

Mather 95655

ZIP code · CA · California > Sacramento County > Mather

BUYER'S MARKET

\$520K

MEDIAN SALE PRICE

-6.0%

1-YR CHANGE

31

SALES (12 MO)

\$567K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



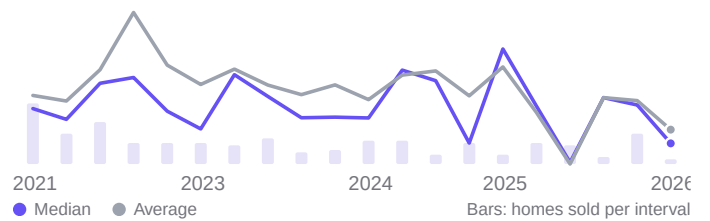
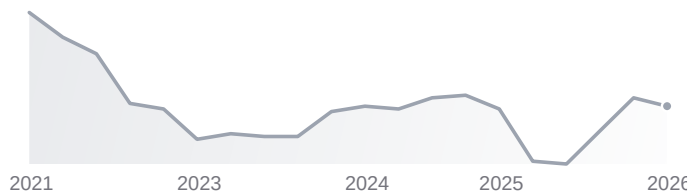
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$500K · Average \$520K

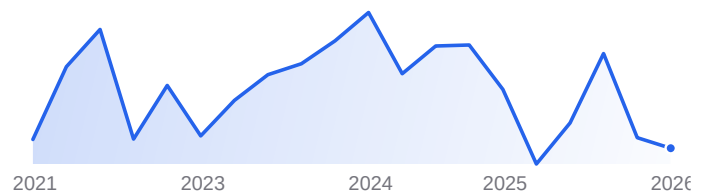
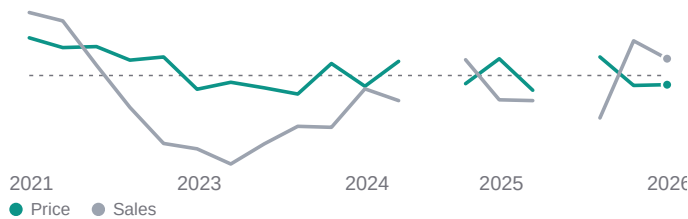


Growth (year over year)

Price -6.0% · Sales +10.7%

Price per square foot

\$261/ft²

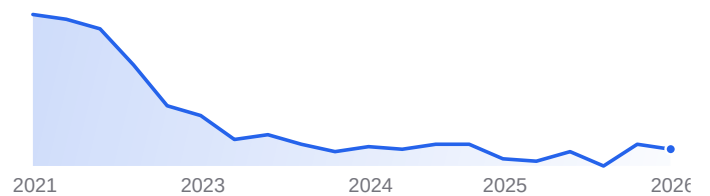
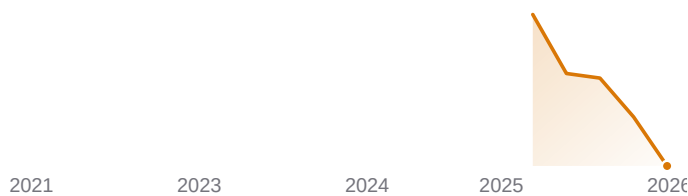


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

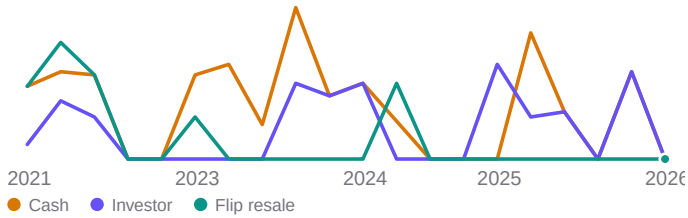
2.4%



BUYERS & OUTCOMES

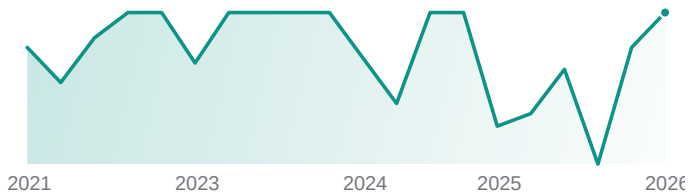
Buyer mix

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



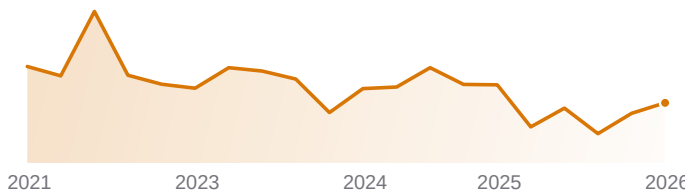
Sellers who sold at a gain

100%

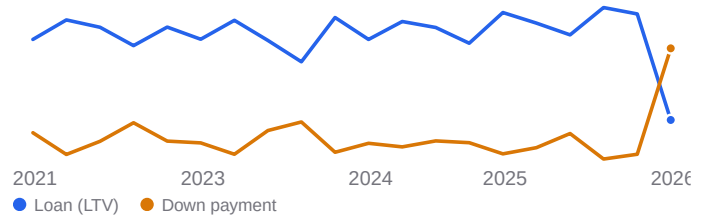


Median annualized return at resale

+4.5%

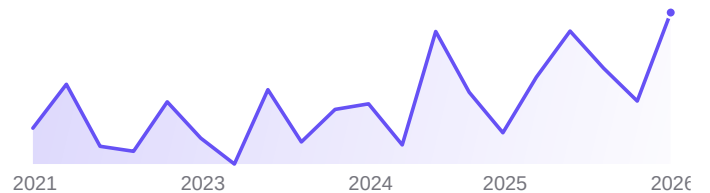


Financing (share of purchase price) Loan (LTV) 27% · Down payment 73%



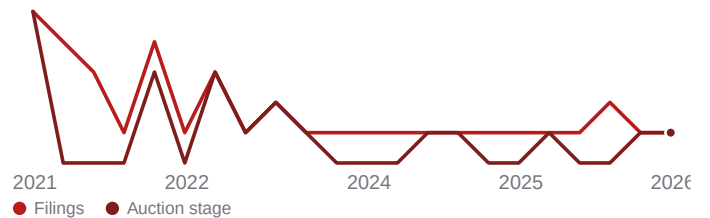
Typical hold before selling

16.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,278
Median value (AVM)	\$567K
Median size	1,982 ft²
Median bedrooms	3
Median year built	2002
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.1%
Owner occupied	85%
Company owned	26%
Median loan-to-value	57%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	4,651
Density	495 / mi²
Median household income	\$124K
Average household income	\$132K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	95
Homes occupied	94%
Bachelor's or higher	30%
Poverty rate	8.2%
Unemployment	1.5%
Average temp	61°F
Annual precip	20 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.