

Tahoe Vista 96148

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

SELLER'S MARKET

\$747K

MEDIAN SALE PRICE

+20.1%

1-YR CHANGE

62

SALES (12 MO)

\$907K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100



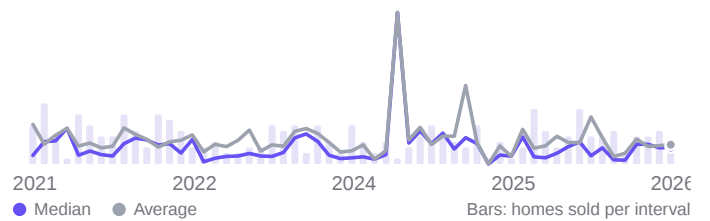
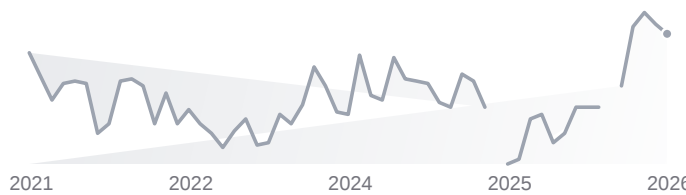
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$710K · Average \$813K

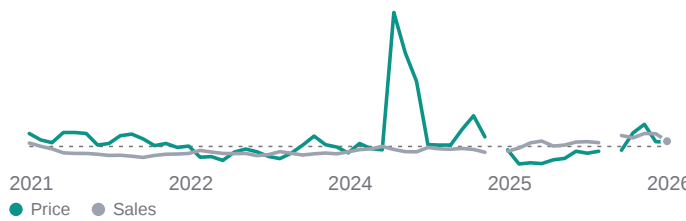


Growth (year over year)

Price +20.1% · Sales +24.0%

Price per square foot

\$433/ft²

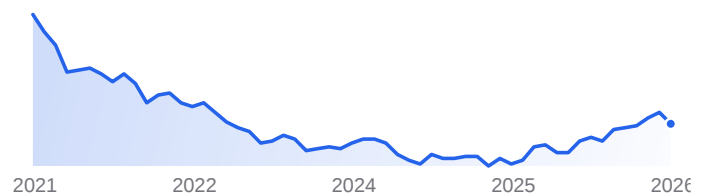


Sale premium vs estimated value

+14.9%

Annual turnover (share of homes sold)

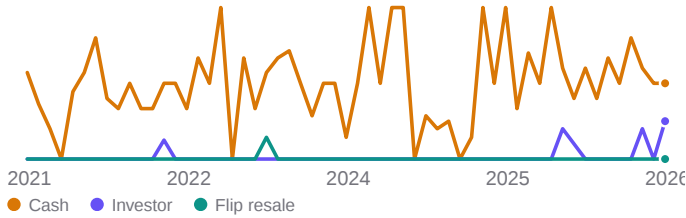
4.1%



BUYERS & OUTCOMES

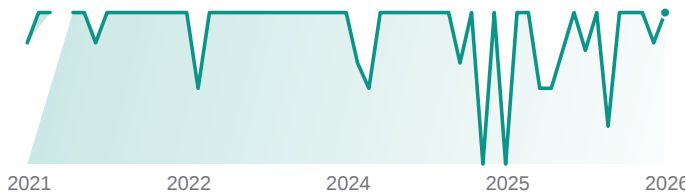
Buyer mix

Cash 50% · Investor 25% · Flip resale 0%



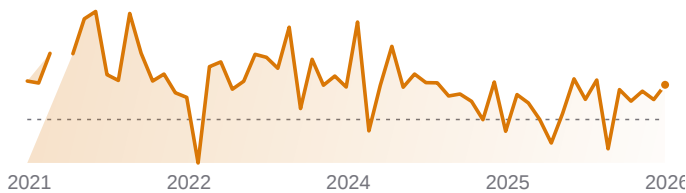
Sellers who sold at a gain

100%

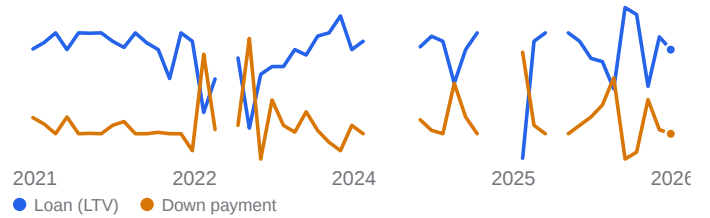


Median annualized return at resale

+6.4%

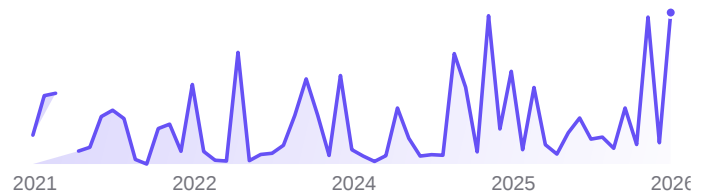


Financing (share of purchase price) Loan (LTV) 70% · Down payment 20%



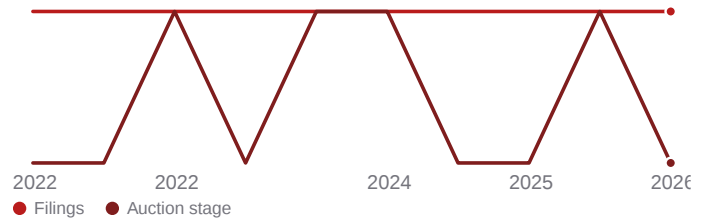
Typical hold before selling

32.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,499
Median value (AVM)	\$907K
Median size	1,658 ft²
Median bedrooms	3
Median year built	1978
Single family	69%
Condos	27%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	0.7%
Owner occupied	15%
Company owned	64%
Median loan-to-value	19%

Typical ownership tenure

14.2 yrs

COMMUNITY

Population	1,642
Density	263 / mi ²
Median household income	\$88K
Average household income	\$107K
Crime index (US avg 100)	186
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	285
Homes occupied	40%
Bachelor's or higher	31%
Poverty rate	6.1%
Unemployment	1.4%
Average temp	42°F
Annual precip	37 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.