

Elk Grove 95757

ZIP code · CA · California > Sacramento County > Elk Grove

BALANCED MARKET

\$673K

MEDIAN SALE PRICE

-9.0%

1-YR CHANGE

1,234

SALES (12 MO)

\$685K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



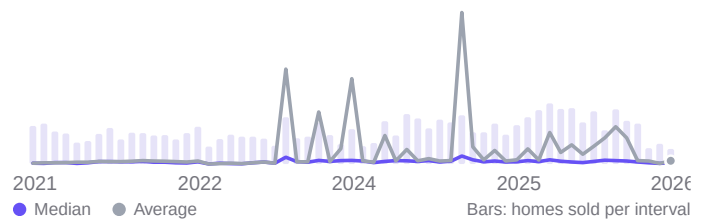
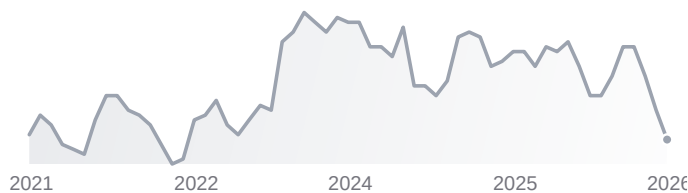
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$689K · Average \$763K

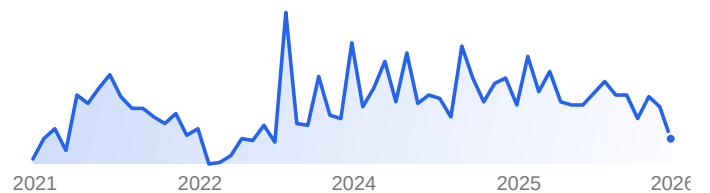
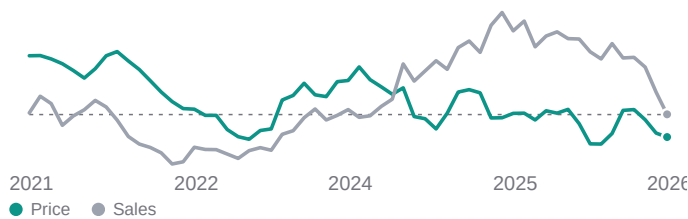


Growth (year over year)

Price -9.0% · Sales +0.1%

Price per square foot

\$290/ft²

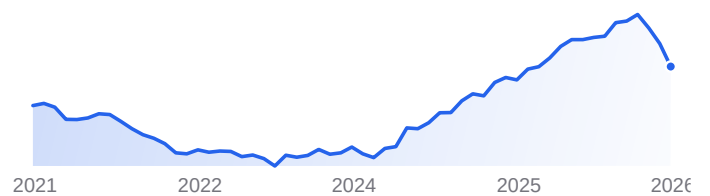
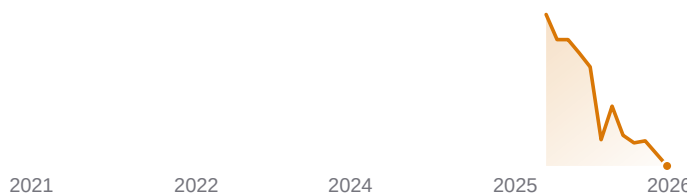


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

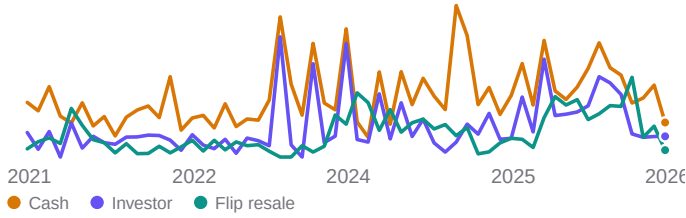
6.8%



BUYERS & OUTCOMES

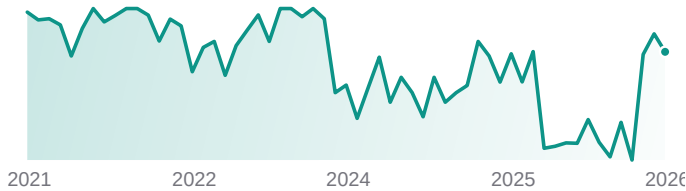
Buyer mix

Cash 13% · Investor 7.9% · Flip resale 2.6%



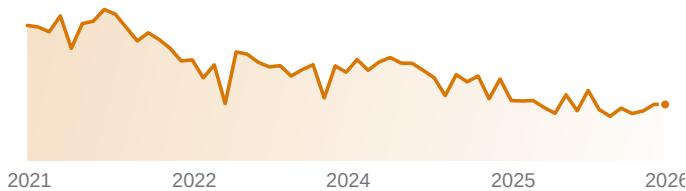
Sellers who sold at a gain

83%

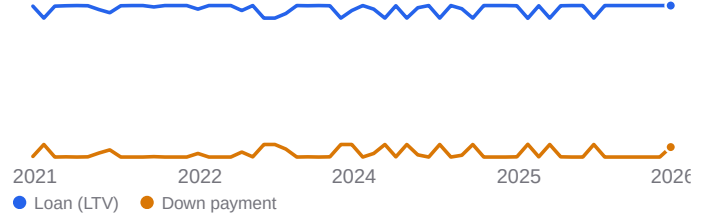


Median annualized return at resale

+4.0%

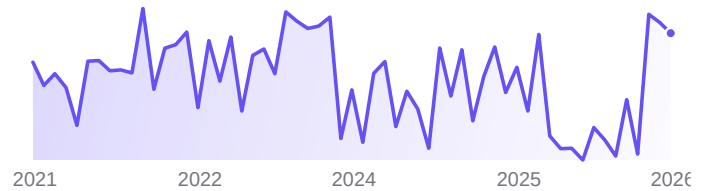


Financing (share of purchase price) Loan (LTV) 80% · Down payment 24%



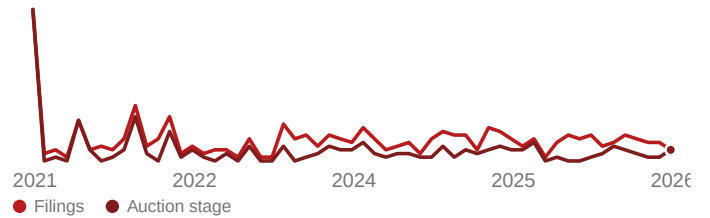
Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	18,069
Median value (AVM)	\$685K
Median size	2,410 ft²
Median bedrooms	4
Median year built	2005
Single family	98%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.1%
Owner occupied	76%
Company owned	32%
Median loan-to-value	52%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	56,111
Density	806 / mi²
Median household income	\$119K
Average household income	\$143K
Crime index (US avg 100)	24
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	127
Homes occupied	97%
Bachelor's or higher	30%
Poverty rate	8.7%
Unemployment	1.5%
Average temp	61°F
Annual precip	18 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.