

# Sloughouse 95683

ZIP code · CA · California > Sacramento County

BALANCED MARKET

**\$668K**

MEDIAN SALE PRICE

**-7.8%**

1-YR CHANGE

**159**

SALES (12 MO)

**\$726K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



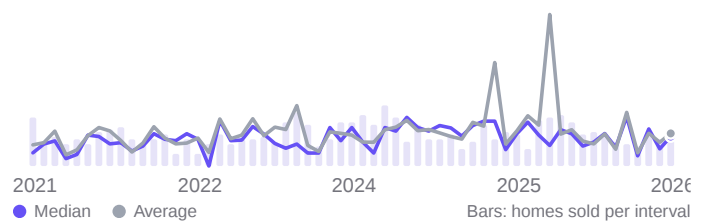
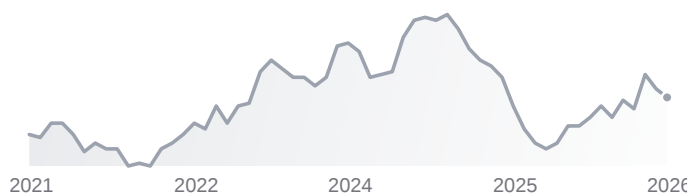
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$680K · Average \$703K

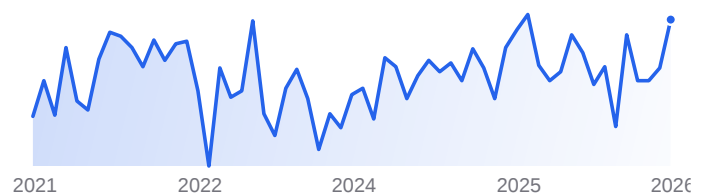
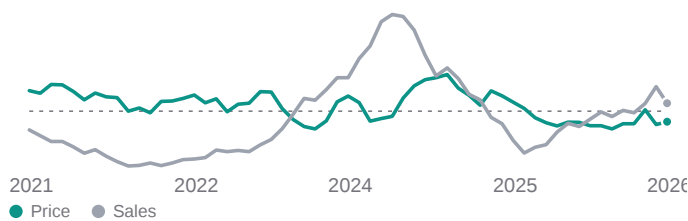


Growth (year over year)

Price -7.8% · Sales +6.0%

Price per square foot

\$346/ft²

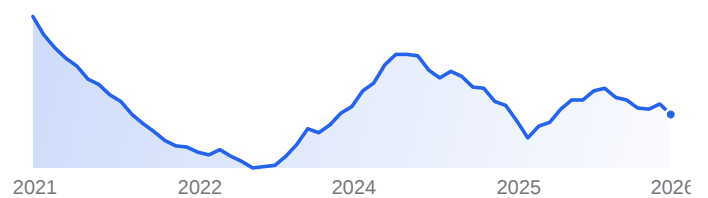


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

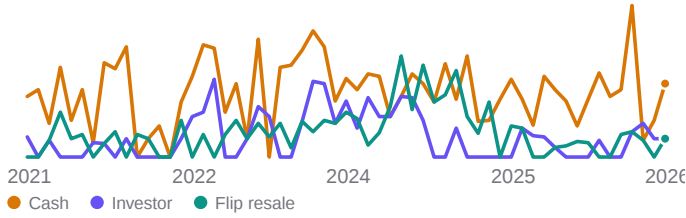
5.4%



## BUYERS & OUTCOMES

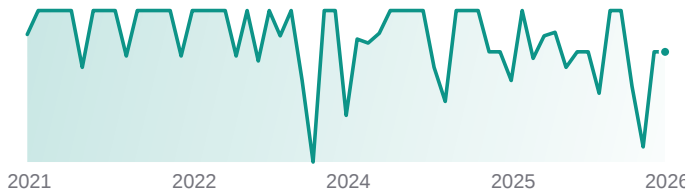
### Buyer mix

Cash 36% · Investor 9.1% · Flip resale 9.1%



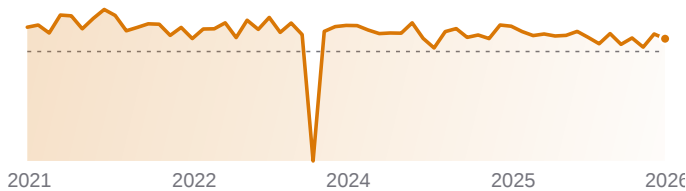
### Sellers who sold at a gain

91%

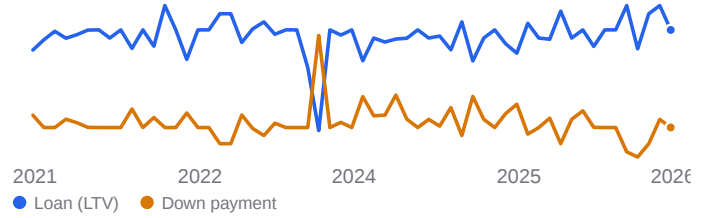


### Median annualized return at resale

+3.1%

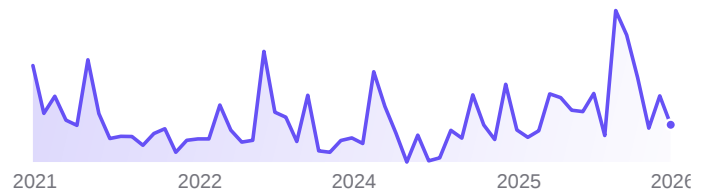


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



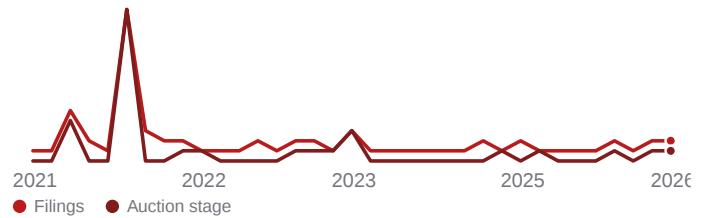
### Typical hold before selling

6.5 yrs



### Preforeclosure filings

Filings 2 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,943     |
| Median value (AVM) | \$726K    |
| Median size        | 2,292 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1992      |
| Single family      | 82%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 50%      |
| Underwater (LTV 125% or more) | 2.7%     |
| Owner occupied                | 81%      |
| Company owned                 | 50%      |
| Median loan-to-value          | 51%      |
| Typical ownership tenure      | 11.4 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 6,663    |
| Density                          | 88 / mi² |
| Median household income          | \$130K   |
| Average household income         | \$137K   |
| Crime index (US avg 100)         | 53       |
| Air pollution index (US avg 100) | 85       |
| Earthquake index (US avg 100)    | 82       |
| Homes occupied                   | 96%      |
| Bachelor's or higher             | 35%      |
| Poverty rate                     | 3.4%     |
| Unemployment                     | 1.2%     |
| Average temp                     | 61°F     |
| Annual precip                    | 22 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.