

Stockton 95205

ZIP code · CA · California > San Joaquin County > Stockton

BUYER'S MARKET

\$269K

MEDIAN SALE PRICE

-25.4%

1-YR CHANGE

257

SALES (12 MO)

\$300K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



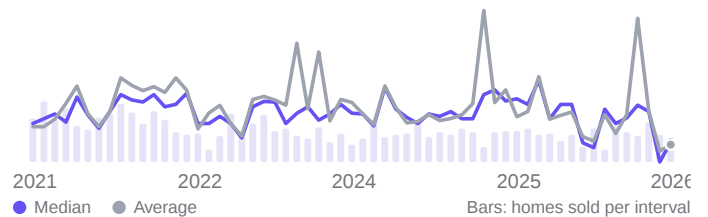
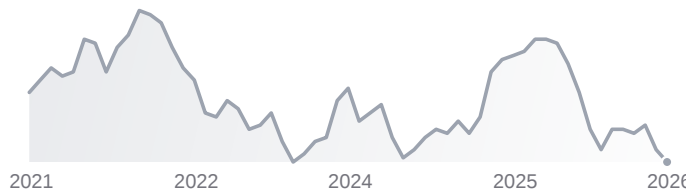
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$262K · Average \$256K

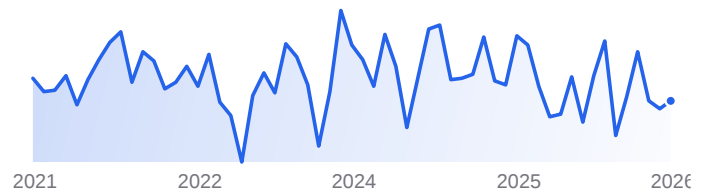
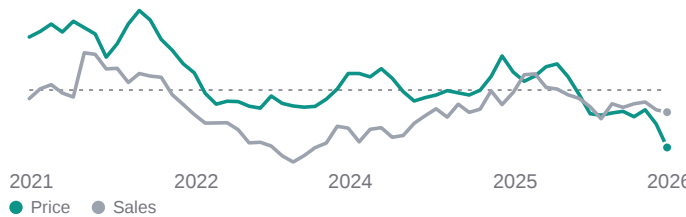


Growth (year over year)

Price -25.4% · Sales -9.8%

Price per square foot

\$252/ft²

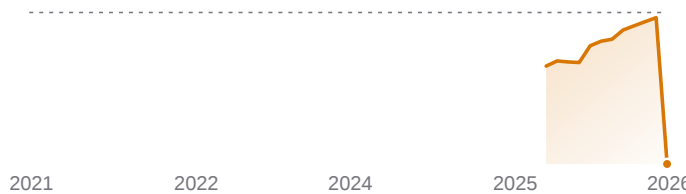


Sale premium vs estimated value

-4.4%

Annual turnover (share of homes sold)

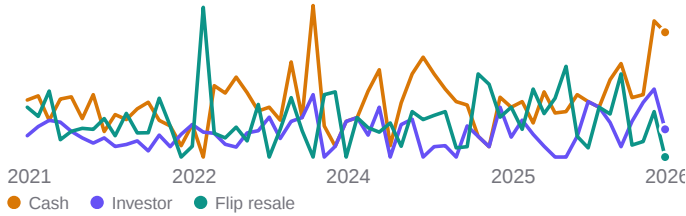
2.9%



BUYERS & OUTCOMES

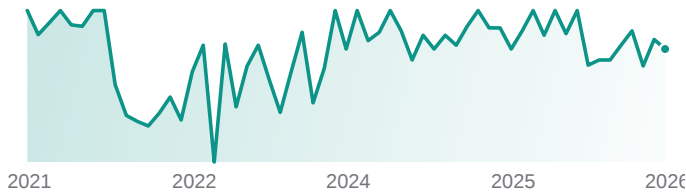
Buyer mix

Cash 50% · Investor 11% · Flip resale 0%



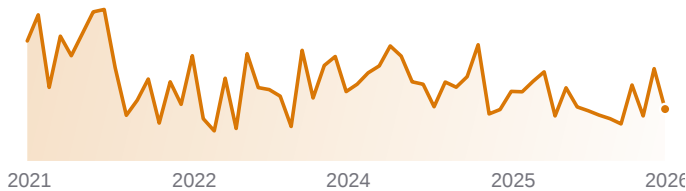
Sellers who sold at a gain

89%



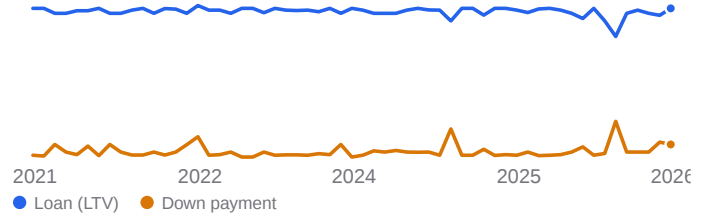
Median annualized return at resale

+5.3%



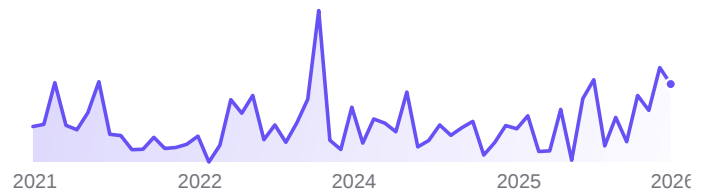
Financing (share of purchase price)

Loan (LTV) 98% · Down payment 10.0%



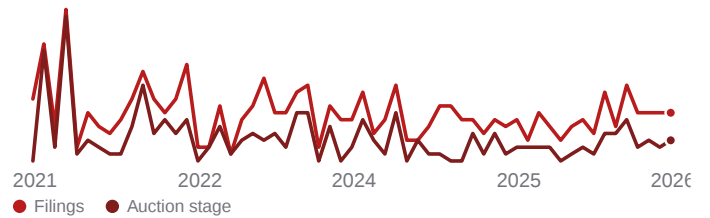
Typical hold before selling

12.4 yrs



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	8,940
Median value (AVM)	\$300K
Median size	1,131 ft²
Median bedrooms	3
Median year built	1953
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.6%
Owner occupied	67%
Company owned	16%
Median loan-to-value	36%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	45,222
Density	4,867 / mi²
Median household income	\$55K
Average household income	\$71K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	141
Homes occupied	95%
Bachelor's or higher	3%
Poverty rate	18.9%
Unemployment	2.3%
Average temp	61°F
Annual precip	15 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.