

Modesto 95358

ZIP code · CA · California > Stanislaus County > Modesto

BUYER'S MARKET

\$388K

MEDIAN SALE PRICE

-8.6%

1-YR CHANGE

175

SALES (12 MO)

\$409K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



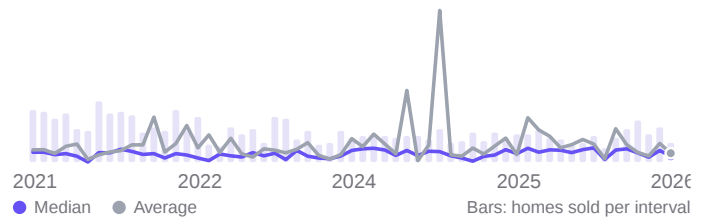
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$370K · Average \$405K

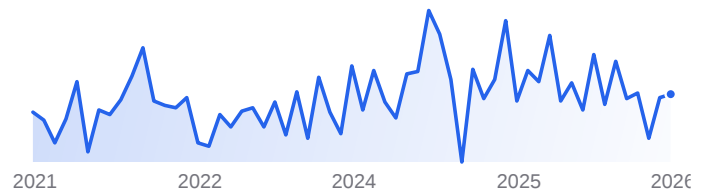
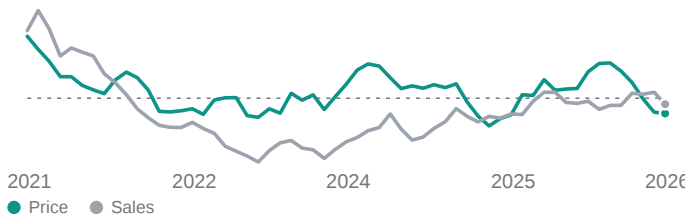


Growth (year over year)

Price -8.6% · Sales -3.3%

Price per square foot

\$298/ft²

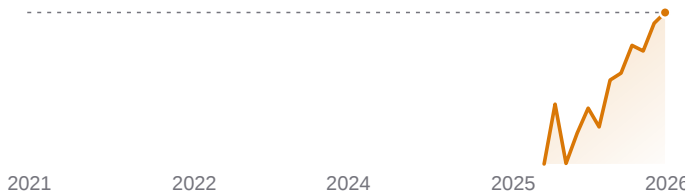


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

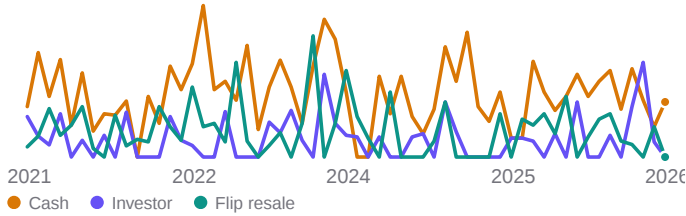
2.1%



BUYERS & OUTCOMES

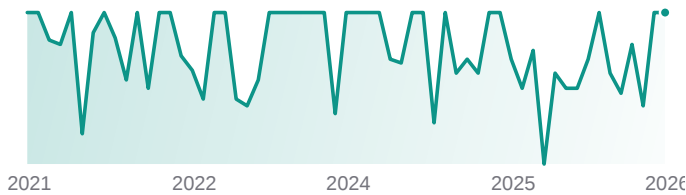
Buyer mix

Cash 18% · Investor 0% · Flip resale 0%



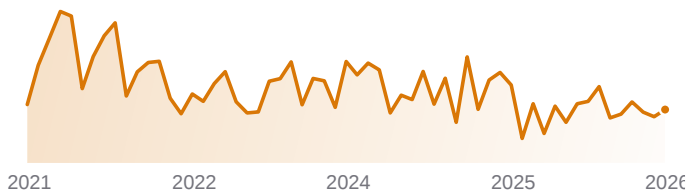
Sellers who sold at a gain

100%

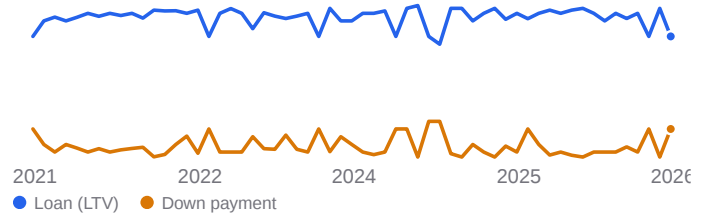


Median annualized return at resale

+4.7%

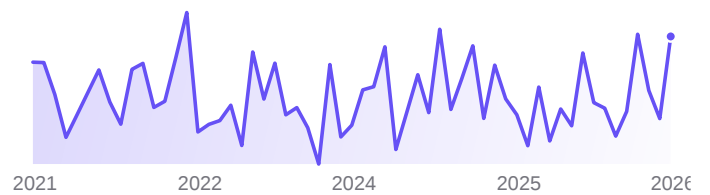


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



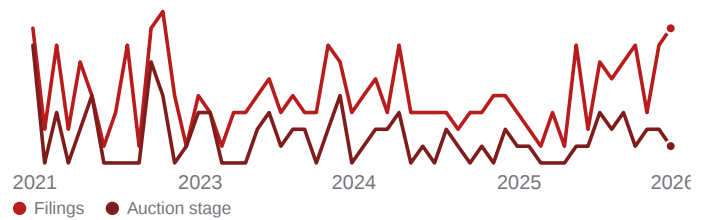
Typical hold before selling

15.8 yrs



Preforeclosure filings

Filings 8 · Auction stage 1



HOUSING STOCK

Homes	8,191
Median value (AVM)	\$409K
Median size	1,402 ft²
Median bedrooms	3
Median year built	1983
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.8%
Owner occupied	75%
Company owned	21%
Median loan-to-value	39%
Typical ownership tenure	14.7 yrs

COMMUNITY

Population	33,414
Density	274 / mi²
Median household income	\$72K
Average household income	\$96K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	175
Homes occupied	97%
Bachelor's or higher	10%
Poverty rate	14.0%
Unemployment	2.4%
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.