

Gold River

Community · CA · California > Sacramento County

BALANCED MARKET

\$648K

MEDIAN SALE PRICE

-9.0%

1-YR CHANGE

132

SALES (12 MO)

\$636K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



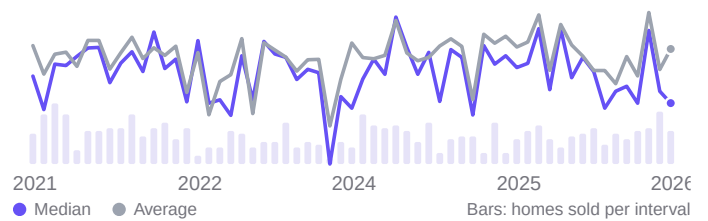
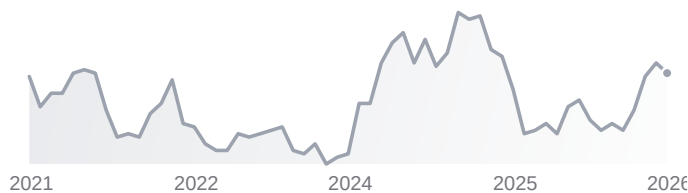
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

57 / 100

Sale prices

Median \$565K · Average \$725K

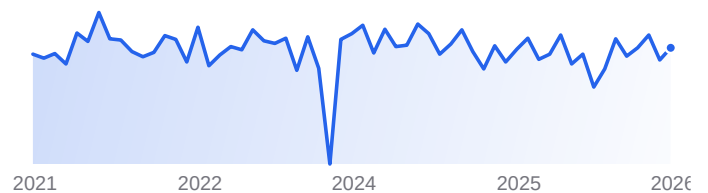
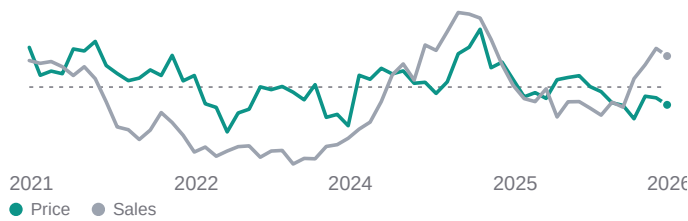


Growth (year over year)

Price -9.0% · Sales +15.8%

Price per square foot

\$319/ft²

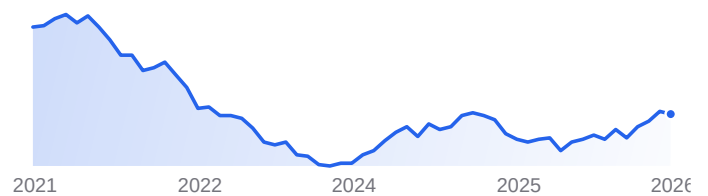
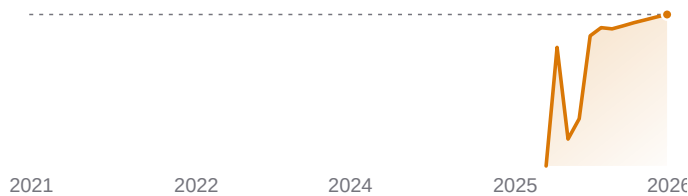


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

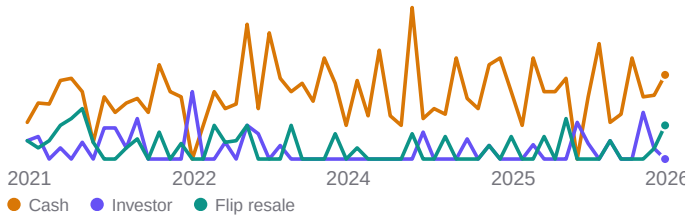
4.3%



BUYERS & OUTCOMES

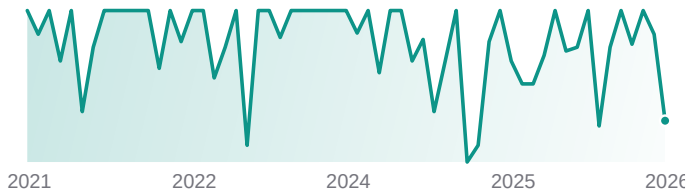
Buyer mix

Cash 42% · Investor 0% · Flip resale 17%



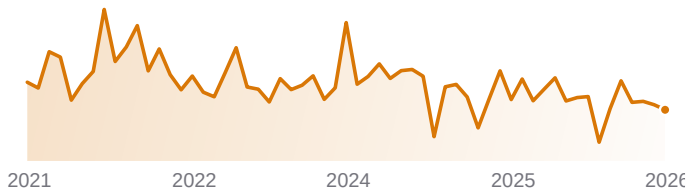
Sellers who sold at a gain

73%

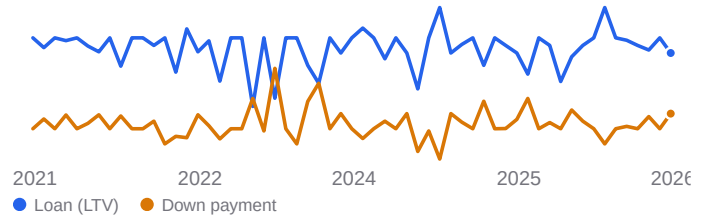


Median annualized return at resale

+2.8%

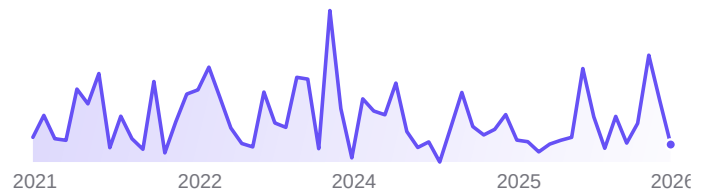


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



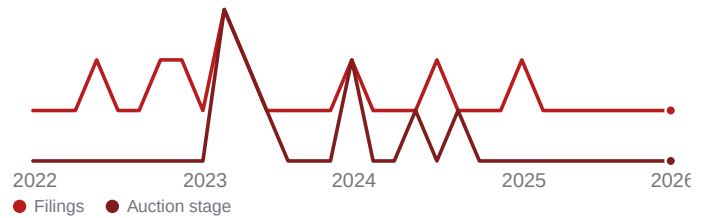
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,067
Median value (AVM)	\$636K
Median size	2,274 ft²
Median bedrooms	3
Median year built	1990
Single family	81%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.4%
Owner occupied	81%
Company owned	58%
Median loan-to-value	50%

Typical ownership tenure

14.3 yrs

COMMUNITY

Population	7,988
Density	3,005 / mi²
Median household income	\$140K
Average household income	\$172K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	91
Homes occupied	97%
Bachelor's or higher	40%
Poverty rate	2.1%
Unemployment	1.4%
Average temp	61°F
Annual precip	23 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.