A NEIGHBORHOOD GUIDE

Inside Antelope & North Highlands

Newer homes, big lots and an easy drive to Roseville

Every pocket from Antelope to North Highlands and the rural lots toward Elverta, what homes really cost, and how they get bought and sold well.

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A NOTE BEFORE YOU START

Homes here sold *over asking.*

Antelope sold for a median of $495,000 from January through October across 277 sales, at 100.3% of list price on average. North Highlands came in at $390,000 on 199 sales, nearly double its 2016 median.

The two sit side by side in north Sacramento County, between Roseville and the airport. Antelope is mostly homes from the 1980s through the 2000s. North Highlands is older, with ranch homes from the 1950s and 1960s, near McClellan Park.

This guide is what I walk my own clients through before they buy or sell here: where each pocket sits, what to know about older homes and bigger lots, what homes sold for in 2026, and where negotiation makes the biggest difference.

Shawnii

BOOK A 15-MINUTE CALL →

Antelope and North Highlands at a glance, 2026

MEDIAN SOLD PRICE

$495K

Antelope, 277 sales, January to October

SALE TO LIST

100.3%

Antelope homes sold over asking on average

TEN YEARS

+96%

North Highlands, from $199,000 in 2016

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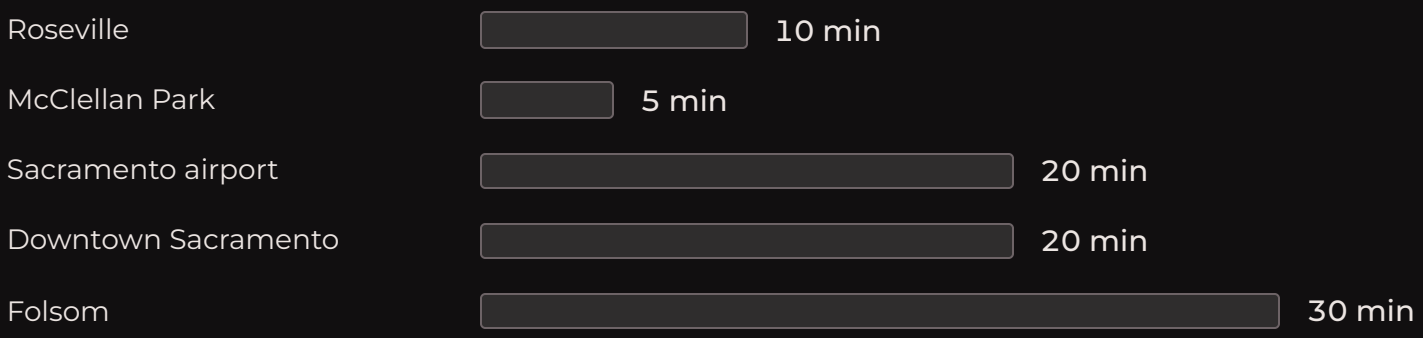
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A call, a private search, or a value estimate

01

Why *Antelope and North Highlands*

Antelope and North Highlands are unincorporated communities in north Sacramento County, on I-80 and Watt Avenue, about 10 minutes from Roseville and 20 from downtown Sacramento. They give buyers more home for the money than Roseville, with an easy drive to it.

Typical off-peak drive times



Approximate, from Antelope.

THE PRICE

$135K less

Antelope against the Roseville median.

THE DEMAND

Over asking

Antelope sold at 100.3% of list.

