

Acampo 95220

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

STRONG BUYER'S MARKET

\$765K

MEDIAN SALE PRICE

-19.3%

1-YR CHANGE

45

SALES (12 MO)

\$748K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 13 / 100



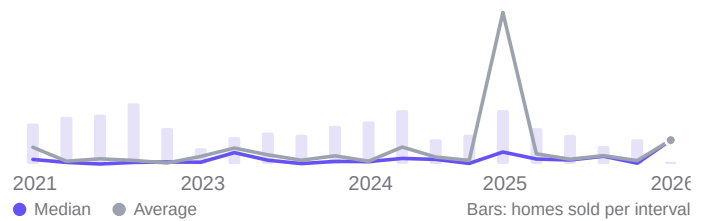
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

13 / 100

Sale prices

Median \$1.6M · Average \$1.6M

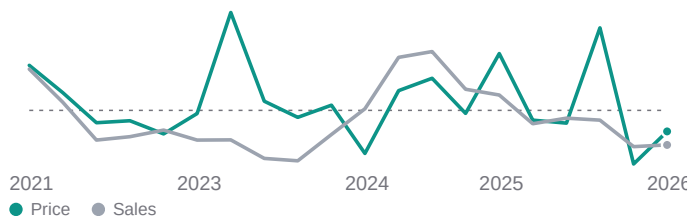


Growth (year over year)

Price -19.3% · Sales -31.8%

Price per square foot

\$384/ft²

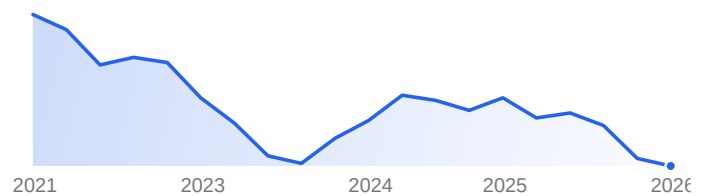


Sale premium vs estimated value

-12.9%

Annual turnover (share of homes sold)

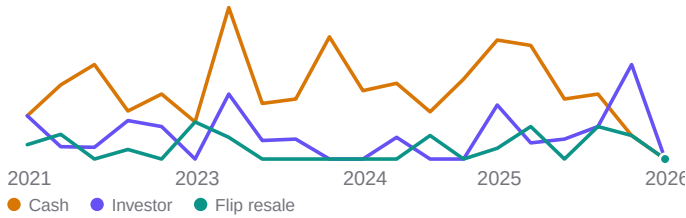
1.9%



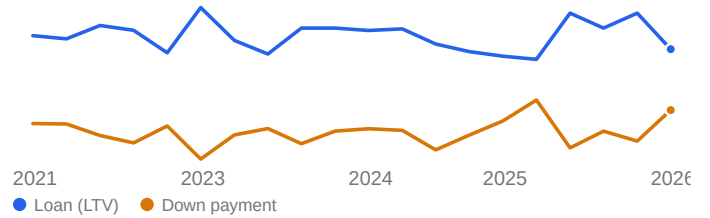
BUYERS & OUTCOMES

Buyer mix

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

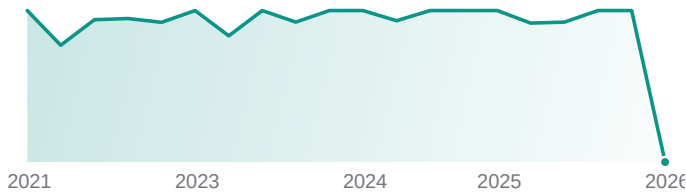


Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



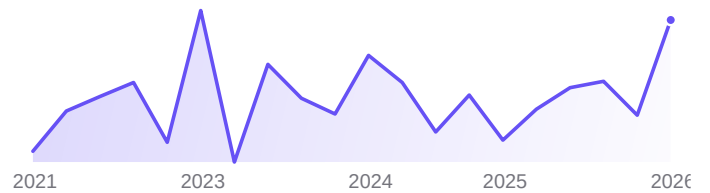
Sellers who sold at a gain

0%



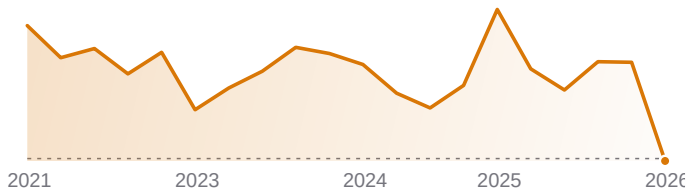
Typical hold before selling

20.1 yrs



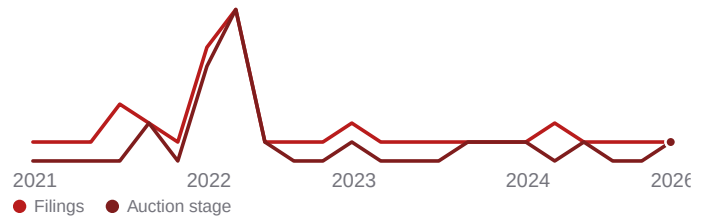
Median annualized return at resale

-0.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,373
Median value (AVM)	\$748K
Median size	1,954 ft²
Median bedrooms	3
Median year built	1977
Single family	9.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.2%
Owner occupied	79%
Company owned	33%
Median loan-to-value	40%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	6,910
Density	118 / mi²
Median household income	\$86K
Average household income	\$133K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	104
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	5.8%
Unemployment	2.1%
Average temp	61°F
Annual precip	18 in
Sunshine	78%

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.