

Tahoma 96142

ZIP code · CA · California > El Dorado County > Tahoma

SELLER'S MARKET

\$945K

MEDIAN SALE PRICE

-1.3%

1-YR CHANGE

84

SALES (12 MO)

\$903K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

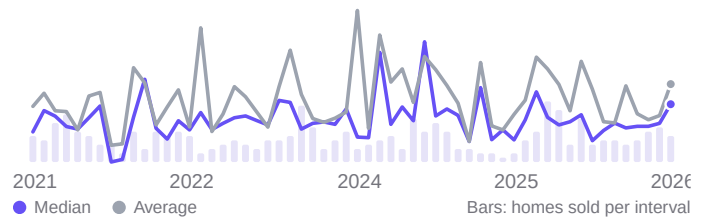
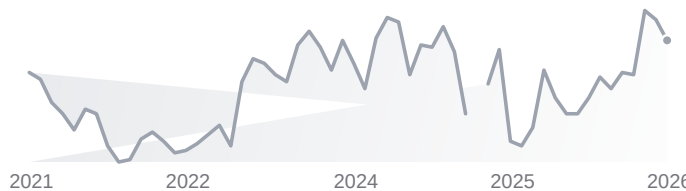
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$1.2M · Average \$1.5M

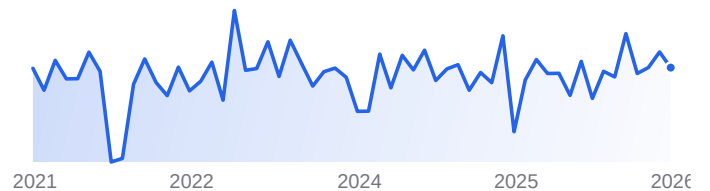
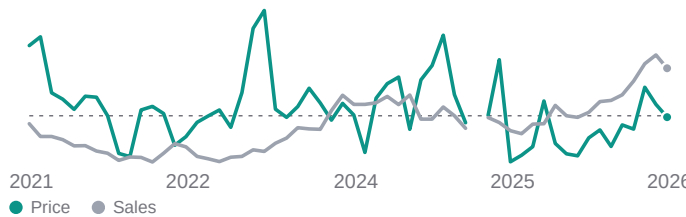


Growth (year over year)

Price -1.3% · Sales +44.8%

Price per square foot

\$655/ft²

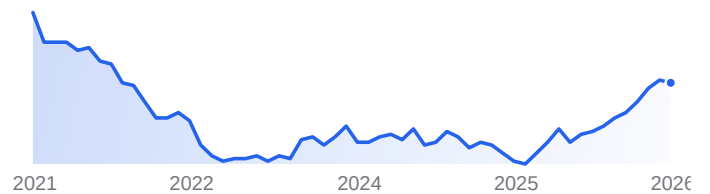
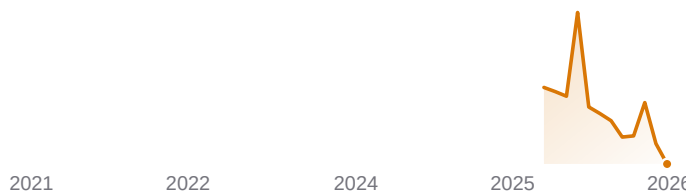


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

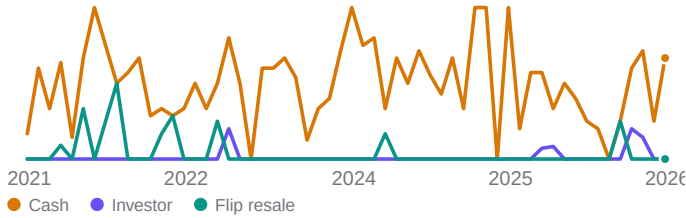
3.8%



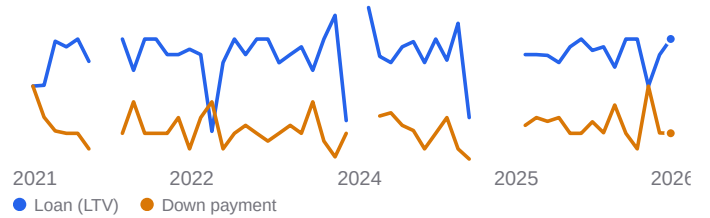
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

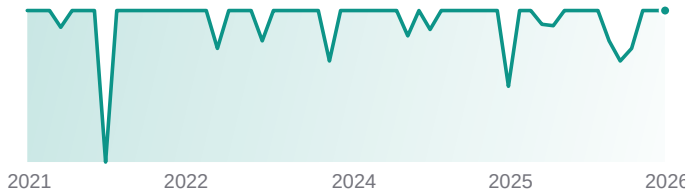


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



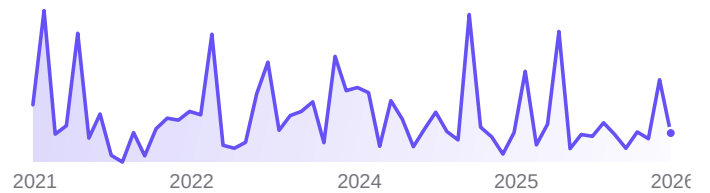
Sellers who sold at a gain

100%



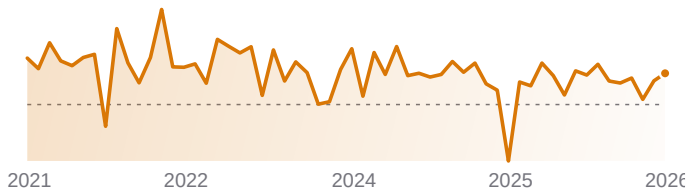
Typical hold before selling

5.4 yrs



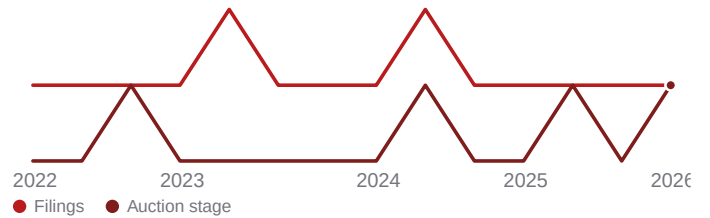
Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,224
Median value (AVM)	\$903K
Median size	1,489 ft²
Median bedrooms	3
Median year built	1974
Single family	95%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.5%
Owner occupied	12%
Company owned	60%
Median loan-to-value	18%

Typical ownership tenure

14.9 yrs

COMMUNITY

Population	1,275
Density	22 / mi ²
Median household income	\$89K
Average household income	\$108K
Crime index (US avg 100)	195
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	263
Homes occupied	22%
Bachelor's or higher	34%
Poverty rate	12.4%
Unemployment	1.9%
Average temp	45°F
Annual precip	55 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.