THE ROADS

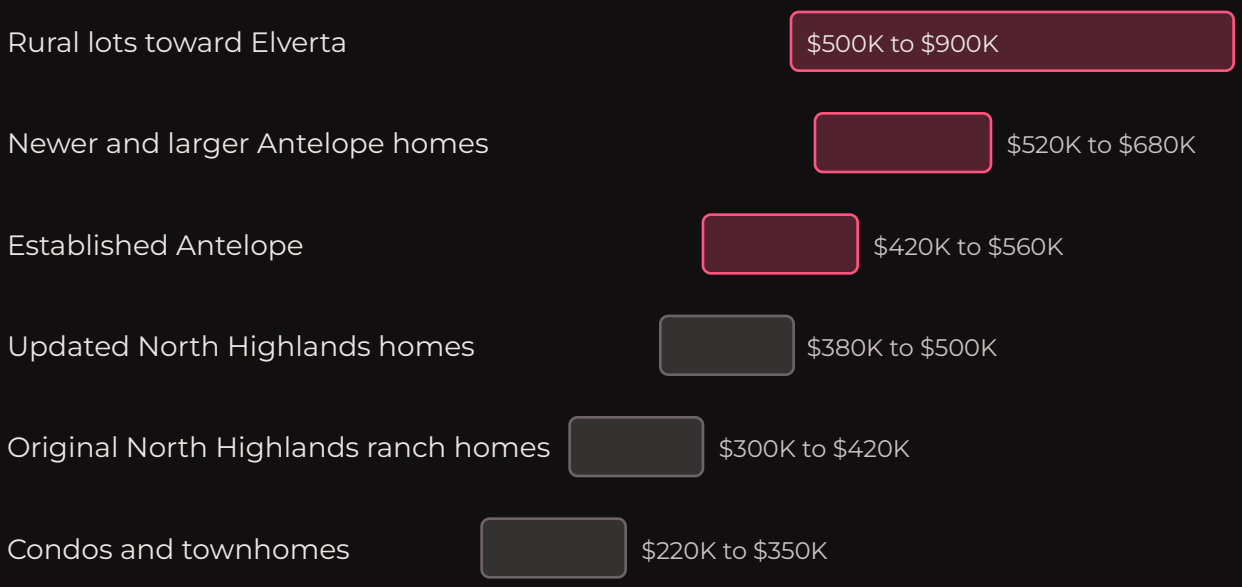
I-80 and Watt

Roseville in about 10 minutes.

02

The *pockets*

These two have no single price. A newer home in north Antelope and an original ranch home in North Highlands can be ten minutes apart, and they price very differently.



Typical ranges, approximate, from recent sales and listings. Lot size, age, updates and HOA move any one home well outside its range.

02 · THE POCKETS

The pockets, side by side

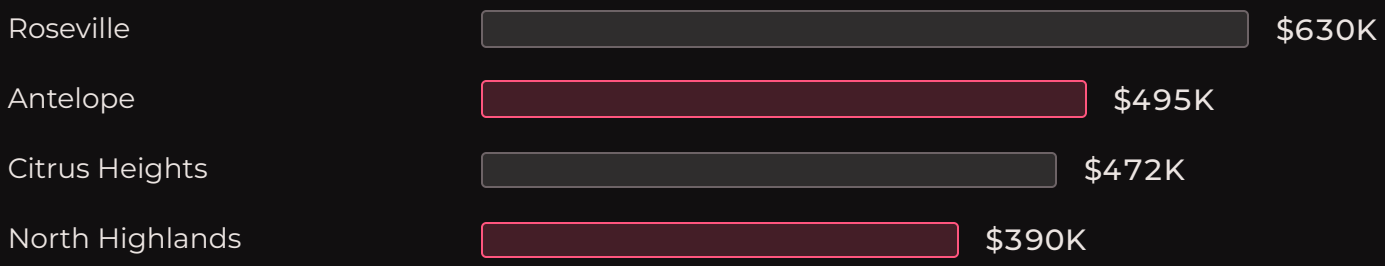
POCKET	WHAT IT'S LIKE	TYPICAL RANGE
Rural lots toward Elverta	Larger rural lots on the edges toward Elverta and Rio Linda, often with wells and septic	$500K to $900K
Newer and larger Antelope homes	Newer and larger homes in north and west Antelope	$520K to $680K
Established Antelope	Homes from the 1980s and 1990s across Antelope	$420K to $560K
Updated North Highlands homes	Older homes that have been remodeled	$380K to $500K
Original North Highlands ranch homes	Ranch homes from the 1950s and 1960s near McClellan	$300K to $420K
Condos and townhomes	Attached homes in both, often the entry point	$220K to $350K

Ranges are approximate, and any single sale can move them. For a specific property, I'll pull the actual recent sales before you make a decision.

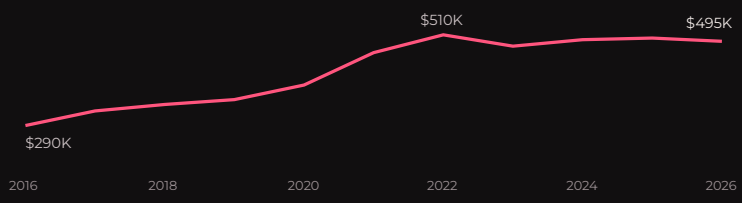
03
What homes *cost*

Antelope peaked at $510,000 in 2022 and has held between $485K and $504K since. It sits about $135,000 below Roseville. North Highlands has held close to $400,000 since 2022.

Median sold price, January to October 2026



Antelope median, 2016 to 2026



Price per square foot

$311 in Antelope and $336 in North Highlands, against $331 in Roseville and $317 in Citrus Heights.

Volume and leverage

476 sales across both this year. Homes sold for 100.3% of list in Antelope and 99.8% in North Highlands, so well-priced homes draw strong offers.

Source: MetroList residential sales, January 1 to October 31, 2026, by city. 2026 figures are year to date.

04
Older homes *and bigger lots*

Here, the age of the home and the size of the lot change what a home is worth and what it costs to own.

