

Carmichael 95608

ZIP code · CA · California > Sacramento County > Carmichael

SELLER'S MARKET

\$576K

MEDIAN SALE PRICE

+2.9%

1-YR CHANGE

700

SALES (12 MO)

\$570K

MEDIAN VALUE (AVM)

Market temperature

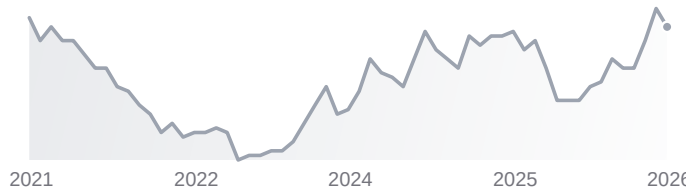
Seller's market · 61 / 100



MARKET TRENDS (5 YEARS)

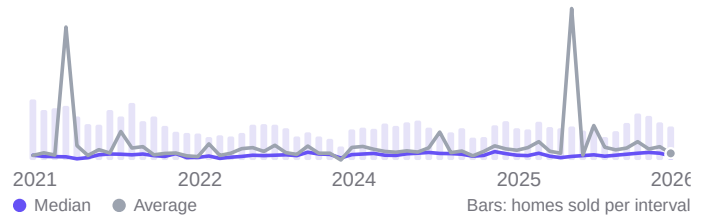
Market temperature (0–100)

61 / 100



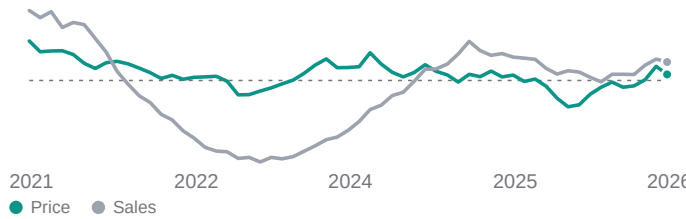
Sale prices

Median \$535K · Average \$587K



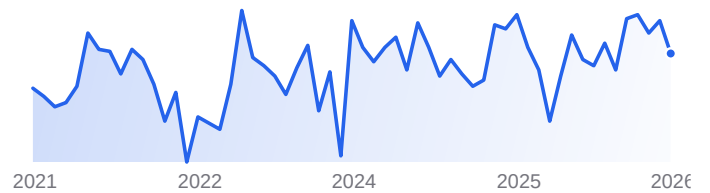
Growth (year over year)

Price +2.9% · Sales +8.9%



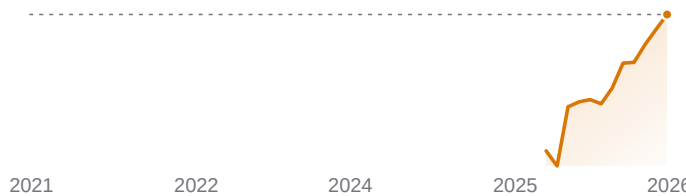
Price per square foot

\$320/ft²



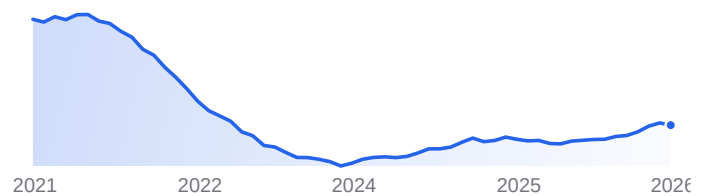
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

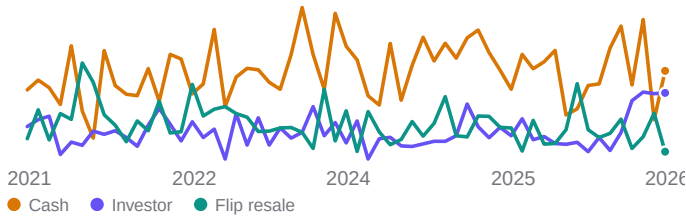
3.9%



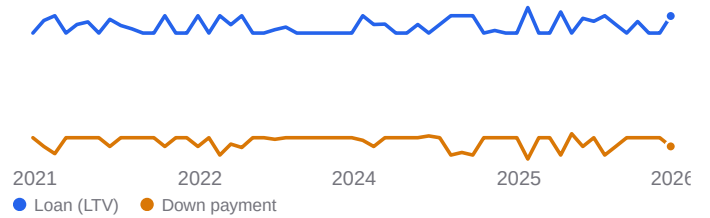
BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 16% · Flip resale 1.8%

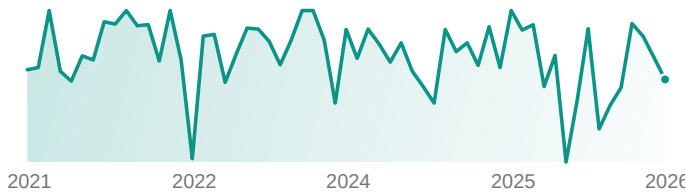


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



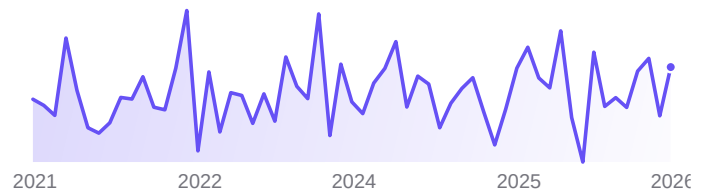
Sellers who sold at a gain

91%



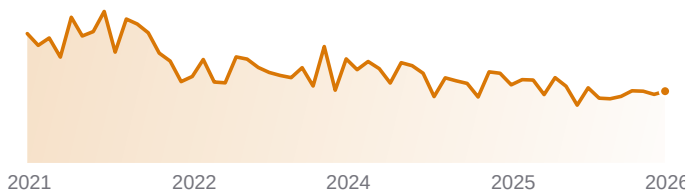
Typical hold before selling

9.6 yrs



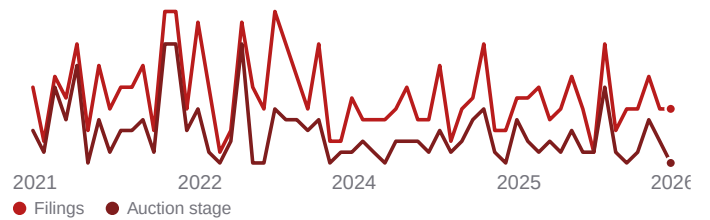
Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	17,935
Median value (AVM)	\$570K
Median size	1,820 ft²
Median bedrooms	3
Median year built	1968
Single family	86%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.6%
Owner occupied	76%
Company owned	47%
Median loan-to-value	50%

Typical ownership tenure

15.1 yrs

COMMUNITY

Population	66,315
Density	5,032 / mi²
Median household income	\$89K
Average household income	\$111K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	93
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	10.8%
Unemployment	1.4%
Average temp	61°F
Annual precip	22 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.