

YOUR GUIDE TO

# Elk Grove

2026 EDITION



NEIGHBORHOODS | LOCAL RECS | SCHOOLS & MORE

hello!



Whether you're moving from across the country or just across town, this guide was made with you in mind, covering everything from local restaurants and coffee shops to neighborhoods, schools, and price ranges.

We're Alyssa Bush and Christina Changco, powerhouse moms and CA Realtors with Dream Real Estate Group, and we are your go-to guides for all things Elk Grove.

Alyssa has called Elk Grove home for years, with a season in San Diego while her husband proudly served in the Navy, and Christina made the move from the Bay Area during the pandemic and never looked back. Between us, we're raising five kids (sports schedules and all), we're faith-driven, family-first, and deeply rooted in this community we love.

We hope this guide helps you feel a little more at home — whether you're just browsing or already packing boxes.

A few things we love about it here...

100 + BEAUTIFUL PARKS

TOP- RATED SCHOOLS

SPORTS FOCUSED

SMALL TOWN FEEL

INCREDIBLE FOOD SCENE



JUST 2 MOMS LIVING THE DREAM!



# What makes Elk Grove special?

## WHY PEOPLE LOVE IT

- Highly rated public school system – great options at every level
- Top rated airport
- Moderate cost of living
- Thriving local business culture with strong city investment
- Easy drive to Sacramento. Bay Area/ Lake Tahoe day trips totally doable
- Massive youth sports scene – soccer, flag football, baseball, softball and more
- New shopping, dining, and retail arriving every year
- Dozens of parks, weekly farmers markets

## DEMOGRAPHICS

- 185,900 residents
- Median age: 39

## FUN FACTS

- Named Best Place to Live in 2026
- Once the fastest-growing city in the entire United States

# Local Favorites



## COFFEE

- 18 Grams Tea & Coffee
- Tule Coffeehouse
- Common Coffee
- Em Coffee House



## SUPPORT LOCAL

- TrendE Boutique
- Southslope Wine
- Pops Meat Market
- Leatherybys Family Creamery



## EATERIES

- Stagecoach
- BOHL
- Pho Ivy
- Journey To the Dumpling



## YOUTH SPORTS

- Elk Grove Softball
- Waza Brazilian Jiu Jitsu
- Pleasant Grove Jr Eagles
- Laguna Youth Baseball



## SUBURBAN MOMS SHOPPING

- Costco
- WholeFoods ( Coming Soon)
- Trader Joes
- Target



## WELLNESS & BEAUTY

- Crossfit 916
- Ness Fitness
- Effortless Beauty
- Luxury Nails

# Local Neighborhoods



95757

**MEDIAN: ~\$705K**

New, family-friendly, master-planned communities.



95758

**MEDIAN: ~\$598K**

Established, lake-side, lagoon living.

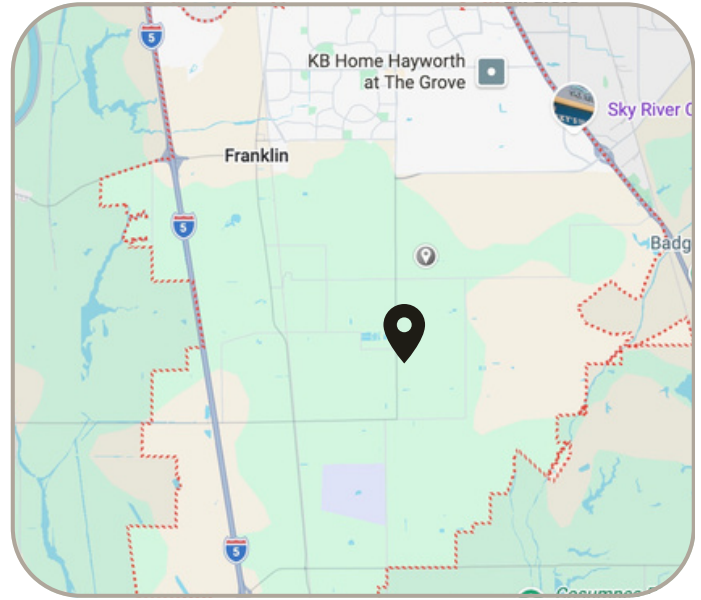


95624

**MEDIAN: ~\$710K**

Spacious, mature, semi-rural, established.