- ☐ **Older systems.** North Highlands ranch homes reward a careful look at the sewer line, wiring, plumbing and the panel.
- ☐ **Polybutylene pipe.** Some Antelope homes from the 1980s and early 1990s were built with it. Ask, and inspect.
- ☐ **Flips.** A fresh remodel can hide old wiring, plumbing and sewer lines. Ask what was replaced and what was permitted.
- ☐ **Bigger lots.** Rural lots may have a well and septic. Inspect both, and confirm what the zoning allows.
- ☐ **HOA dues.** Some Antelope neighborhoods have an HOA. Know the dues, what they cover and the rules.
- ☐ **Solar.** Know whether solar is owned, leased or financed.
- ☐ **County land.** Both are unincorporated, so permits run through Sacramento County.

05
Inspecting a *home here*

New or old, every home gets an independent inspection. It protects you after closing, and it's your strongest negotiating tool before.

- ☐ **Sewer line.** A camera scope shows roots, cracks and old clay or cast iron pipe.
- ☐ **Electrical.** Older homes may have knob-and-tube wiring or an outdated panel, which insurers notice.
- ☐ **Plumbing.** Know what is galvanized and what has been replaced.
- ☐ **Foundation.** Look at the crawlspace for settling, moisture and past repairs.
- ☐ **Roof and chimney.** Get the roof's age, and have the chimney checked before you use it.
- ☐ **Trees.** Big trees affect the roof, the sewer line and insurance.
- ☐ **Permits.** Additions, converted garages and second units add value only if they were permitted.

> **Inspection results are leverage.** Under the standard California contract, you typically have 17 days to inspect. I plan for a general inspection plus any specialists, then use what we find to negotiate repairs, a credit, or a price change.

06

The money *side*

At these prices, most buyers stay well under the conforming limit, and lower down payment loans go further than they do in Roseville.

Conforming and jumbo loans

The 2026 conforming loan limit for a one-unit home in Sacramento County is *$832,750*. FHA, VA and down payment assistance programs can work well here. Ask a lender which programs fit, and check that the home's condition meets the loan's rules.

Appraisals over asking

When homes sell over list, the appraisal can come in below the contract price. How the offer handles that gap is one of the most important terms you will negotiate.

Transfer tax

Antelope and North Highlands are unincorporated, so the total is the standard $1.10 per $1,000. On a $495K home, that's about $544. Who pays is negotiable.

Property tax

Based on the purchase price, roughly 1% plus local assessments. Your lender and the tax bill will give you the exact figure.

07
Daily *life*

The appeal is value and convenience: more home for the money than Roseville, parks and trails close by, and Roseville and the airport about 10 to 20 minutes away.

A Saturday in Antelope

1. **Coffee** — A cafe on Antelope Road
2. **The park** — A walk in one of the Antelope parks
3. **Outdoors** — Gibson Ranch Regional Park, to the north
4. **Lunch** — Roseville
5. **Evening** — Dinner at the Fountains in Roseville

Room to grow

Bigger lots on the edges, and parks throughout.

Easy to get around

Roseville is about 10 minutes away, downtown Sacramento and the airport about 20.

School district boundaries vary across Antelope and North Highlands. Verify any address with the district before you buy.

08

Selling in *Antelope and North Highlands*

Buyers here compare your home to the closest similar sales and to Roseville and Citrus Heights. Pricing, presentation and timing decide who sells first and for the most.

What buyers pay more for

Permitted remodels, updated electrical and plumbing, owned solar, single-story living, larger lots, and RV or shop space.

What they discount

Unpermitted work, original wiring and plumbing, polybutylene pipe, sewer problems, deferred maintenance and busy-street locations.

How I approach it

- ☐ **Price against the right competition.** Buyers compare your home to the closest similar sales, block by block.
- ☐ **Inspect before you list.** A pre-listing inspection keeps a buyer's inspection from becoming a renegotiation.
- ☐ **Show how it lives.** Photography and video that show the light, the yard and what is nearby.
- ☐ **Negotiate the whole deal.** Price is one term. Credits, timing and rent-backs often matter as much.
- ☐ **Private when it fits.** For sellers who value discretion, I also run quiet, off-market offerings.

Own in Antelope or North Highlands? I'll put together a value estimate built on the sales that actually compare to your home.
Book a 15-minute call →

09

Your *next step*

The fastest way to turn this into a plan is a 15-minute call. If you're buying, I'll set up a private search for the pocket and the home you need. If you own here, I'll put together a value estimate from the sales that truly compare.

No pressure, and no commitment.

BOOK A 15-MINUTE CALL →

CALL OR TEXT

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Your Favorite Sacramento Valley Wealth Builder

Equal Housing Opportunity. This guide is general information, not legal, tax, or financial advice. Sold prices, price per square foot, closed sales and list-to-sale ratios: MetroList residential sales by city, January 1 to October 31 of each year, 2016 to 2026. Pocket ranges and drive times are approximate. Conforming loan limit: Federal Housing Finance Agency, 2026. Transfer tax: Sacramento County. Information current as of November 2026.