

Sacramento County, CA

County · CA · California

BUYER'S MARKET

\$521K

MEDIAN SALE PRICE

-7.6%

1-YR CHANGE

17,767

SALES (12 MO)

\$520K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



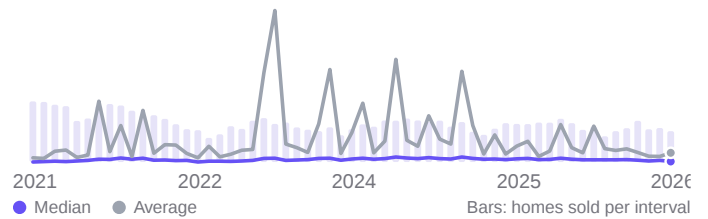
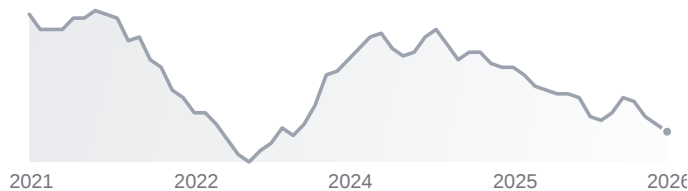
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$510K · Average \$696K

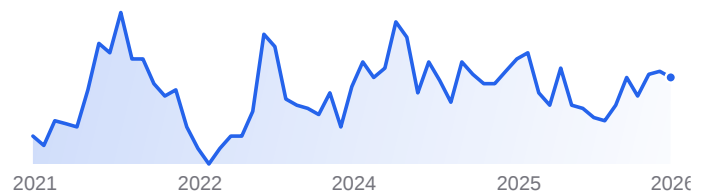
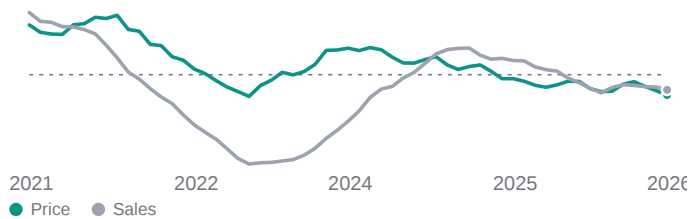


Growth (year over year)

Price -7.6% · Sales -5.7%

Price per square foot

\$322/ft²

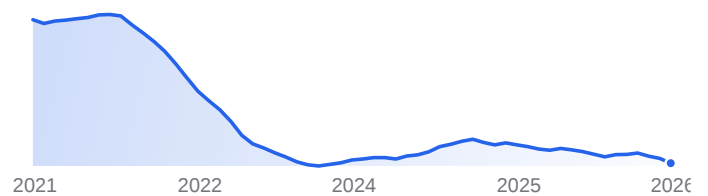
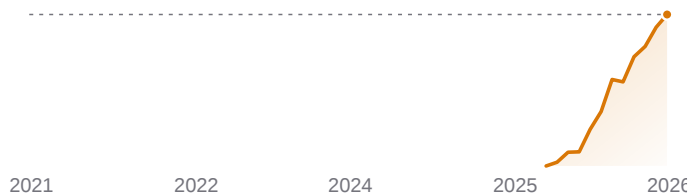


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

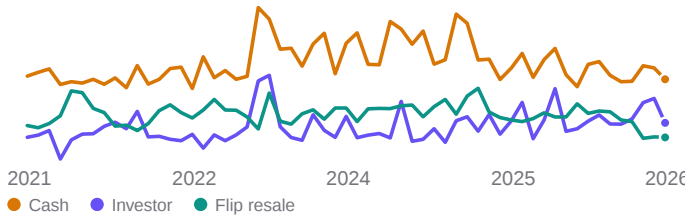
3.9%



BUYERS & OUTCOMES

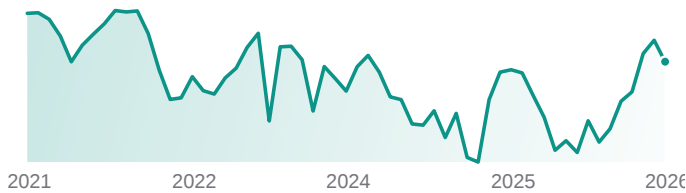
Buyer mix

Cash 20% · Investor 9.8% · Flip resale 6.5%



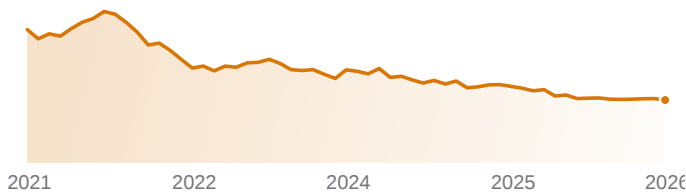
Sellers who sold at a gain

88%

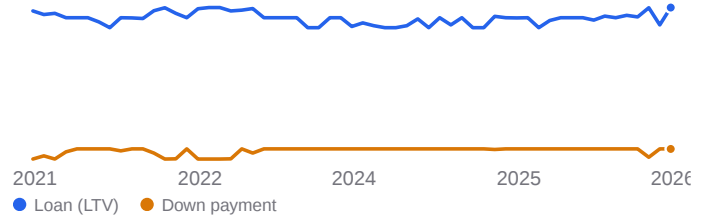


Median annualized return at resale

+4.2%

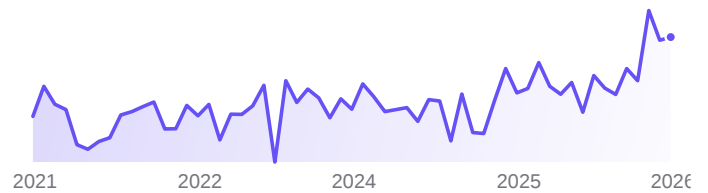


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



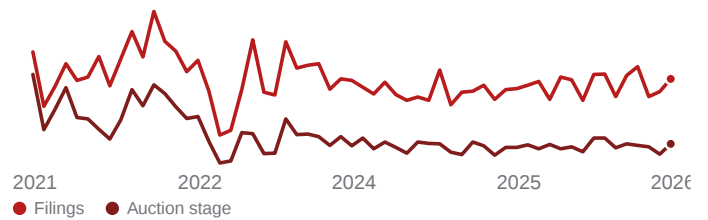
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 208 · Auction stage 75



HOUSING STOCK

Homes	451,785
Median value (AVM)	\$520K
Median size	1,637 ft²
Median bedrooms	3
Median year built	1983
Single family	88%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.4%
Owner occupied	73%
Company owned	36%
Median loan-to-value	50%

Typical ownership tenure

13.6 yrs

COMMUNITY

Population	1,611,781
Density	1,670 / mi²
Median household income	\$81K
Average household income	\$109K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	102
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	11.9%
Unemployment	1.4%
Average temp	61°F
Annual precip	21 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.