

Davis 95616

ZIP code · CA · California > Yolo County > Davis

BALANCED MARKET

\$814K

MEDIAN SALE PRICE

-4.4%

1-YR CHANGE

301

SALES (12 MO)

\$843K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



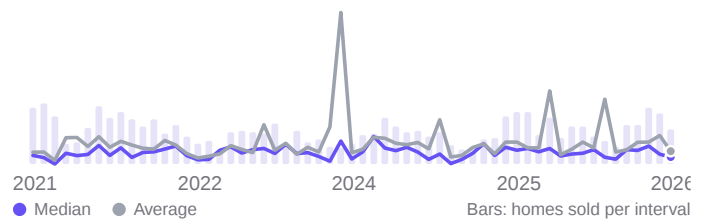
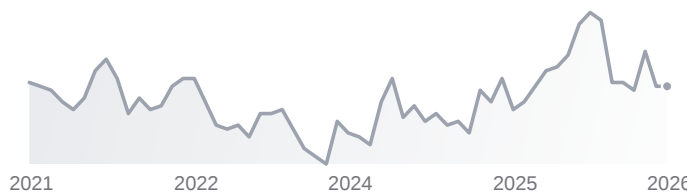
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$739K · Average \$835K

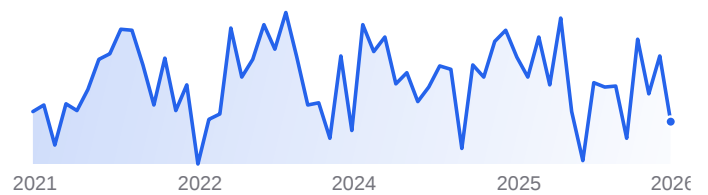
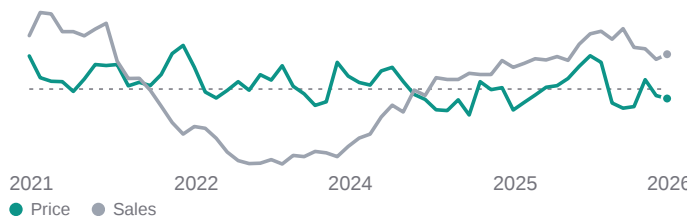


Growth (year over year)

Price -4.4% · Sales +16.2%

Price per square foot

\$448/ft²

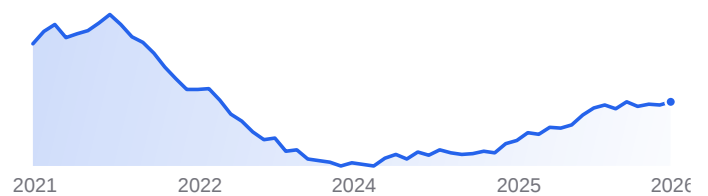
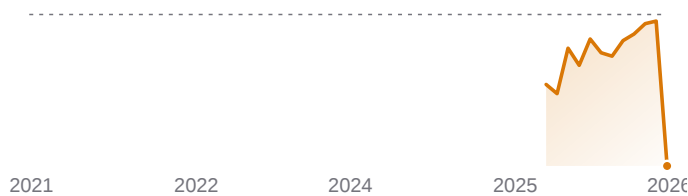


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

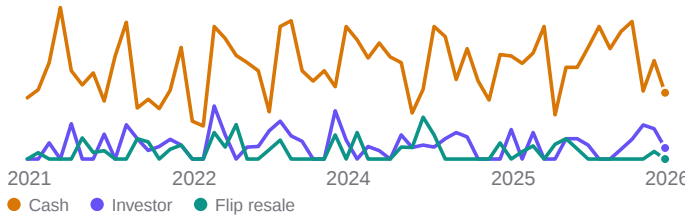
3.2%



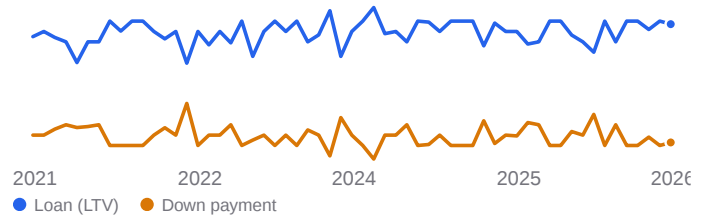
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 4.2% · Flip resale 0%

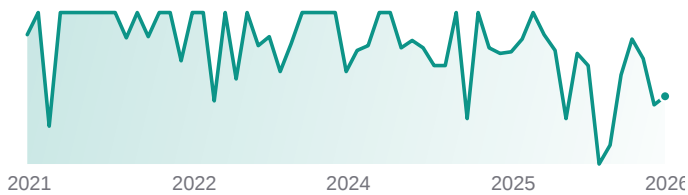


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



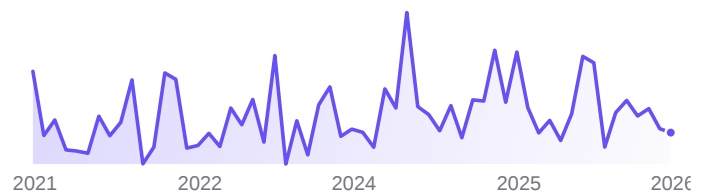
Sellers who sold at a gain

84%



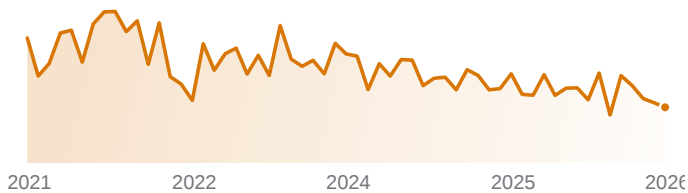
Typical hold before selling

7.9 yrs



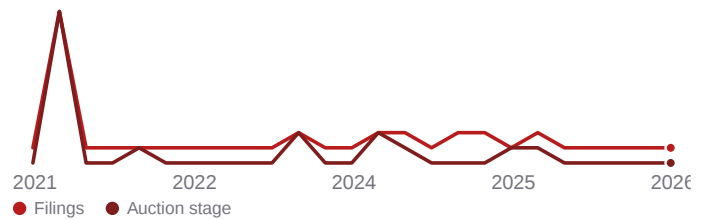
Median annualized return at resale

+2.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	9,459
Median value (AVM)	\$843K
Median size	1,805 ft²
Median bedrooms	3
Median year built	1976
Single family	71%
Condos	8.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.9%
Owner occupied	66%
Company owned	62%
Median loan-to-value	36%

Typical ownership tenure

21.9 yrs

COMMUNITY

Population	54,569
Density	1,713 / mi²
Median household income	\$74K
Average household income	\$106K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	179
Homes occupied	93%
Bachelor's or higher	33%
Poverty rate	29.4%
Unemployment	1.1%
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.