

Roseville 95747

ZIP code · CA · California > Placer County > Roseville

BALANCED MARKET

\$676K

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

2,063

SALES (12 MO)

\$668K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



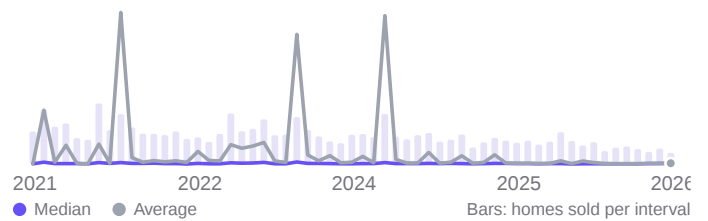
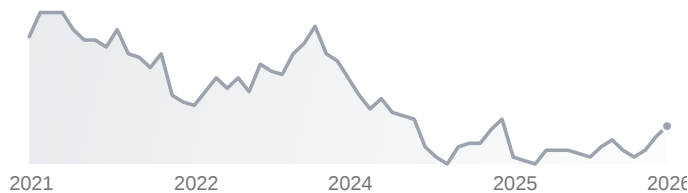
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$689K · Average \$717K

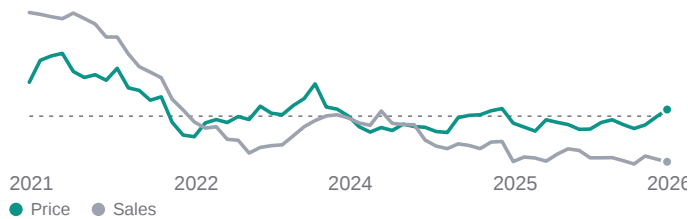


Growth (year over year)

Price +3.5% · Sales -24.2%

Price per square foot

\$322/ft²

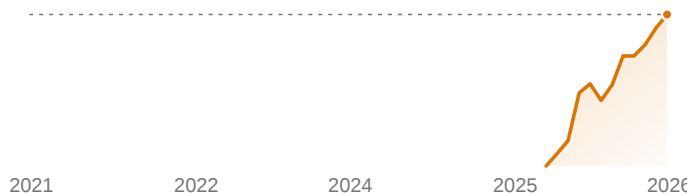


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

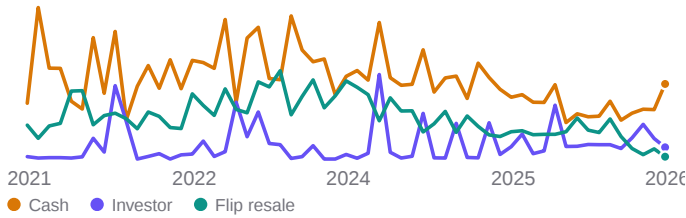
6.1%



BUYERS & OUTCOMES

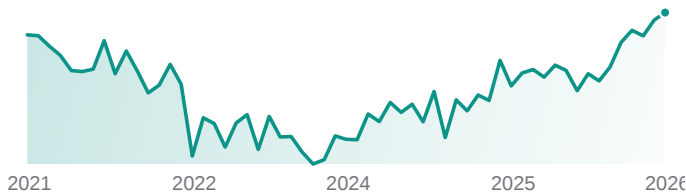
Buyer mix

Cash 30% · Investor 4.7% · Flip resale 0.9%



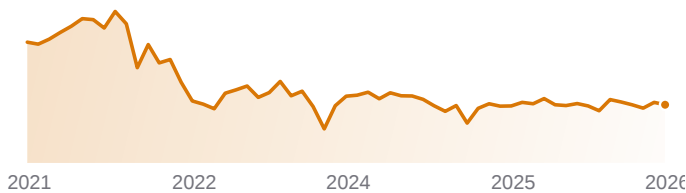
Sellers who sold at a gain

90%

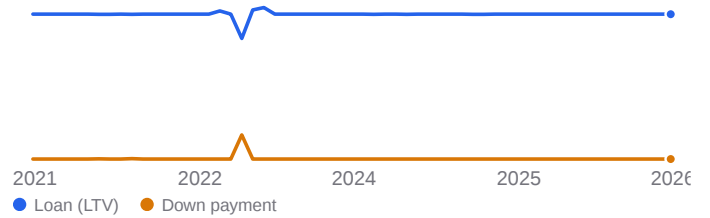


Median annualized return at resale

+3.5%

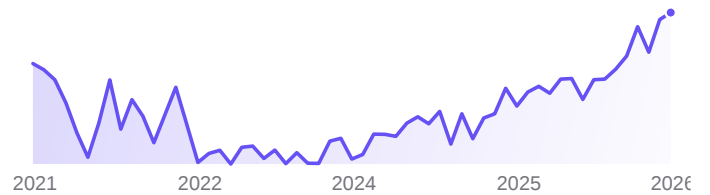


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



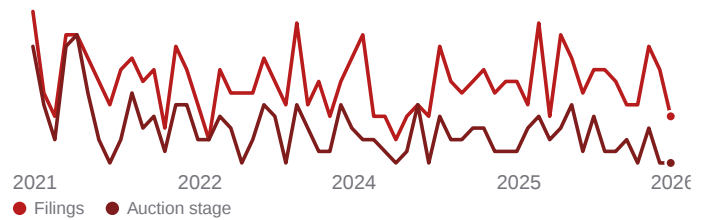
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	33,677
Median value (AVM)	\$668K
Median size	2,123 ft²
Median bedrooms	3
Median year built	2008
Single family	98%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.4%
Owner occupied	78%
Company owned	39%
Median loan-to-value	56%

Typical ownership tenure

7.2 yrs

COMMUNITY

Population	80,171
Density	1,819 / mi²
Median household income	\$128K
Average household income	\$150K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	92
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	4.8%
Unemployment	1.3%
Average temp	61°F
Annual precip	23 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.