

Jackson 95642

ZIP code · CA · California > Amador County > Jackson

BALANCED MARKET

\$459K

MEDIAN SALE PRICE

+2.9%

1-YR CHANGE

95

SALES (12 MO)

\$433K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



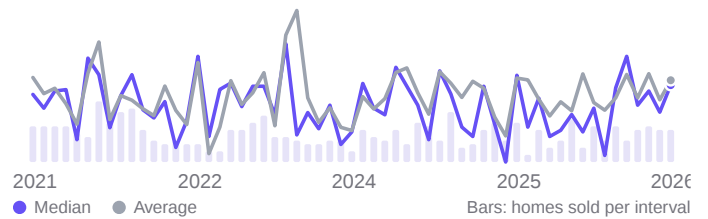
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$494K · Average \$509K

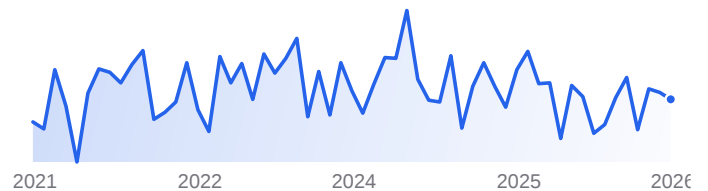
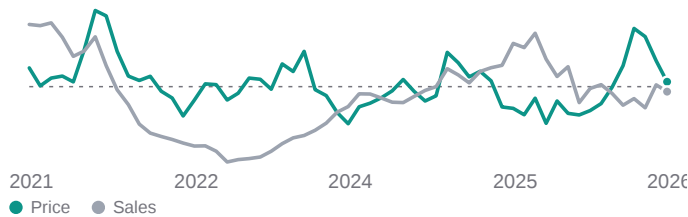


Growth (year over year)

Price +2.9% · Sales -3.1%

Price per square foot

\$251/ft²



Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

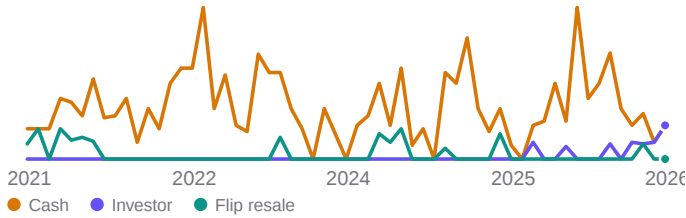
3.4%



BUYERS & OUTCOMES

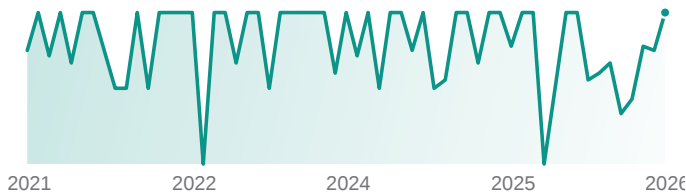
Buyer mix

Cash 22% · Investor 22% · Flip resale 0%



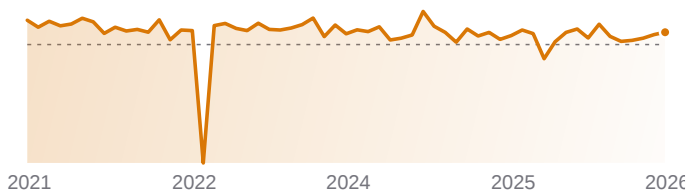
Sellers who sold at a gain

100%

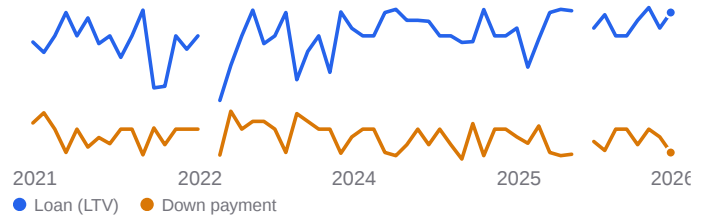


Median annualized return at resale

+4.8%

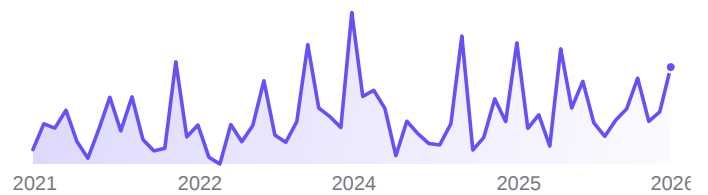


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

15.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,818
Median value (AVM)	\$433K
Median size	1,764 ft²
Median bedrooms	3
Median year built	1985
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.5%
Owner occupied	69%
Company owned	49%
Median loan-to-value	45%
Typical ownership tenure	17.7 yrs

COMMUNITY

Population	7,279
Density	113 / mi²
Median household income	\$70K
Average household income	\$90K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	84
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	6.0%
Unemployment	1.5%
Average temp	60°F
Annual precip	30 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.