

Manteca 95336

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

BUYER'S MARKET

\$517K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

404

SALES (12 MO)

\$510K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



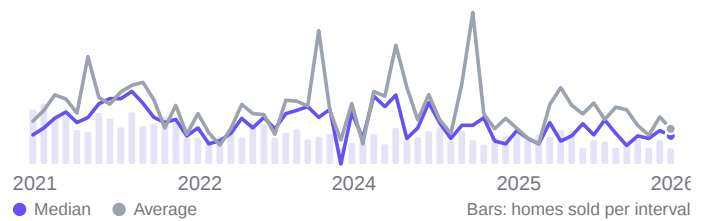
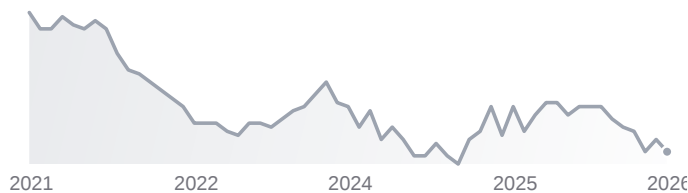
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$515K · Average \$528K

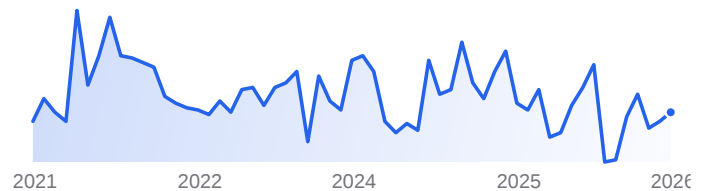
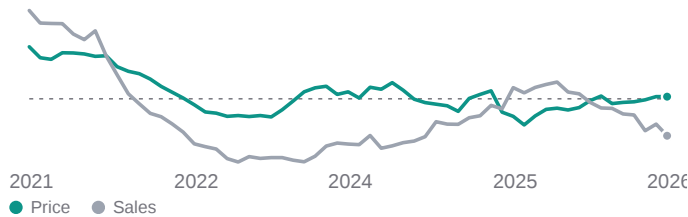


Growth (year over year)

Price +1.0% · Sales -17.6%

Price per square foot

\$315/ft²

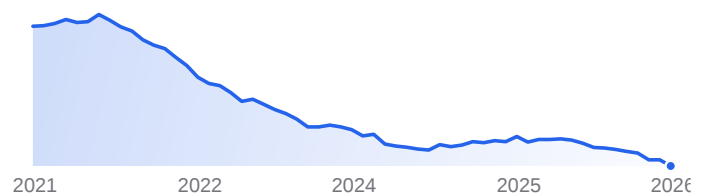
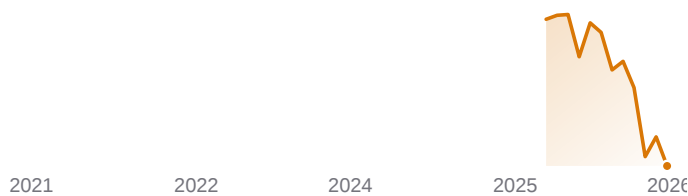


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

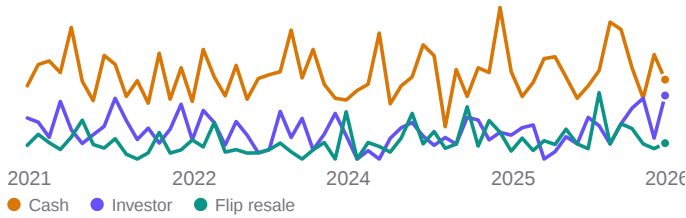
2.8%



BUYERS & OUTCOMES

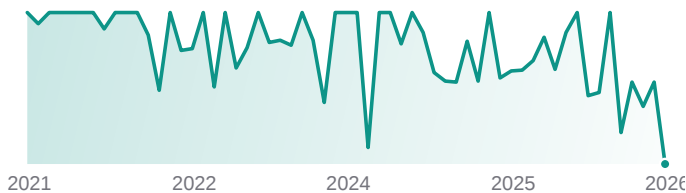
Buyer mix

Cash 22% · Investor 17% · Flip resale 4.3%



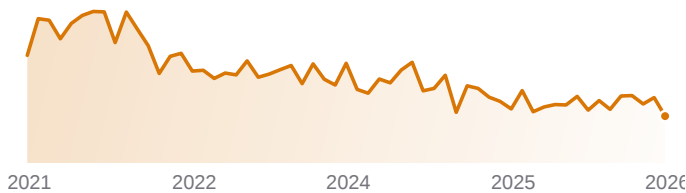
Sellers who sold at a gain

79%

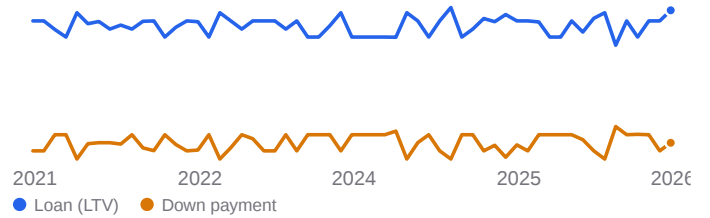


Median annualized return at resale

+3.1%

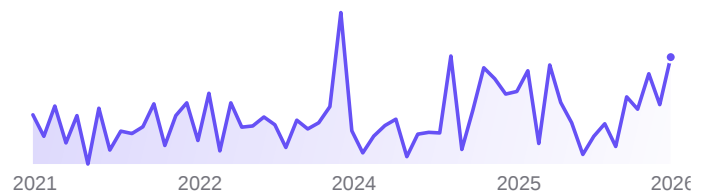


Financing (share of purchase price) Loan (LTV) 97% · Down payment 15%



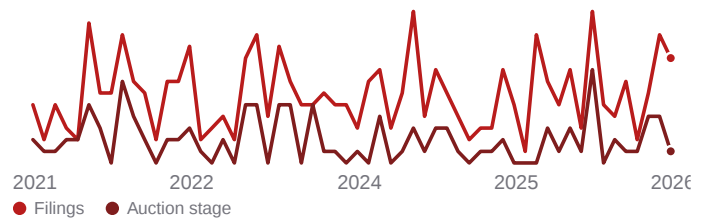
Typical hold before selling

14.0 yrs



Preforeclosure filings

Filings 9 · Auction stage 1



HOUSING STOCK

Homes	14,309
Median value (AVM)	\$510K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1985
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.7%
Owner occupied	79%
Company owned	27%
Median loan-to-value	48%
Typical ownership tenure	11.6 yrs

COMMUNITY

Population	51,377
Density	1,278 / mi²
Median household income	\$83K
Average household income	\$105K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	164
Homes occupied	96%
Bachelor's or higher	12%
Poverty rate	8.8%
Unemployment	1.8%
Average temp	61°F
Annual precip	13 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.