

West Sacramento 95605

ZIP code · CA · California > Yolo County > West Sacramento

BUYER'S MARKET

\$402K

MEDIAN SALE PRICE

-29.7%

1-YR CHANGE

146

SALES (12 MO)

\$398K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



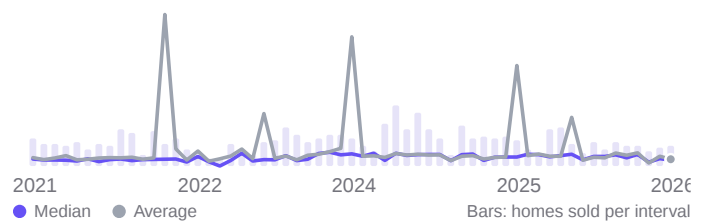
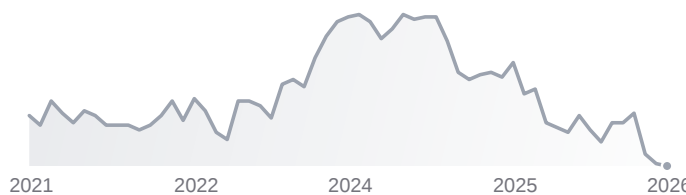
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$405K · Average \$439K

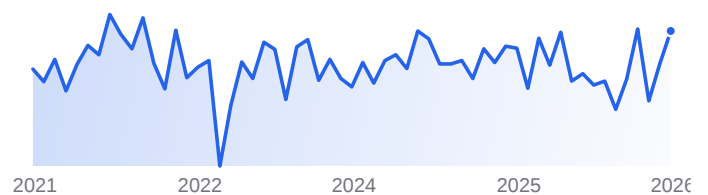
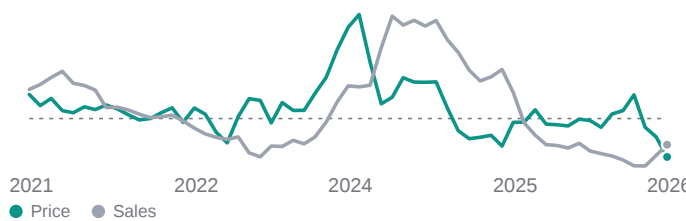


Growth (year over year)

Price -29.7% · Sales -20.2%

Price per square foot

\$374/ft²

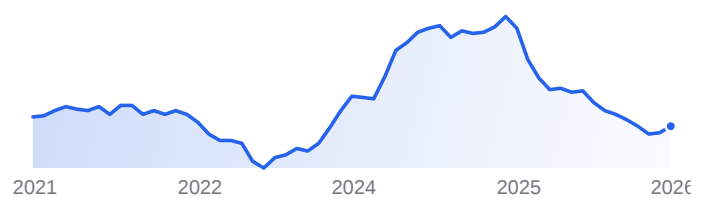


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

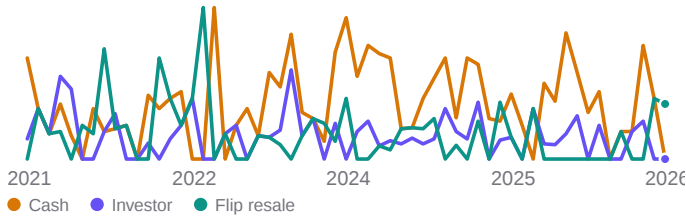
4.0%



BUYERS & OUTCOMES

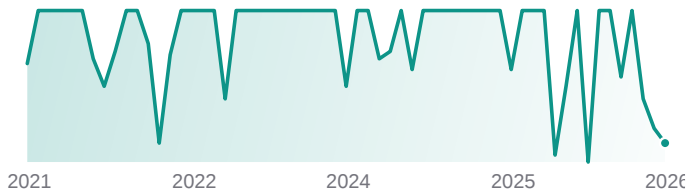
Buyer mix

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



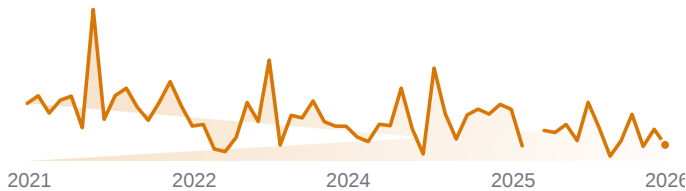
Sellers who sold at a gain

75%

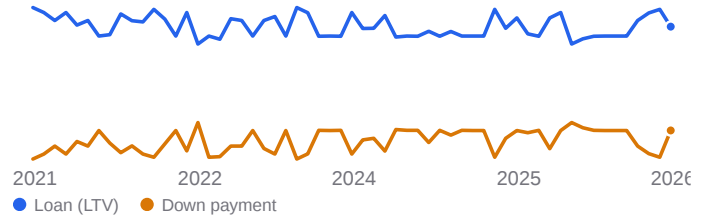


Median annualized return at resale

+2.2%

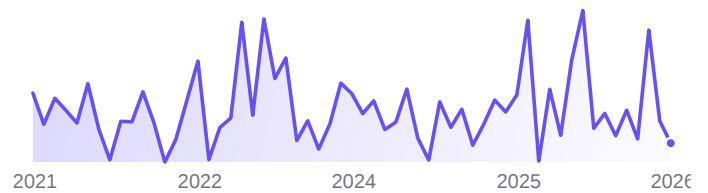


Financing (share of purchase price) Loan (LTV) 86% · Down payment 20%



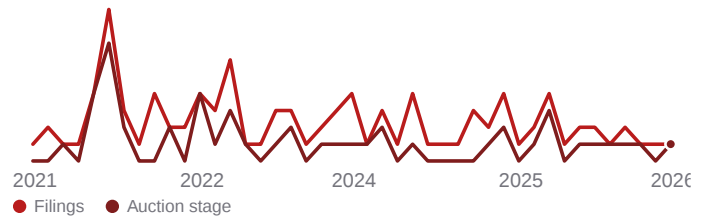
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,682
Median value (AVM)	\$398K
Median size	1,176 ft²
Median bedrooms	3
Median year built	1959
Single family	83%
Condos	4.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.3%
Owner occupied	63%
Company owned	31%
Median loan-to-value	45%

Typical ownership tenure

16.8 yrs

COMMUNITY

Population	13,476
Density	2,785 / mi²
Median household income	\$67K
Average household income	\$87K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	117
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	15.7%
Unemployment	1.6%
Average temp	61°F
Annual precip	20 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.