

Tracy 95391

ZIP code · CA · California · San Joaquin County · Tracy

STRONG BUYER'S MARKET

\$880K

MEDIAN SALE PRICE

-4.5%

1-YR CHANGE

125

SALES (12 MO)

\$796K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



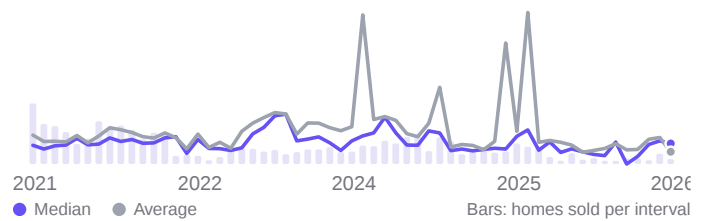
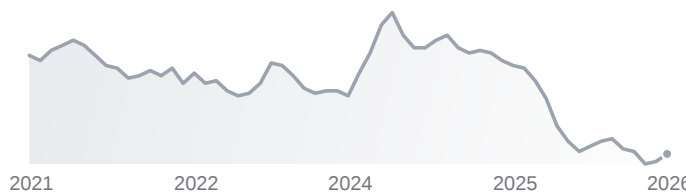
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

15 / 100

Sale prices

Median \$874K · Average \$792K

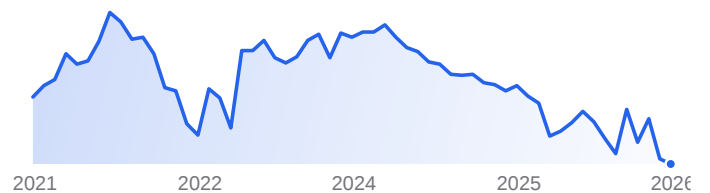
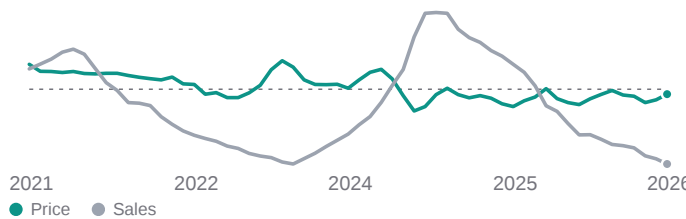


Growth (year over year)

Price -4.5% · Sales -67.0%

Price per square foot

\$321/ft²

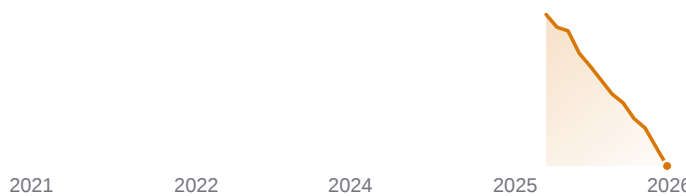


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

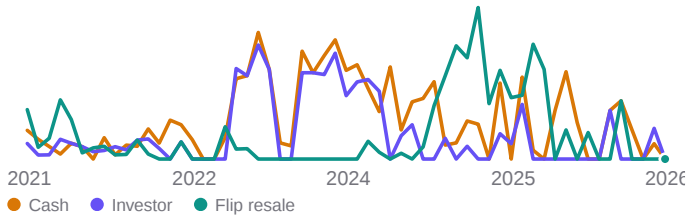
1.6%



BUYERS & OUTCOMES

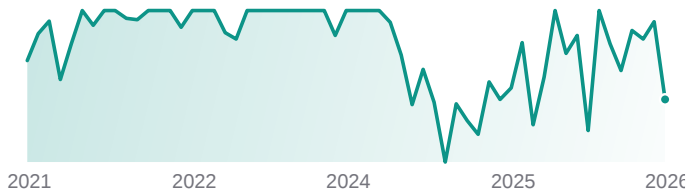
Buyer mix

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



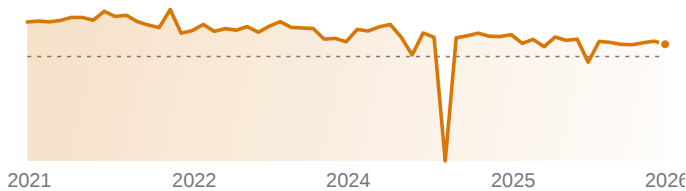
Sellers who sold at a gain

56%

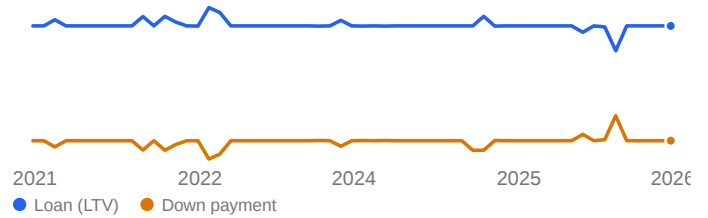


Median annualized return at resale

+4.0%

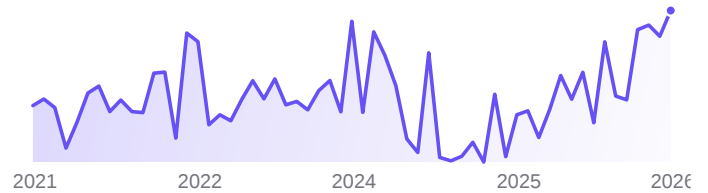


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



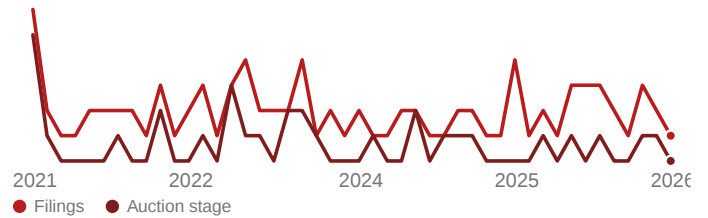
Typical hold before selling

13.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,720
Median value (AVM)	\$796K
Median size	2,486 ft²
Median bedrooms	4
Median year built	2013
Single family	91%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	33%
Underwater (LTV 125% or more)	2.2%
Owner occupied	81%
Company owned	28%
Median loan-to-value	63%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	25,682
Density	2,027 / mi²
Median household income	\$151K
Average household income	\$167K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	368
Homes occupied	93%
Bachelor's or higher	30%
Poverty rate	3.9%
Unemployment	2.2%
Average temp	60°F
Annual precip	16 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.