

Escalon 95320

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

BUYER'S MARKET

\$549K

MEDIAN SALE PRICE

-2.3%

1-YR CHANGE

78

SALES (12 MO)

\$575K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



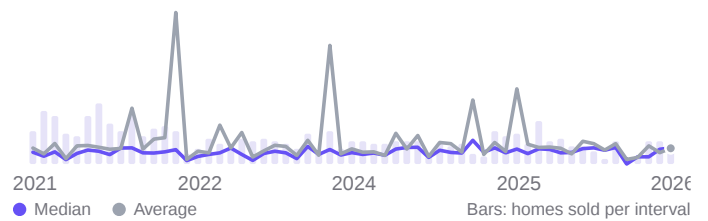
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$605K · Average \$598K

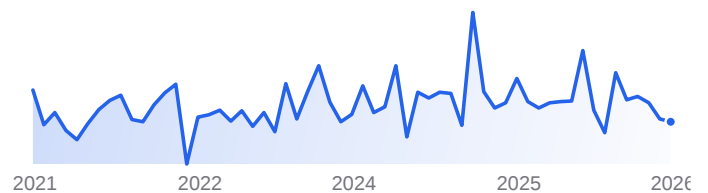
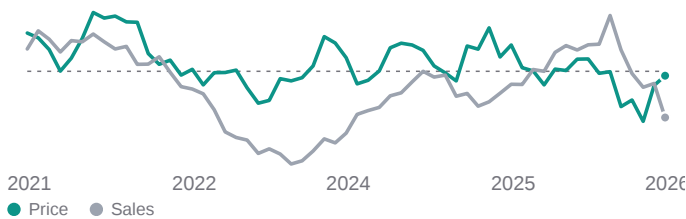


Growth (year over year)

Price -2.3% · Sales -24.3%

Price per square foot

\$292/ft²

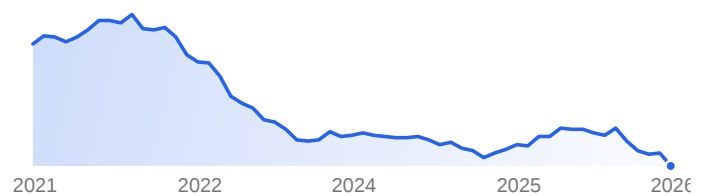
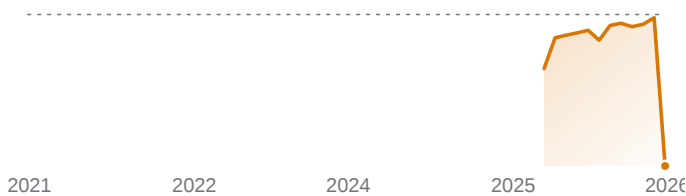


Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

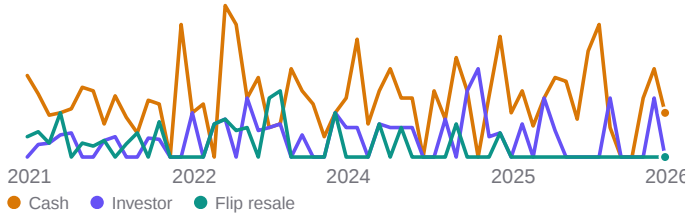
1.9%



BUYERS & OUTCOMES

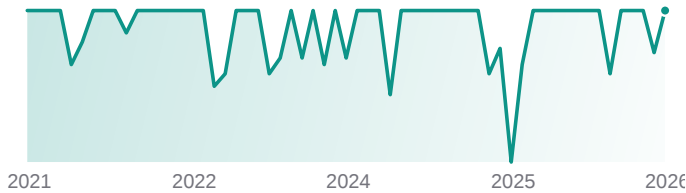
Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



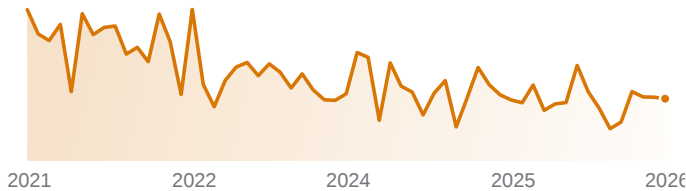
Sellers who sold at a gain

100%

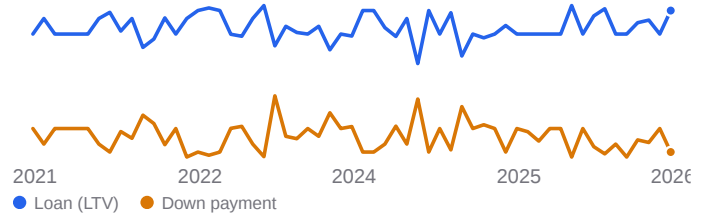


Median annualized return at resale

+4.4%

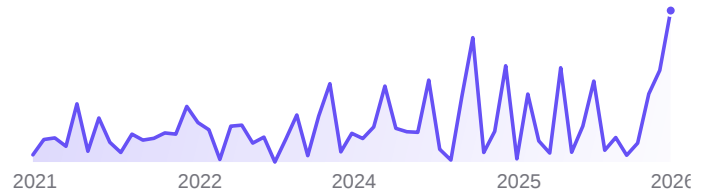


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



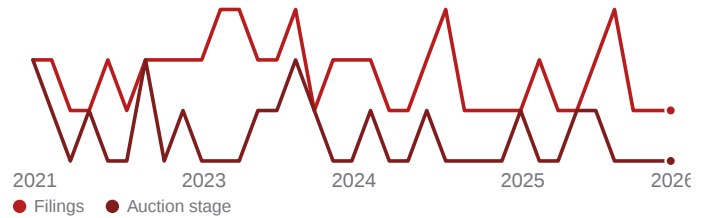
Typical hold before selling

34.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,144
Median value (AVM)	\$575K
Median size	1,725 ft²
Median bedrooms	3
Median year built	1981
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.6%
Owner occupied	80%
Company owned	31%
Median loan-to-value	43%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	14,249
Density	159 / mi²
Median household income	\$80K
Average household income	\$116K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	116
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	8.1%
Unemployment	2.0%
Average temp	61°F
Annual precip	14 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.