

Stockton 95209

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

BALANCED MARKET

\$490K

MEDIAN SALE PRICE

+1.8%

1-YR CHANGE

306

SALES (12 MO)

\$486K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



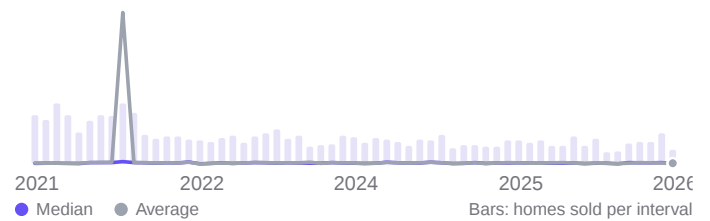
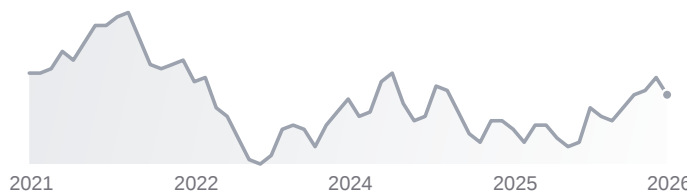
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$463K · Average \$474K

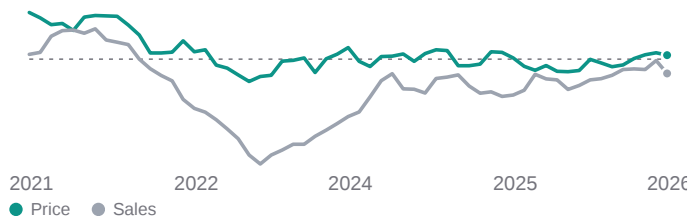


Growth (year over year)

Price +1.8% · Sales -6.4%

Price per square foot

\$254/ft²

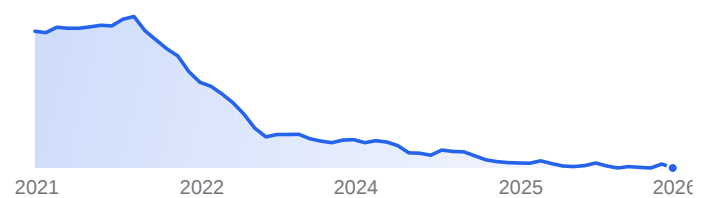


Sale premium vs estimated value

+0.4%

Annual turnover (share of homes sold)

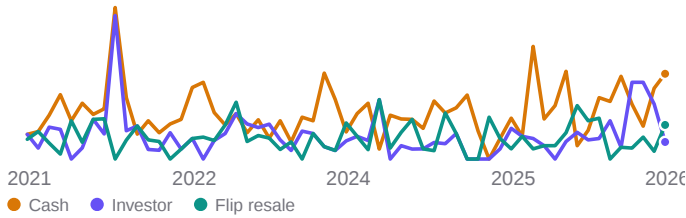
2.5%



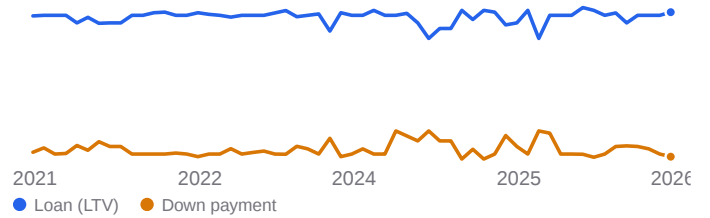
BUYERS & OUTCOMES

Buyer mix

Cash 28% · Investor 5.6% · Flip resale 11%

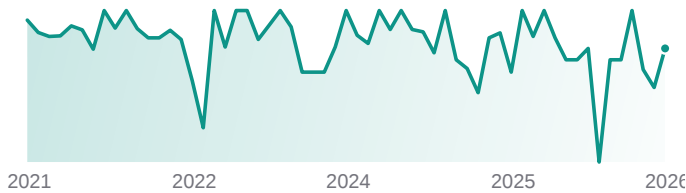


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



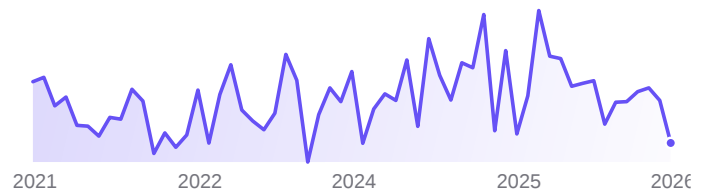
Sellers who sold at a gain

92%



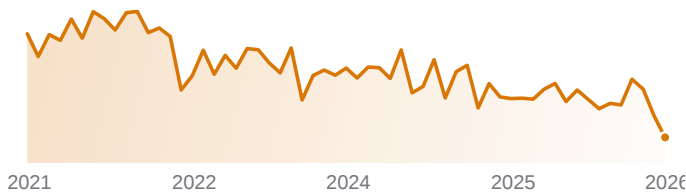
Typical hold before selling

4.9 yrs



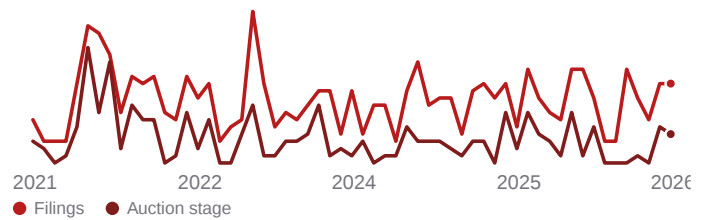
Median annualized return at resale

+1.6%



Preforeclosure filings

Filings 11 · Auction stage 4



HOUSING STOCK

Homes	12,377
Median value (AVM)	\$486K
Median size	1,965 ft²
Median bedrooms	4
Median year built	1987
Single family	93%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.7%
Owner occupied	81%
Company owned	22%
Median loan-to-value	55%

Typical ownership tenure

12.7 yrs

COMMUNITY

Population	44,736
Density	5,909 / mi²
Median household income	\$90K
Average household income	\$115K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	149
Homes occupied	97%
Bachelor's or higher	17%
Poverty rate	7.7%
Unemployment	1.8%
Average temp	61°F
Annual precip	16 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.