

# Sun River

Neighborhood · CA · California > Sacramento County > Rancho Cordova

BALANCED MARKET

**\$310K**

MEDIAN SALE PRICE

**-9.4%**

1-YR CHANGE

**30**

SALES (12 MO)

**\$470K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



## MARKET TRENDS (5 YEARS)

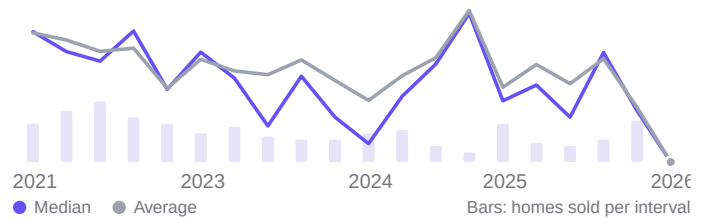
Market temperature (0-100)

48 / 100



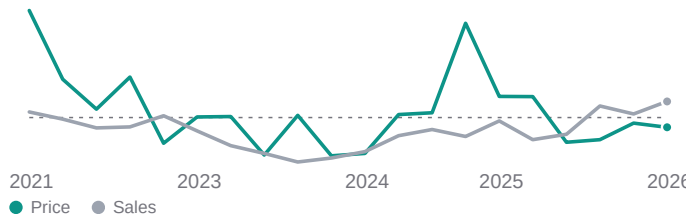
Sale prices

Median \$245K · Average \$245K



Growth (year over year)

Price -9.4% · Sales +15.4%



Price per square foot

\$260/ft²



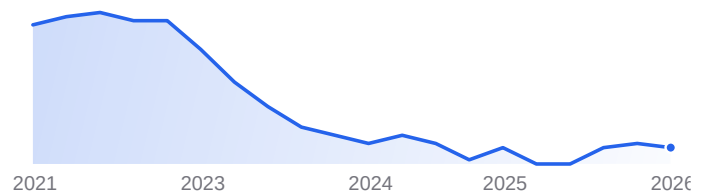
Sale premium vs estimated value

+2.5%



Annual turnover (share of homes sold)

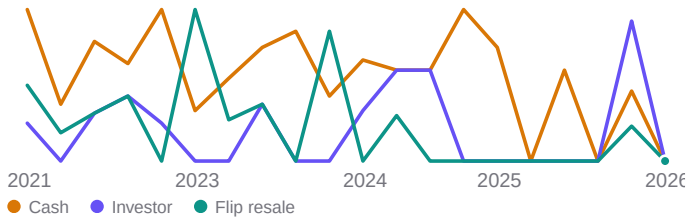
3.0%



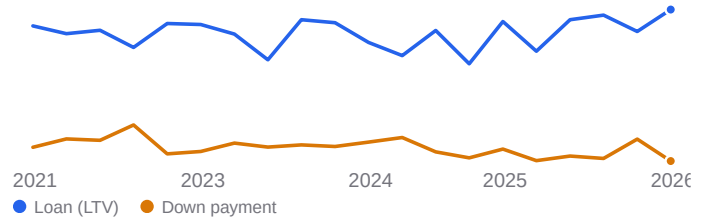
## BUYERS & OUTCOMES

### Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

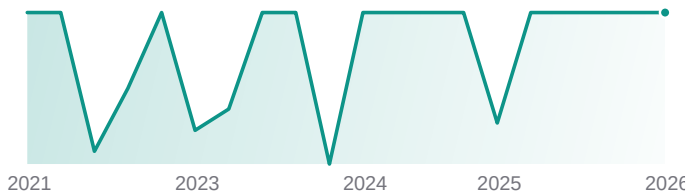


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



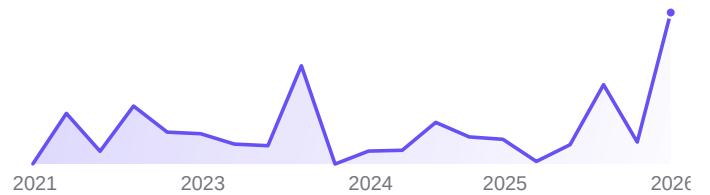
### Sellers who sold at a gain

100%



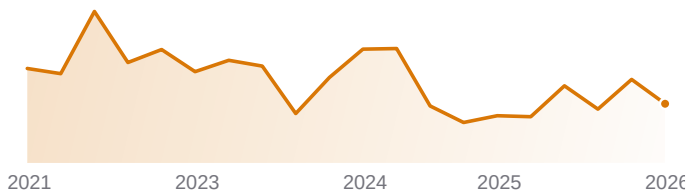
### Typical hold before selling

31.7 yrs



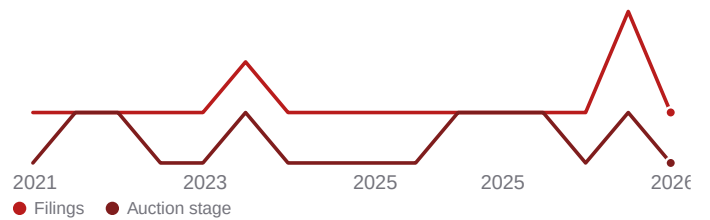
### Median annualized return at resale

+3.7%



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,014     |
| Median value (AVM) | \$470K    |
| Median size        | 1,407 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1981      |
| Single family      | 85%       |
| Condos             | 15%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 50%  |
| Underwater (LTV 125% or more) | 1.8% |
| Owner occupied                | 77%  |
| Company owned                 | 37%  |
| Median loan-to-value          | 51%  |

Typical ownership tenure

**14.8 yrs**

## COMMUNITY

|                                  |                               |
|----------------------------------|-------------------------------|
| Population                       | <b>2,581</b>                  |
| Density                          | <b>3,680 / mi<sup>2</sup></b> |
| Median household income          | <b>\$99K</b>                  |
| Average household income         | <b>\$125K</b>                 |
| Crime index (US avg 100)         | <b>108</b>                    |
| Air pollution index (US avg 100) | <b>82</b>                     |
| Earthquake index (US avg 100)    | <b>94</b>                     |
| Homes occupied                   | <b>98%</b>                    |
| Bachelor's or higher             | <b>23%</b>                    |
| Poverty rate                     | <b>5.2%</b>                   |
| Unemployment                     | <b>1.8%</b>                   |
| Average temp                     | <b>61°F</b>                   |
| Annual precip                    | <b>22 in</b>                  |
| Sunshine                         | <b>78%</b>                    |

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.