

# Rocklin 95765

ZIP code · CA · California > Placer County > Rocklin

BALANCED MARKET

**\$689K**

MEDIAN SALE PRICE

**-5.6%**

1-YR CHANGE

**520**

SALES (12 MO)

**\$726K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



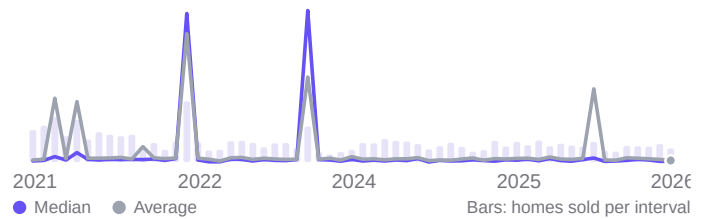
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$670K · Average \$708K

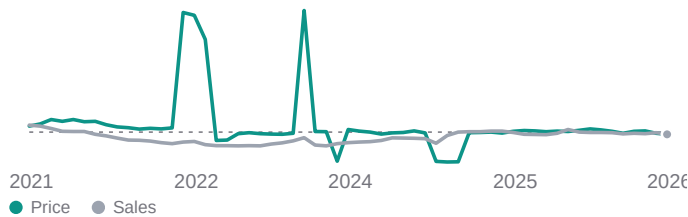


Growth (year over year)

Price -5.6% · Sales -5.8%

Price per square foot

\$323/ft²

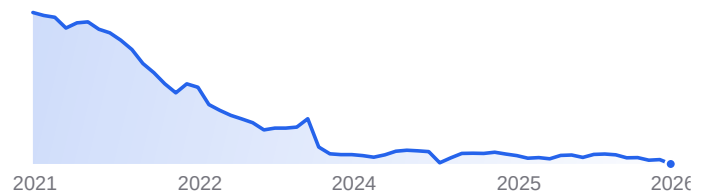
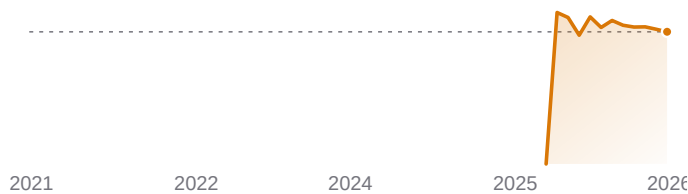


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

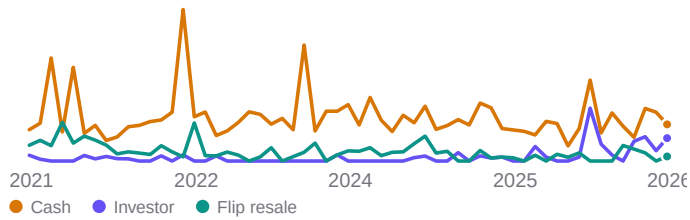
4.0%



## BUYERS & OUTCOMES

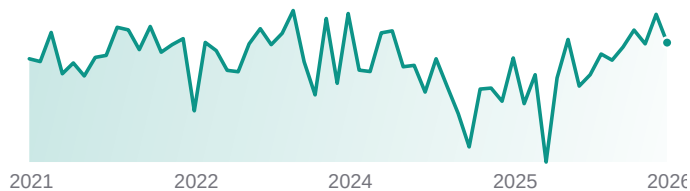
### Buyer mix

Cash 21% · Investor 13% · Flip resale 2.6%



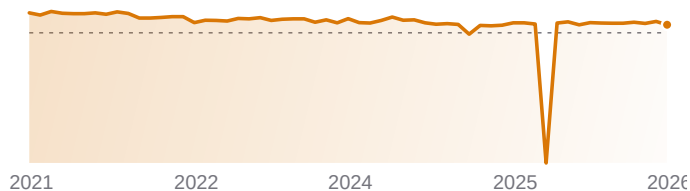
### Sellers who sold at a gain

86%

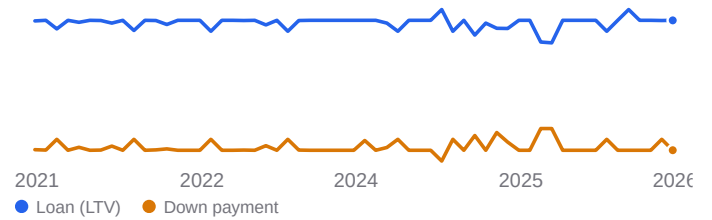


### Median annualized return at resale

+3.1%

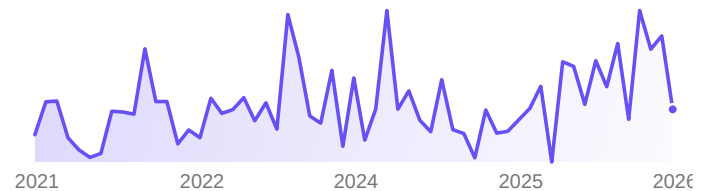


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



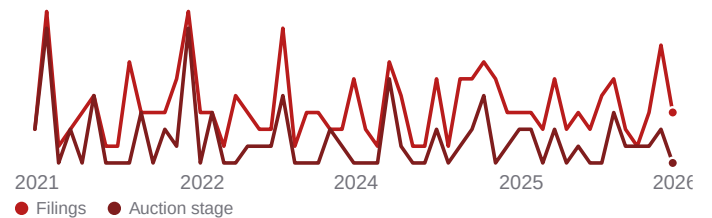
### Typical hold before selling

5.8 yrs



### Preforeclosure filings

Filings 3 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 12,918    |
| Median value (AVM) | \$726K    |
| Median size        | 2,273 ft² |
| Median bedrooms    | 4         |
| Median year built  | 2001      |
| Single family      | 95%       |
| Condos             | 5.2%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 46%  |
| Underwater (LTV 125% or more) | 1.2% |
| Owner occupied                | 77%  |
| Company owned                 | 42%  |
| Median loan-to-value          | 53%  |

Typical ownership tenure

**9.9 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>45,567</b>      |
| Density                          | <b>3,715 / mi²</b> |
| Median household income          | <b>\$126K</b>      |
| Average household income         | <b>\$152K</b>      |
| Crime index (US avg 100)         | <b>18</b>          |
| Air pollution index (US avg 100) | <b>82</b>          |
| Earthquake index (US avg 100)    | <b>82</b>          |
| Homes occupied                   | <b>97%</b>         |
| Bachelor's or higher             | <b>36%</b>         |
| Poverty rate                     | <b>2.4%</b>        |
| Unemployment                     | <b>1.3%</b>        |
| Average temp                     | <b>61°F</b>        |
| Annual precip                    | <b>24 in</b>       |
| Sunshine                         | <b>78%</b>         |

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.