

# West Sacramento 95691

ZIP code · CA · California > Yolo County > West Sacramento

BALANCED MARKET

**\$519K**

MEDIAN SALE PRICE

**-10.2%**

1-YR CHANGE

**387**

SALES (12 MO)

**\$538K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



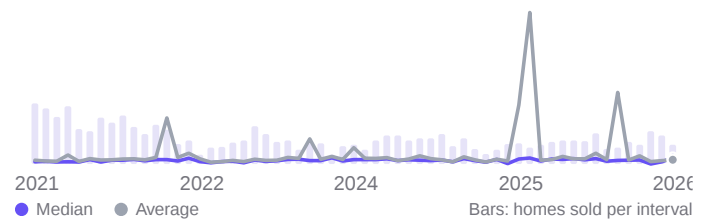
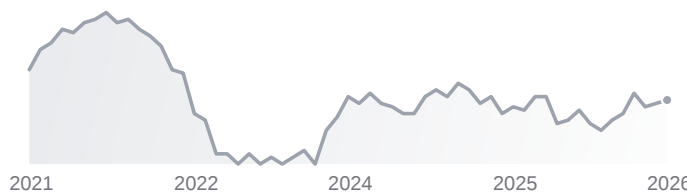
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$630K · Average \$565K

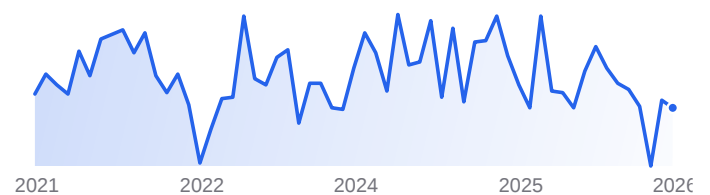
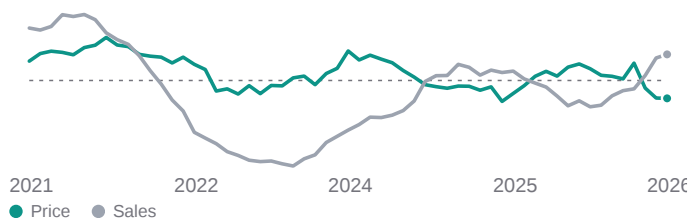


Growth (year over year)

Price -10.2% · Sales +14.8%

Price per square foot

\$291/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

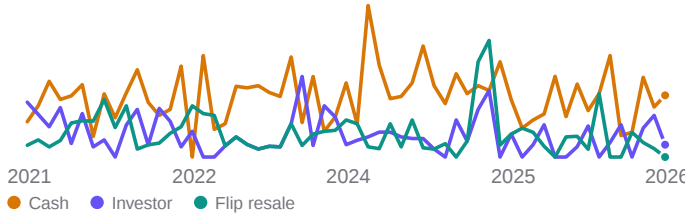
3.3%



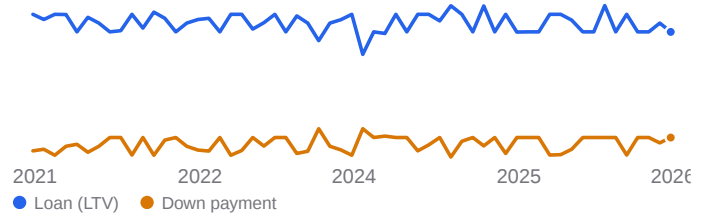
## BUYERS & OUTCOMES

### Buyer mix

Cash 19% · Investor 3.7% · Flip resale 0%

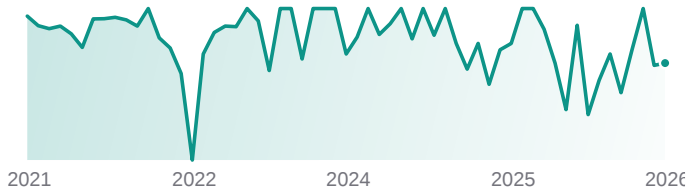


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



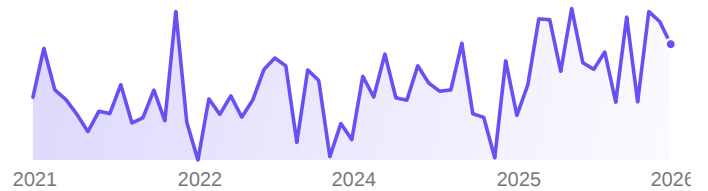
### Sellers who sold at a gain

88%



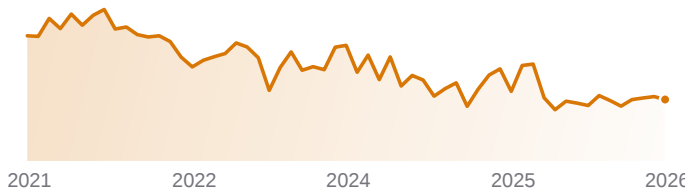
### Typical hold before selling

9.9 yrs



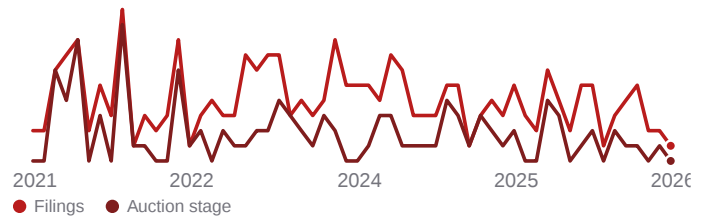
### Median annualized return at resale

+3.8%



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 11,758    |
| Median value (AVM) | \$538K    |
| Median size        | 1,695 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2001      |
| Single family      | 86%       |
| Condos             | 3.5%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 46%  |
| Underwater (LTV 125% or more) | 1.4% |
| Owner occupied                | 75%  |
| Company owned                 | 32%  |
| Median loan-to-value          | 54%  |

Typical ownership tenure

14.1 yrs

## COMMUNITY

|                                  |                       |
|----------------------------------|-----------------------|
| Population                       | 42,114                |
| Density                          | 630 / mi <sup>2</sup> |
| Median household income          | \$94K                 |
| Average household income         | \$120K                |
| Crime index (US avg 100)         | 79                    |
| Air pollution index (US avg 100) | 86                    |
| Earthquake index (US avg 100)    | 125                   |
| Homes occupied                   | 96%                   |
| Bachelor's or higher             | 23%                   |
| Poverty rate                     | 14.3%                 |
| Unemployment                     | 1.7%                  |
| Average temp                     | 61°F                  |
| Annual precip                    | 20 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.