

North Highlands 95660

ZIP code · CA · California > Sacramento County > North Highlands

BALANCED MARKET

\$363K

MEDIAN SALE PRICE

-9.7%

1-YR CHANGE

302

SALES (12 MO)

\$373K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



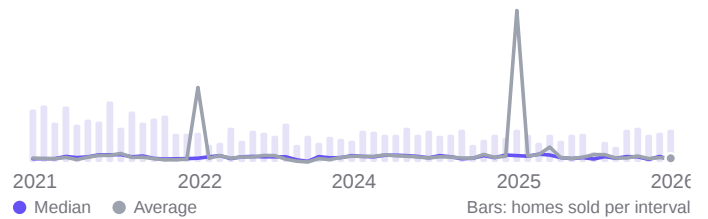
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

42 / 100

Sale prices

Median \$345K · Average \$368K

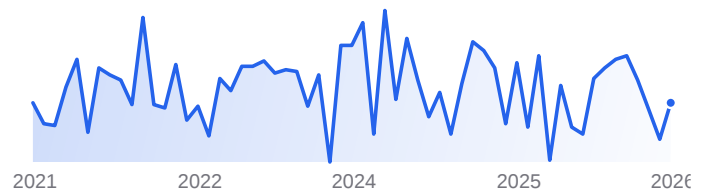
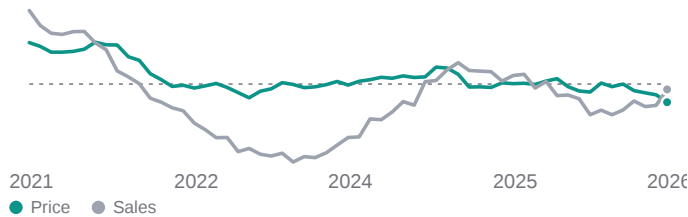


Growth (year over year)

Price -9.7% · Sales -2.9%

Price per square foot

\$305/ft²

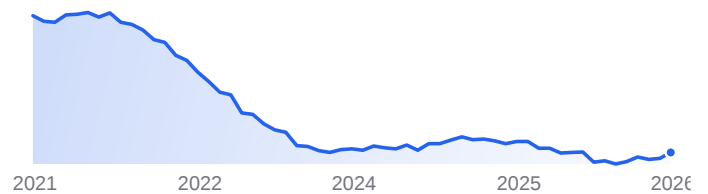
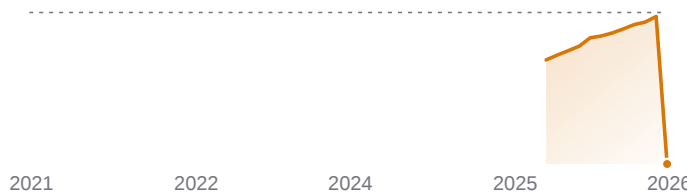


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

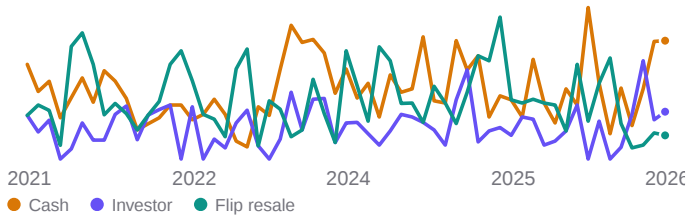
3.6%



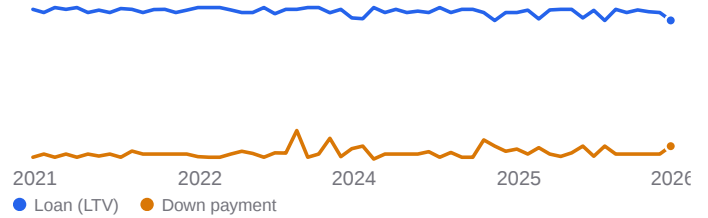
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 13% · Flip resale 6.3%

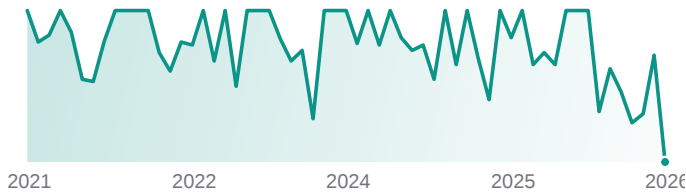


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



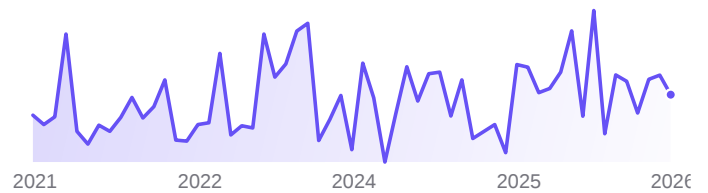
Sellers who sold at a gain

80%



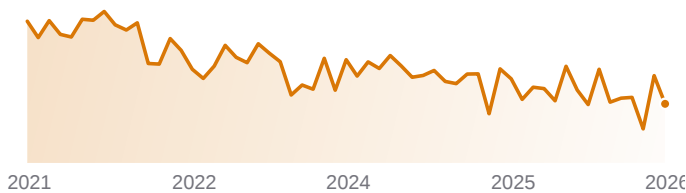
Typical hold before selling

7.4 yrs



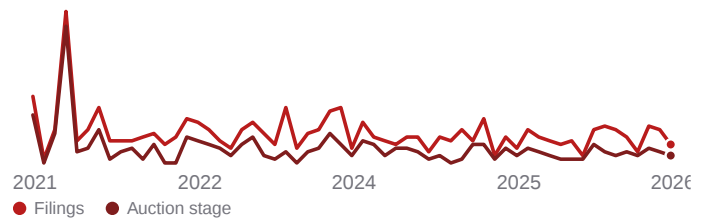
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	8,492
Median value (AVM)	\$373K
Median size	1,165 ft²
Median bedrooms	3
Median year built	1959
Single family	88%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.5%
Owner occupied	72%
Company owned	24%
Median loan-to-value	50%

Typical ownership tenure

14.2 yrs

COMMUNITY

Population	35,072
Density	5,544 / mi²
Median household income	\$62K
Average household income	\$79K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	89
Homes occupied	97%
Bachelor's or higher	9%
Poverty rate	19.5%
Unemployment	1.5%
Average temp	61°F
Annual precip	23 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.