

Manteca 95337

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

STRONG BUYER'S MARKET

\$615K

MEDIAN SALE PRICE

-11.1%

1-YR CHANGE

365

SALES (12 MO)

\$616K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



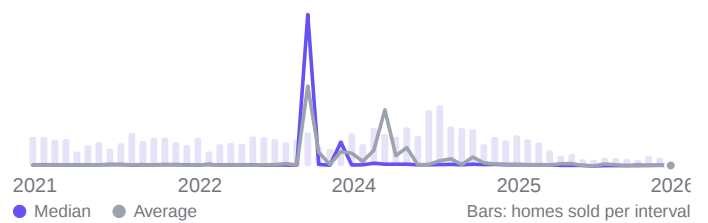
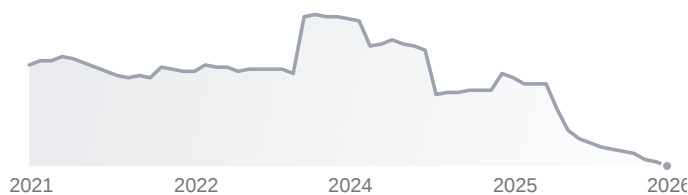
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

14 / 100

Sale prices

Median \$590K · Average \$604K

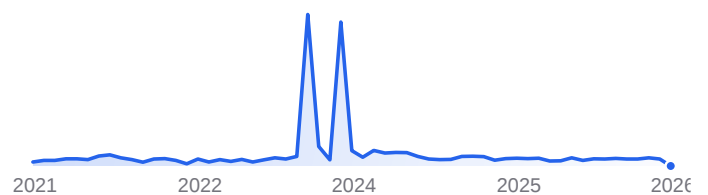
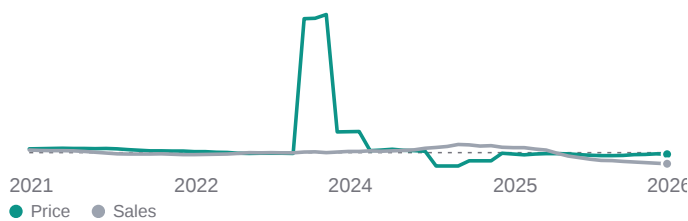


Growth (year over year)

Price -11.1% · Sales -75.2%

Price per square foot

\$254/ft²

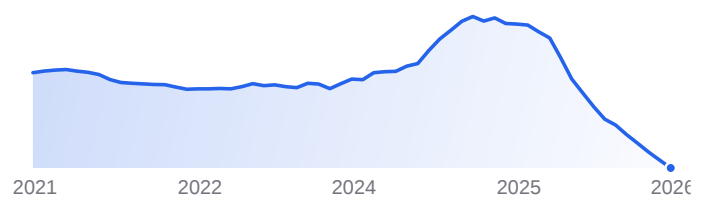


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

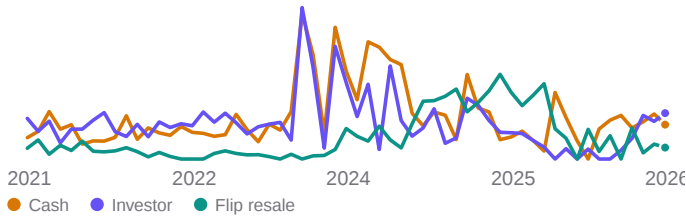
2.5%



BUYERS & OUTCOMES

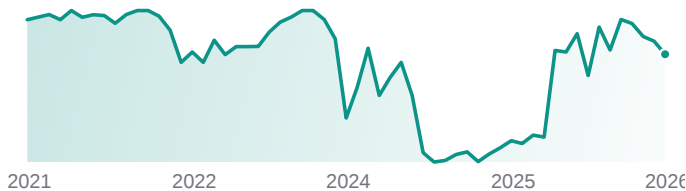
Buyer mix

Cash 16% · Investor 21% · Flip resale 5.3%



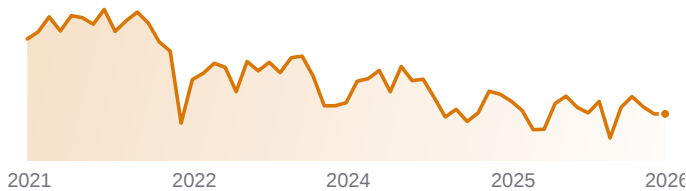
Sellers who sold at a gain

79%

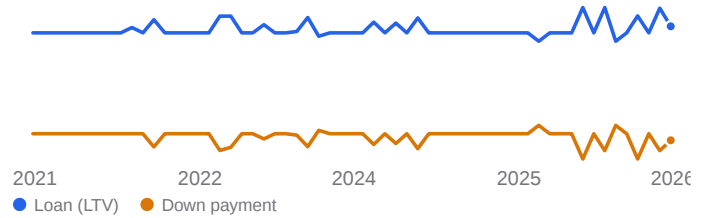


Median annualized return at resale

+3.7%

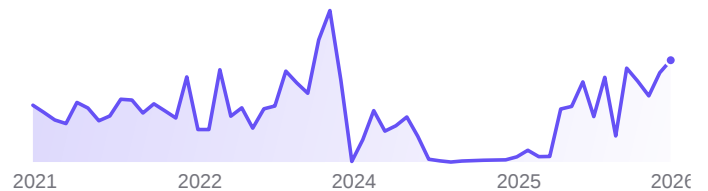


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



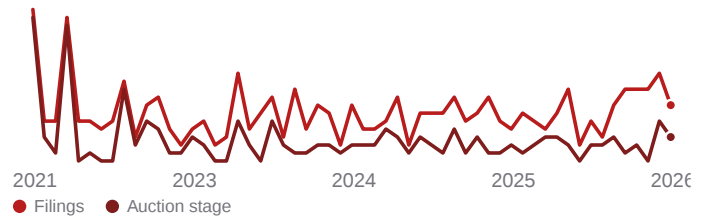
Typical hold before selling

10.2 yrs



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	14,881
Median value (AVM)	\$616K
Median size	2,171 ft²
Median bedrooms	4
Median year built	2006
Single family	92%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	1.5%
Owner occupied	81%
Company owned	21%
Median loan-to-value	62%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	47,248
Density	976 / mi²
Median household income	\$98K
Average household income	\$122K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	171
Homes occupied	97%
Bachelor's or higher	17%
Poverty rate	7.5%
Unemployment	2.1%
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.