

# Woodbridge 95258

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

BALANCED MARKET

**\$723K**

MEDIAN SALE PRICE

**+26.6%**

1-YR CHANGE

**36**

SALES (12 MO)

**\$566K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



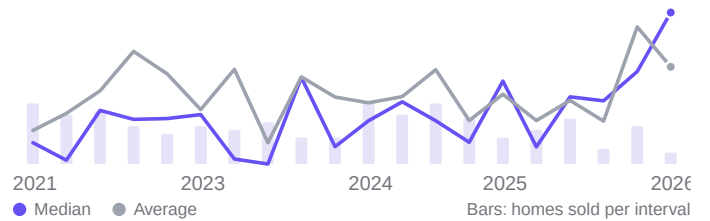
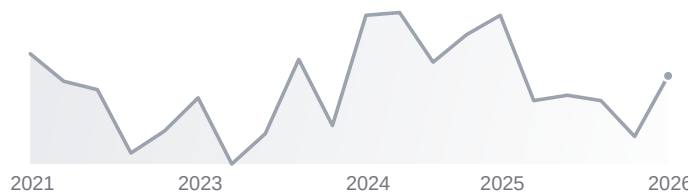
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$825K · Average \$685K

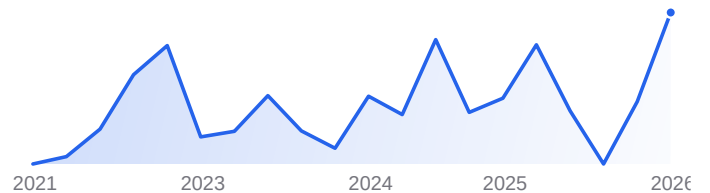
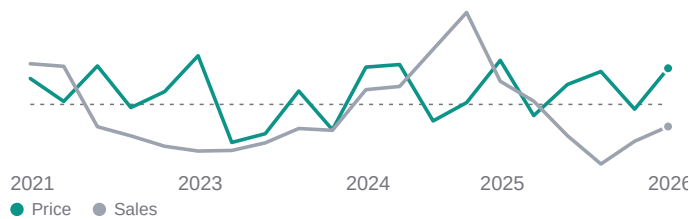


Growth (year over year)

Price +26.6% · Sales -16.3%

Price per square foot

\$369/ft²

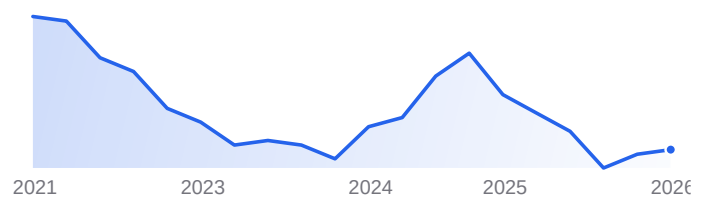


Sale premium vs estimated value

+3.1%

Annual turnover (share of homes sold)

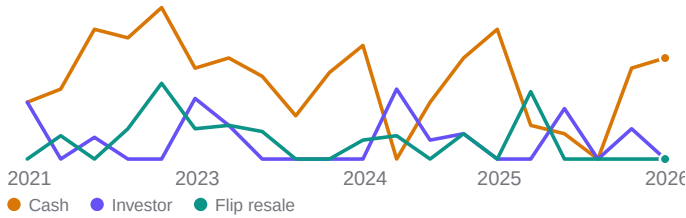
2.7%



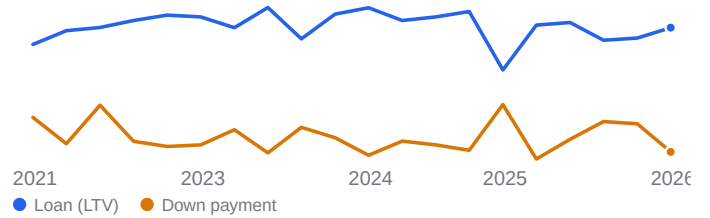
## BUYERS & OUTCOMES

### Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

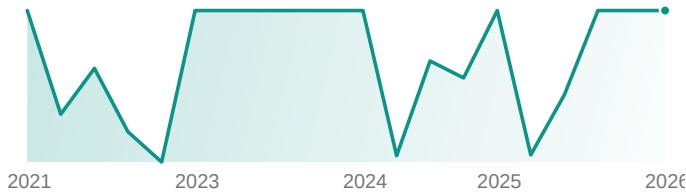


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



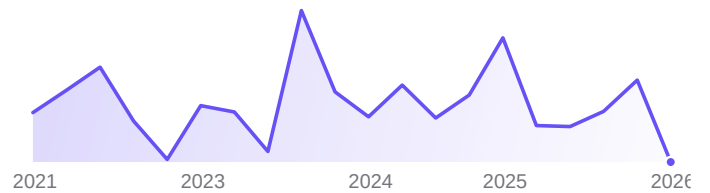
### Sellers who sold at a gain

100%



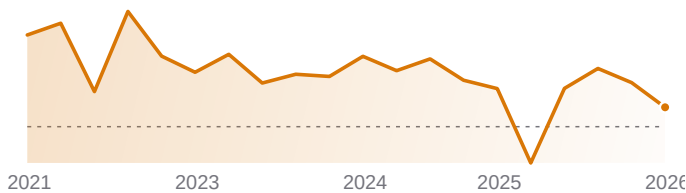
### Typical hold before selling

2.1 yrs



### Median annualized return at resale

+1.6%



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,330     |
| Median value (AVM) | \$566K    |
| Median size        | 1,958 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1988      |
| Single family      | 91%       |
| Condos             | 1.2%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 55%  |
| Underwater (LTV 125% or more) | 1.7% |
| Owner occupied                | 85%  |
| Company owned                 | 36%  |
| Median loan-to-value          | 46%  |

Typical ownership tenure

**13.8 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>1,539</b>                |
| Density                          | <b>462 / mi<sup>2</sup></b> |
| Median household income          | <b>\$97K</b>                |
| Average household income         | <b>\$141K</b>               |
| Crime index (US avg 100)         | <b>132</b>                  |
| Air pollution index (US avg 100) | <b>87</b>                   |
| Earthquake index (US avg 100)    | <b>122</b>                  |
| Homes occupied                   | <b>95%</b>                  |
| Bachelor's or higher             | <b>21%</b>                  |
| Poverty rate                     | <b>5.1%</b>                 |
| Unemployment                     | <b>2.0%</b>                 |
| Average temp                     | <b>61°F</b>                 |
| Annual precip                    | <b>18 in</b>                |
| Sunshine                         | <b>78%</b>                  |

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.