# Welcome to the neighborhood: *95757*



## Things locals love

- 95757 is one of the newest and fastest-growing areas in Elk Grove.
- Incredible Park System & Outdoor Recreation
- Residents are also close to Costco, Trader Joe's, Nugget Market, Target, restaurants, fitness studios, and healthcare facilities.
- Shopping, Dining & Daily Convenience
- Top Rated schools

## Median Home Price

\$688,000–\$690,000

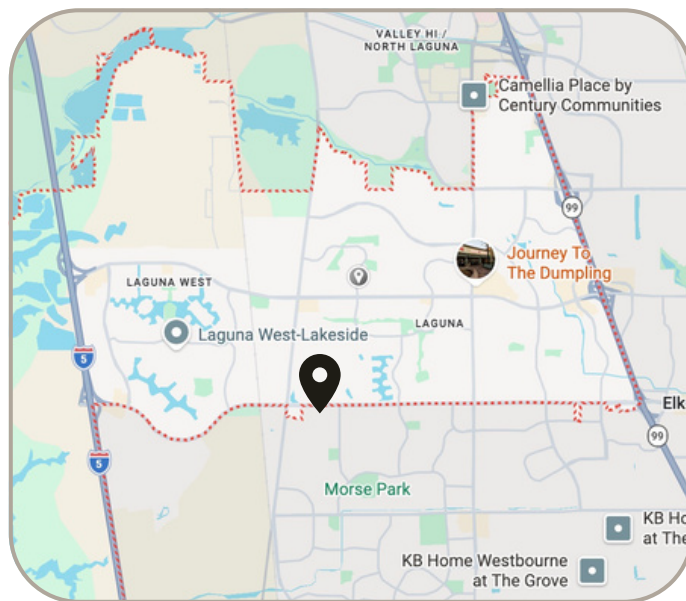
## Schools

- Zehnder Ranch Elementary School
  - Elizabeth Pinkerton Middle School
  - Toby Johnson Middle School
  - Franklin High School
  - Cosumnes Oaks High School
- Rated 8+ on [greatschools.org](https://www.greatschools.org)*

## Price per sq ft

\$321

# Welcome to the neighborhood: *95758*



## Things locals love

- Established Neighborhoods with Mature Landscaping
- The Laguna West Lakes Lifestyle
- Shopping, Dining & Everyday Convenience
- Diverse, Family-Oriented Community

## Median Home Price

\$584,000–\$599,000

## Schools

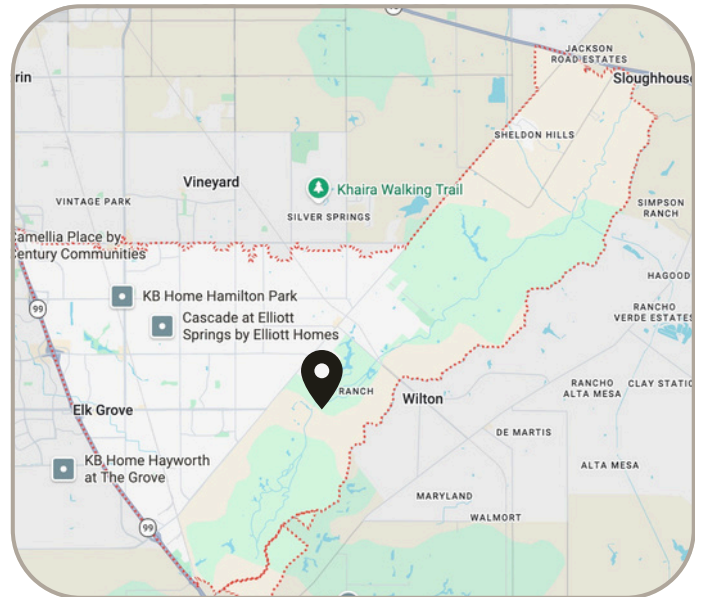
- Laguna Creek High School
- Joseph Kerr Middle School
- Harriet Eddy Middle School
- Foulks Ranch Elementary School
- Stone Lake Elementary School
- Elliott Ranch Elementary School

