

Stockton 95212

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

STRONG BUYER'S MARKET

\$515K

MEDIAN SALE PRICE

-8.2%

1-YR CHANGE

178

SALES (12 MO)

\$530K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 16 / 100



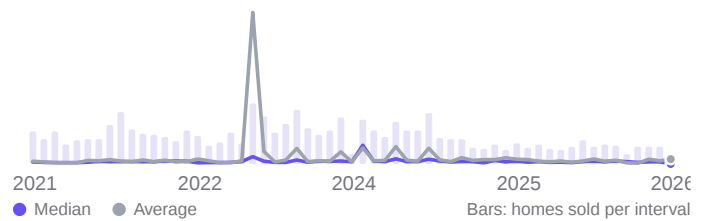
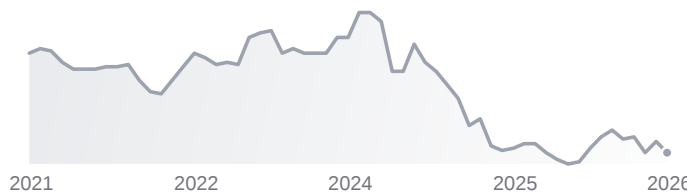
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

16 / 100

Sale prices

Median \$445K · Average \$683K

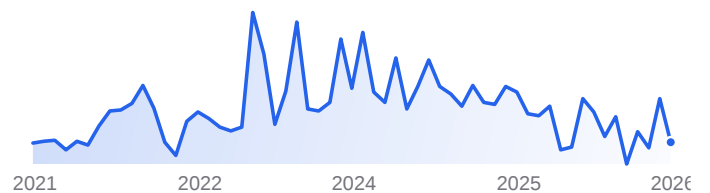
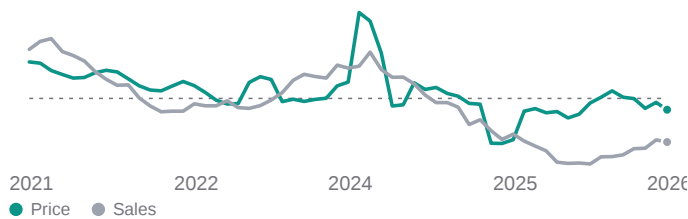


Growth (year over year)

Price -8.2% · Sales -31.5%

Price per square foot

\$239/ft²

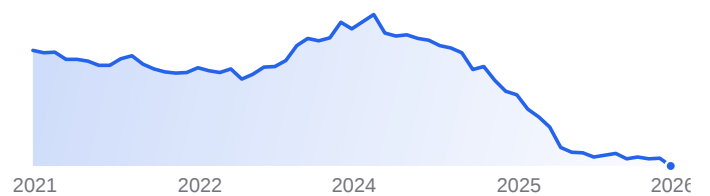
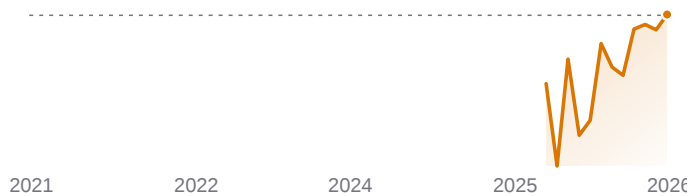


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

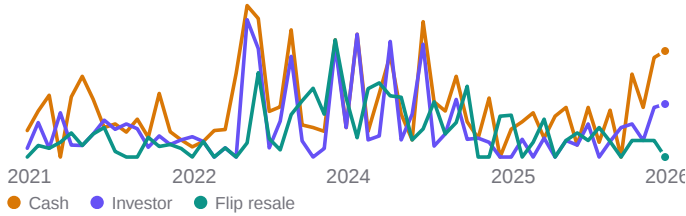
2.2%



BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 20% · Flip resale 0%



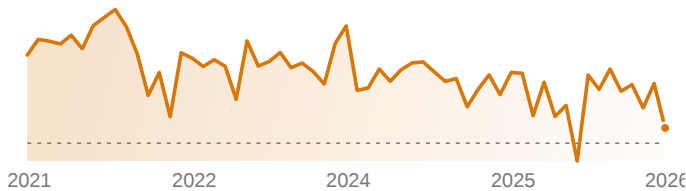
Sellers who sold at a gain

80%

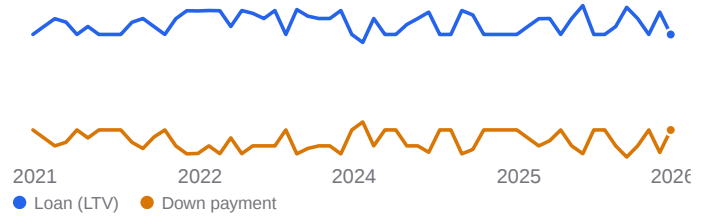


Median annualized return at resale

+1.3%

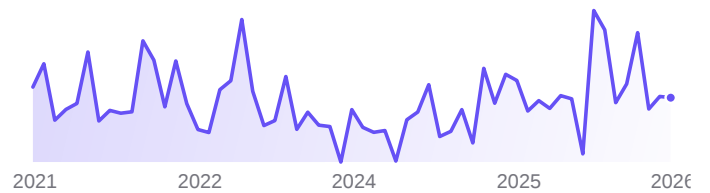


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



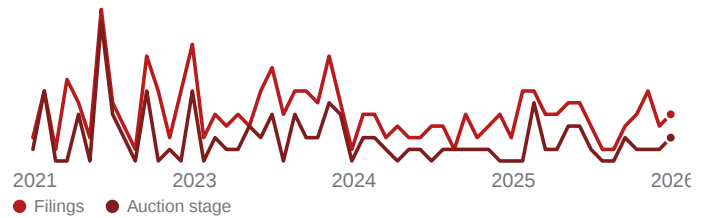
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	7,943
Median value (AVM)	\$530K
Median size	2,188 ft²
Median bedrooms	4
Median year built	2004
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.2%
Owner occupied	83%
Company owned	18%
Median loan-to-value	50%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	31,746
Density	1,529 / mi²
Median household income	\$101K
Average household income	\$123K
Crime index (US avg 100)	43
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	132
Homes occupied	97%
Bachelor's or higher	23%
Poverty rate	4.2%
Unemployment	2.1%
Average temp	61°F
Annual precip	17 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.