

Lockeford 95237

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

BUYER'S MARKET

\$502K

MEDIAN SALE PRICE

32

SALES (12 MO)

\$512K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



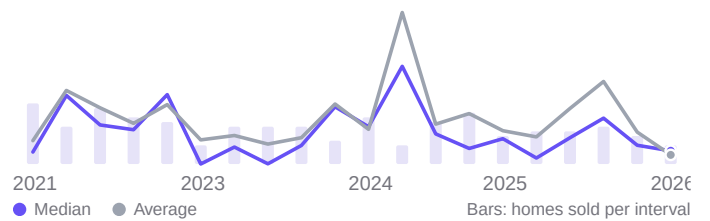
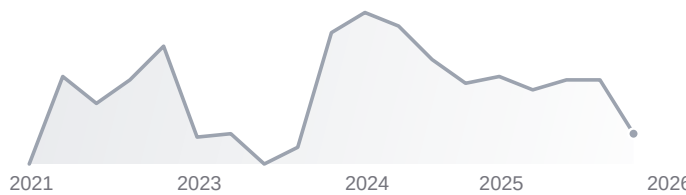
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$438K · Average \$422K

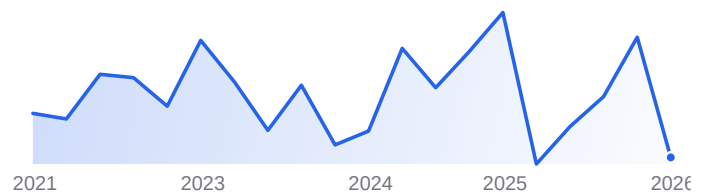
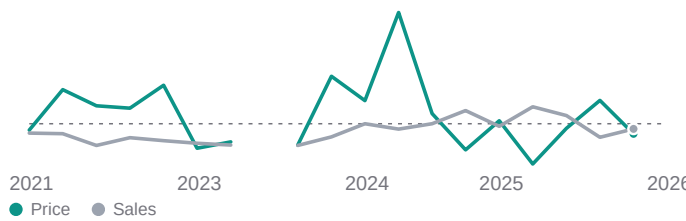


Growth (year over year)

Price -13.2% · Sales -6.7%

Price per square foot

\$243/ft²

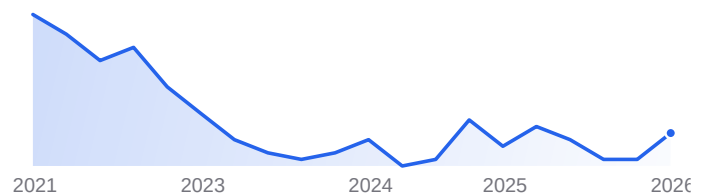


Sale premium vs estimated value

-11.0%

Annual turnover (share of homes sold)

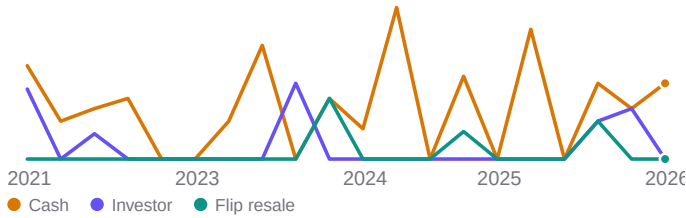
3.1%



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



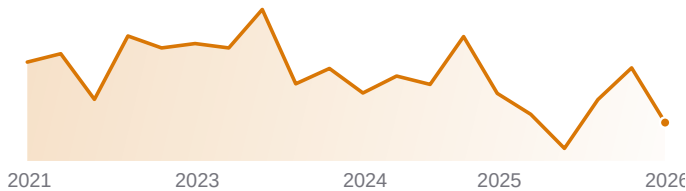
Sellers who sold at a gain

67%

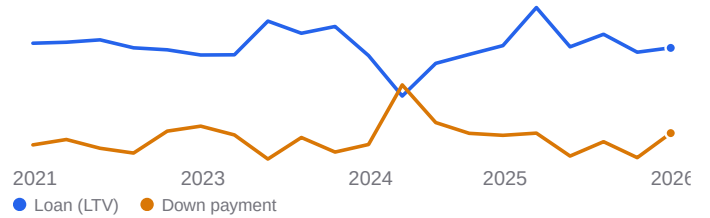


Median annualized return at resale

+2.6%

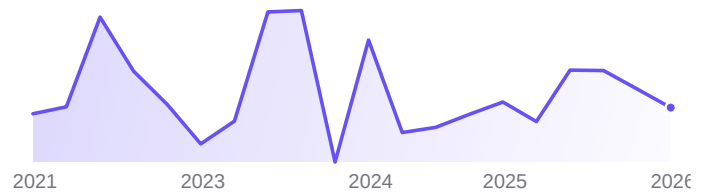


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



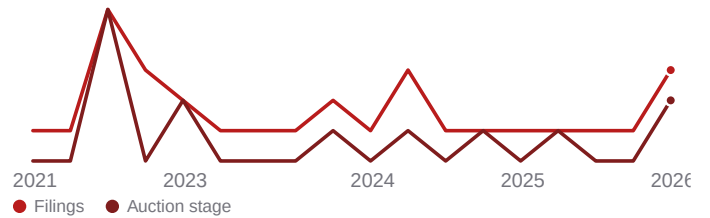
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	1,043
Median value (AVM)	\$512K
Median size	1,645 ft²
Median bedrooms	3
Median year built	1983
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.5%
Owner occupied	86%
Company owned	25%
Median loan-to-value	50%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	3,284
Density	272 / mi²
Median household income	\$90K
Average household income	\$147K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	103
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	8.1%
Unemployment	2.2%
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.