*Rated 8+ on [greatschools.org](https://www.greatschools.org)*

## Price per sq ft

\$329

# Welcome to the neighborhood: *95624*



## Things locals love

- Historic Old Town Elk Grove Charm
- Larger Lots & Custom Home Opportunities
- Elk Grove Regional Park Lifestyle- 122-acre community hub.
- Strong Community Feel & Family Appeal

## Price per sq ft

46,000

## Median Home Price

\$608,000 – \$620,000

## Schools

- Elk Grove High School
- Valley High School (portions of zoning)
- Elizabeth Pinkerton Middle School
- Joseph Kerr Middle School (select areas)
- Florence Markofer Elementary School
- Sierra Enterprise Elementary School
- Edward Harris Jr. Middle School (select pockets)

*Rated 8+ on [greatschools.org](https://www.greatschools.org)*

# Schools in Elk Grove

Elk Grove is lucky to have some amazing schools! If you'd like to speak to someone with first-hand experience at one of our local schools, please reach out. I can likely connect you to someone with children there!

## DAYCARE & PRE-K

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L'Academy Schools

Childtime of Elk Grove

Sheldon Acres Child  
Development Center

Merryhill Preschool of Elk  
Grove

## MIDDLE SCHOOL

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Elizabeth Pinkerton Middle School  
*Madeira/95757*

Harriet Eddy Middle School  
*Laguna/95758*

Joseph Kerr Middle School  
Old Town Elk Grove/95624

Katherine L. Albiani Middle School  
East Elk Grove/95624

## ELEMENTARY SCHOOL

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Miwok Elementary  
*Madeira/95757*

Stone Lake Elementary  
*Laguna/95758*

Zehnder Elementary  
Laguna Ridge/ 95757

Florence Markofer  
Elementary  
*East Elk Grove/95624*

## HIGH SCHOOL

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Pleasant Grove High School  
East Elk Grove/95624

Cosumnes Oaks High School  
*Madeira/95757*

Laguna Creek High School  
*Laguna/95758*

Franklin High School  
Southwest Elk Grove/95757

# Planning your Move

Whether you're considering a move for work, family, or a fresh start, there are several steps to ensure a smooth transition. Below is the process I guide my clients through to get them set up for success in [City Name]!



## The Process of Moving

- 01 Schedule a call.** During this call, I'll answer any questions you have about [City Name] and we'll discuss your goals, budget and timeline.
- 02 Take a tour.** This is the fun part! We'll meet and see homes that match your criteria – neighborhood, price and timing. If we find a winner, we'll submit an offer! Not local yet? I provide this service virtually too.
- 03 Prepare to move.** Gather quotes for storage, movers, flights, etc. If the move is work-related, inquire with your employer about reimbursement.
- 04 Under contract on your new home.** There will be about a 30-day period where you're in the process of purchasing. We can coordinate the closing remotely or in-person!
- 05 Close on your home and make the move!** Plan for any renovations after closing and before your items arrive from movers for the easiest transition. (My trusted vendor lists is yours!)

# We are your boots on the ground

Psst – moving to Elk Grove? We've been waiting for you. 🙌

We're Alyssa and Christina, we'll guide you through every twist and turn of the process with honesty, heart, and maybe a few laughs along the way. Our goal? To make your move feel seamless, exciting, and 100% worth celebrating.

And once you've got the keys? We're still here. Our network of tried-and-true local vendors – movers, electricians, landscapers, you name it – is yours to tap into. We've done the vetting so you don't have to.

Welcome to the neighborhood (almost)! 🎉

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*here for you!*

SCHEDULE A 15 MIN CHAT

"The best decision we made through the process of buying a new home was getting Christina as our realtor".

MARGARITA AND JOSE

"We were overwhelmed before we met you. You were the key in making this possible."

THE KELLYS

"Two words: five stars. That's the best way to describe working with Alyssa. We're so grateful."

THE BRYANTS