

Truckee 96161

ZIP code · CA · California > Placer County > Truckee

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+3.7%

1-YR CHANGE

743

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

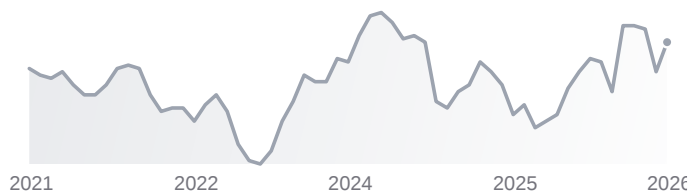
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

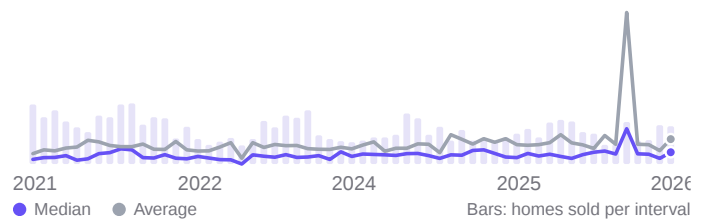
Market temperature (0–100)

63 / 100



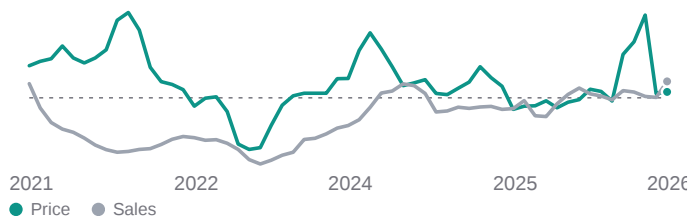
Sale prices

Median \$1.3M · Average \$2M



Growth (year over year)

Price +3.7% · Sales +10.1%



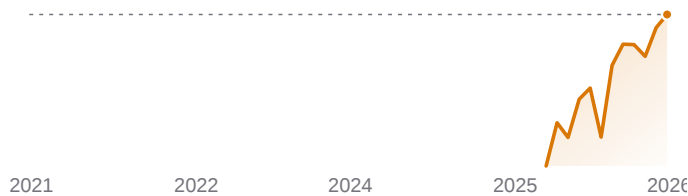
Price per square foot

\$644/ft²



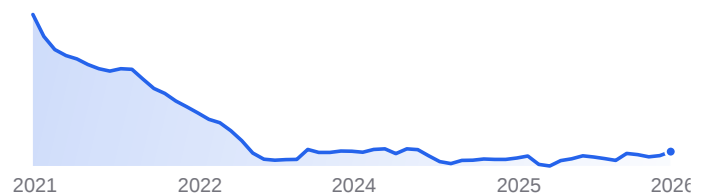
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

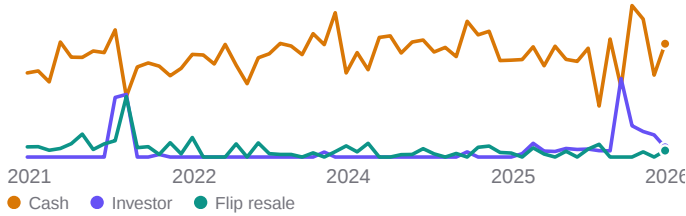
4.1%



BUYERS & OUTCOMES

Buyer mix

Cash 49% · Investor 4.2% · Flip resale 2.8%



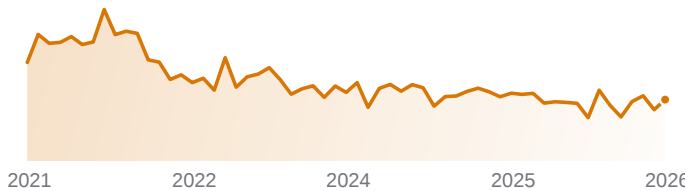
Sellers who sold at a gain

92%

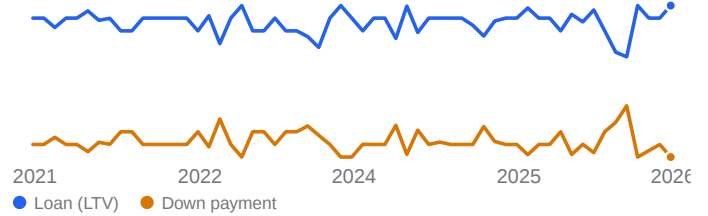


Median annualized return at resale

+6.0%

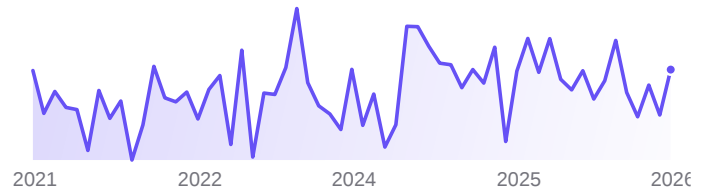


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



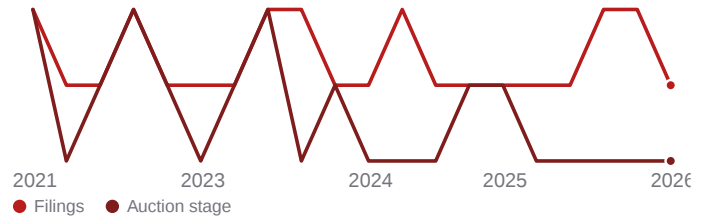
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	18,284
Median value (AVM)	\$1M
Median size	1,881 ft²
Median bedrooms	3
Median year built	1992
Single family	79%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.6%
Owner occupied	26%
Company owned	33%
Median loan-to-value	29%

Typical ownership tenure

13.3 yrs

COMMUNITY

Population	19,932
Density	41 / mi ²
Median household income	\$119K
Average household income	\$152K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	260
Homes occupied	45%
Bachelor's or higher	38%
Poverty rate	9.1%
Unemployment	1.4%
Average temp	46°F
Annual precip	61 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.