

Davis 95618

ZIP code · CA · California > Yolo County > Davis

BALANCED MARKET

\$847K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

210

SALES (12 MO)

\$827K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



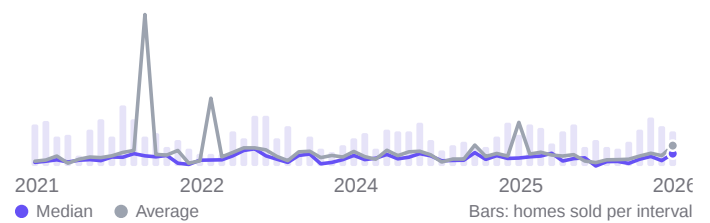
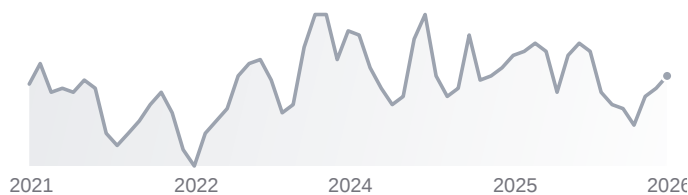
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$949K · Average \$1.2M

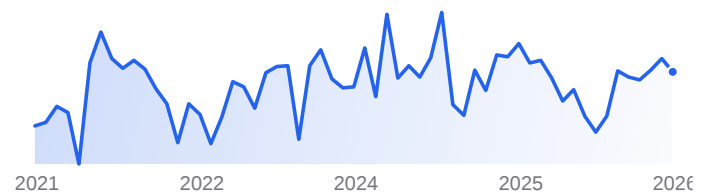
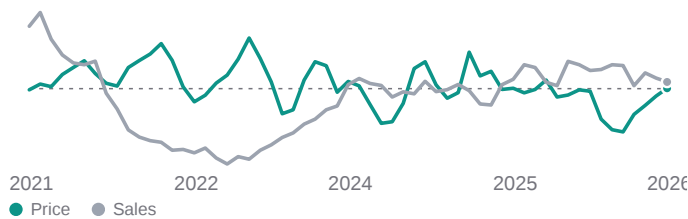


Growth (year over year)

Price +0.2% · Sales +3.4%

Price per square foot

\$483/ft²

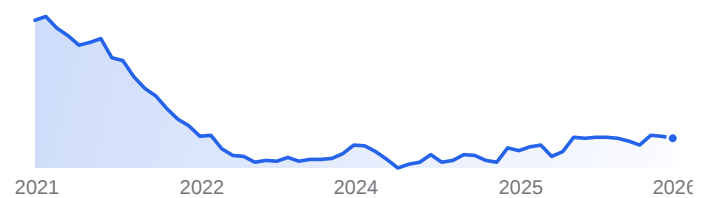


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

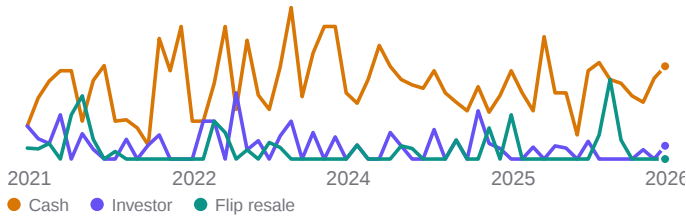
2.9%



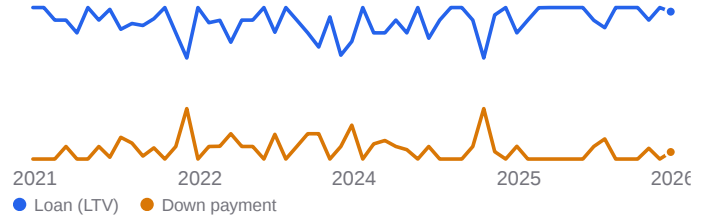
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 5.0% · Flip resale 0%

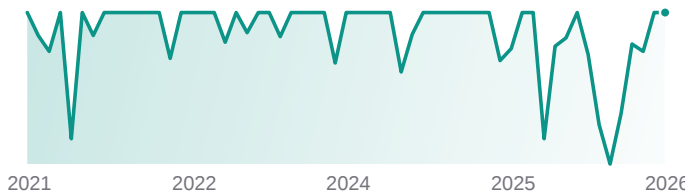


Financing (share of purchase price) Loan (LTV) 78% · Down payment 23%



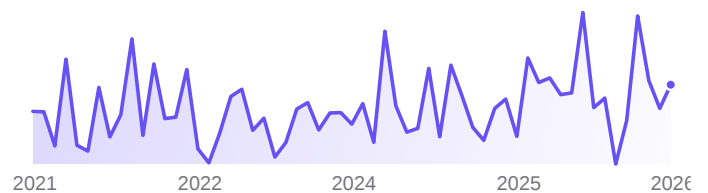
Sellers who sold at a gain

100%



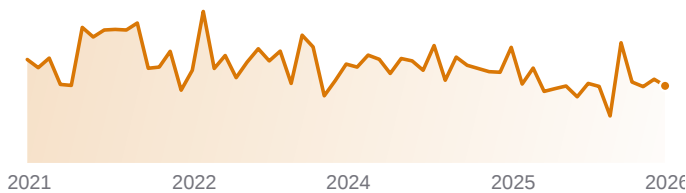
Typical hold before selling

13.3 yrs



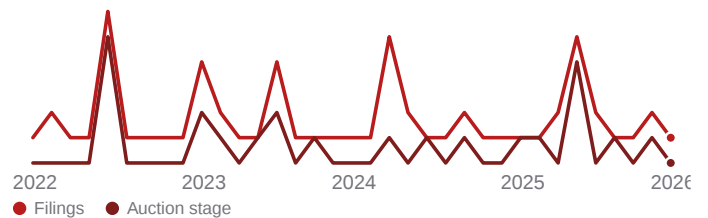
Median annualized return at resale

+3.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,339
Median value (AVM)	\$827K
Median size	1,794 ft²
Median bedrooms	3
Median year built	1991
Single family	77%
Condos	8.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.2%
Owner occupied	72%
Company owned	56%
Median loan-to-value	43%

Typical ownership tenure

20.0 yrs

COMMUNITY

Population	27,302
Density	708 / mi²
Median household income	\$111K
Average household income	\$135K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	157
Homes occupied	95%
Bachelor's or higher	33%
Poverty rate	17.8%
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.