

Isleton 95641

ZIP code · CA · California > Sacramento County > Isleton

SELLER'S MARKET

\$393K

MEDIAN SALE PRICE

-4.5%

1-YR CHANGE

34

SALES (12 MO)

\$373K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



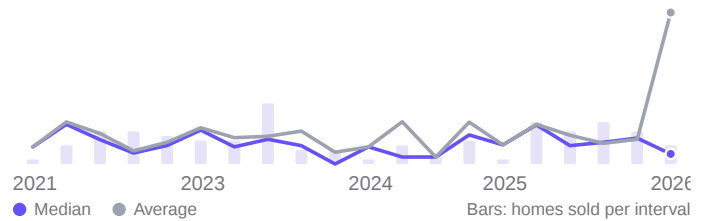
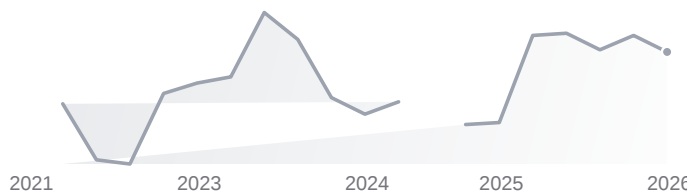
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$300K · Average \$1.3M

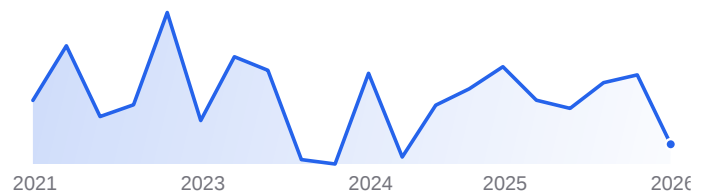
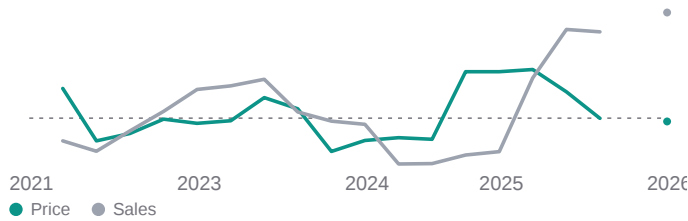


Growth (year over year)

Price -4.5% · Sales +142.9%

Price per square foot

\$211/ft²

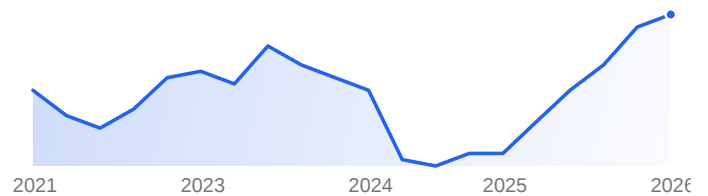


Sale premium vs estimated value

-6.2%

Annual turnover (share of homes sold)

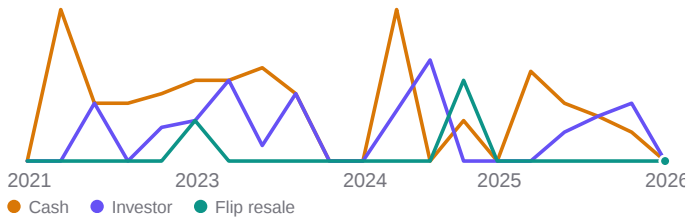
5.9%



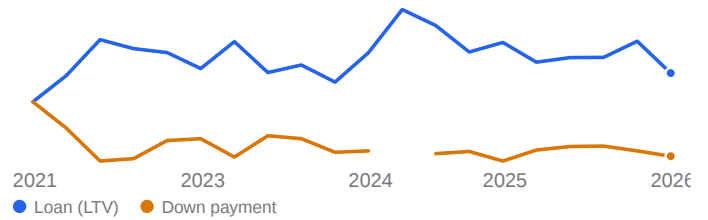
BUYERS & OUTCOMES

Buyer mix

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

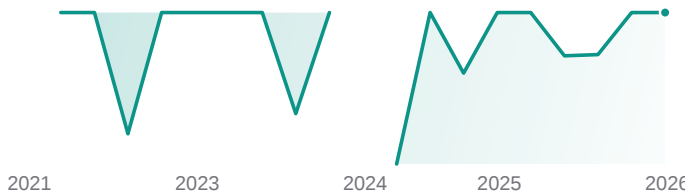


Financing (share of purchase price) Loan (LTV) 73% · Down payment 5.8%



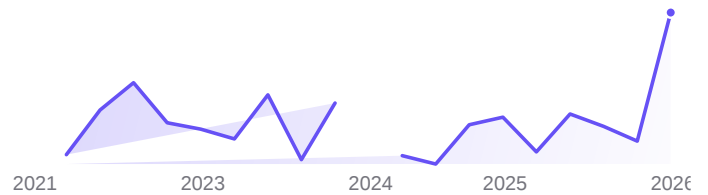
Sellers who sold at a gain

100%



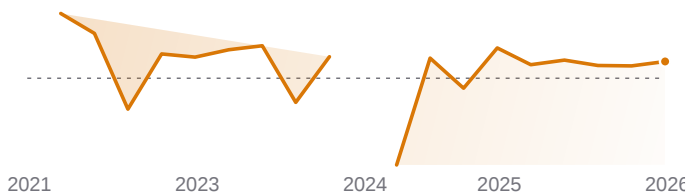
Typical hold before selling

27.0 yrs



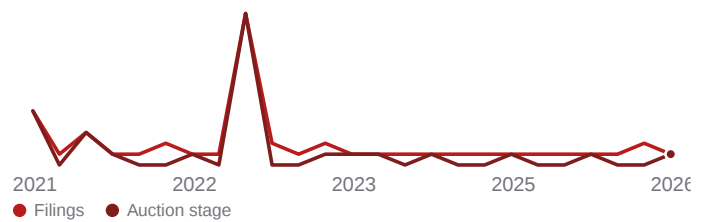
Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	575
Median value (AVM)	\$373K
Median size	1,316 ft²
Median bedrooms	3
Median year built	1974
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.3%
Owner occupied	51%
Company owned	36%
Median loan-to-value	38%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	1,982
Density	39 / mi²
Median household income	\$64K
Average household income	\$75K
Crime index (US avg 100)	181
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	313
Homes occupied	79%
Bachelor's or higher	17%
Poverty rate	24.6%
Unemployment	1.3%
Average temp	60°F
Annual precip	17 in
Sunshine	78%

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