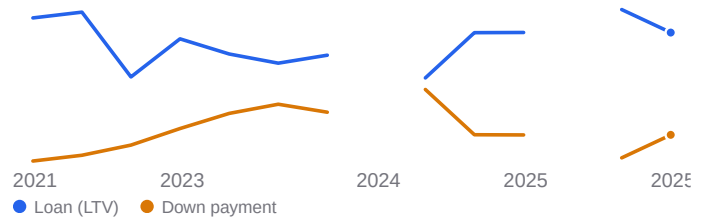


Median annualized return at resale

+0.0%

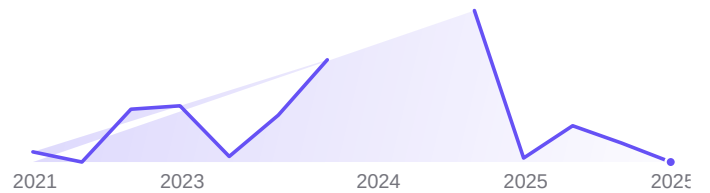


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



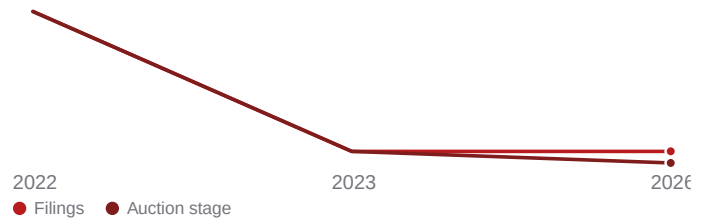
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	234
Median value (AVM)	\$397K
Median size	1,325 ft²
Median bedrooms	3
Median year built	1962
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.2%
Owner occupied	11%
Company owned	43%
Median loan-to-value	12%
Typical ownership tenure	12.6 yrs

COMMUNITY

Population	43
Density	1 / mi ²
Median household income	\$118K
Average household income	\$118K
Crime index (US avg 100)	199
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	129
Homes occupied	8%
Bachelor's or higher	39%
Poverty rate	4.1%
Unemployment	1.7%
Average temp	49°F
Annual precip	56 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.