

Capay 95607

ZIP code · CA · California > Yolo County

\$1.1M

MEDIAN SALE PRICE

+79.9%

1-YR CHANGE

4

SALES (12 MO)

\$674K

MEDIAN VALUE (AVM)

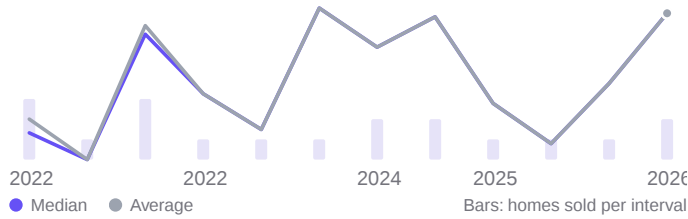
MARKET TRENDS (5 YEARS)

Sale prices

Median \$1.1M · Average \$1.1M

Growth (year over year)

Price +79.9% · Sales +33.3%

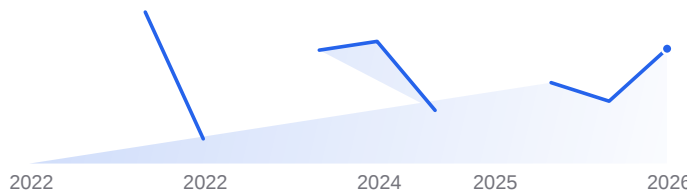


Price per square foot

\$594/ft²

Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

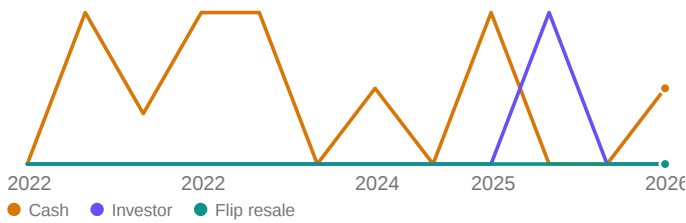
4.8%



BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

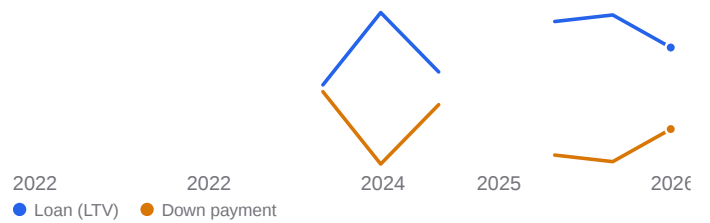
100%



Median annualized return at resale

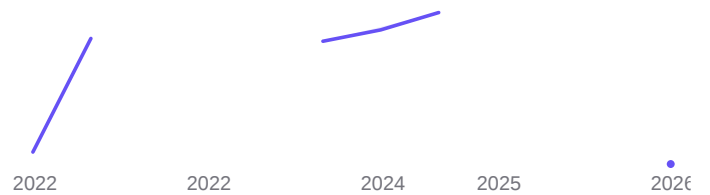
+22.0%

Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



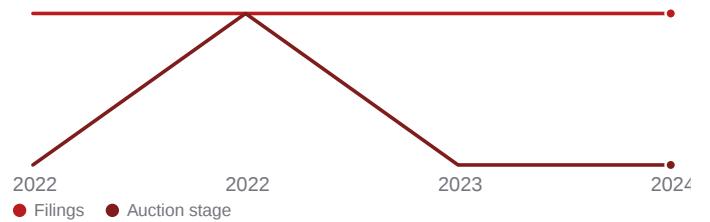
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	84
Median value (AVM)	\$674K
Median size	1,475 ft²
Median bedrooms	3
Median year built	1973
Single family	30%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.4%
Owner occupied	56%
Company owned	33%
Median loan-to-value	24%
Typical ownership tenure	18.0 yrs

COMMUNITY

Population	803
Density	5 / mi²
Median household income	\$114K
Average household income	\$137K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	339
Homes occupied	81%
Bachelor's or higher	17%
Poverty rate	12.0%
Unemployment	1.8%
Average temp	60°F
Annual precip	21 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.