

Elk Grove 95758

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

BALANCED MARKET

\$559K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

483

SALES (12 MO)

\$579K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



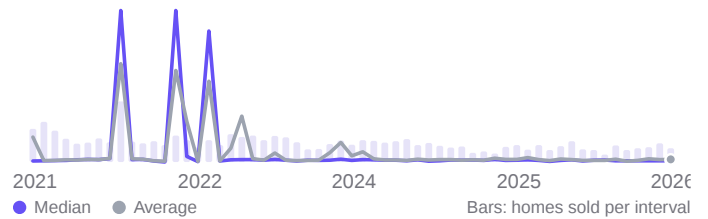
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$560K · Average \$606K

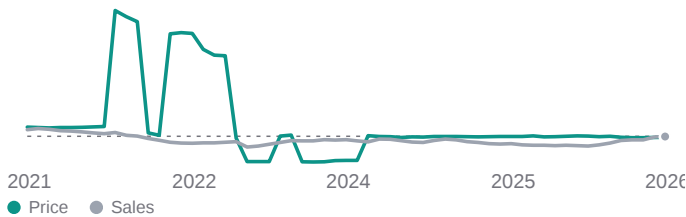


Growth (year over year)

Price -3.2% · Sales -0.8%

Price per square foot

\$336/ft²

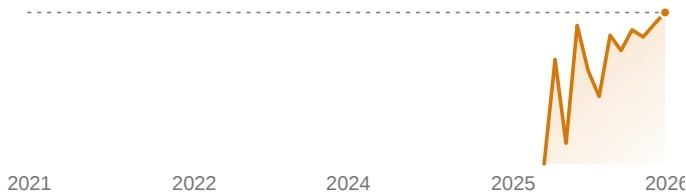


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

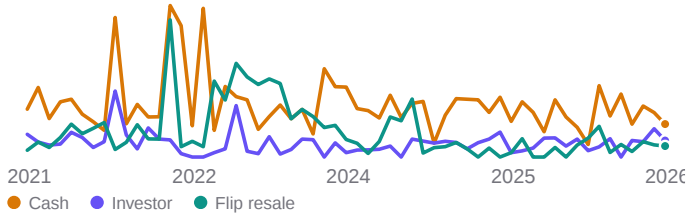
2.4%



BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 7.7% · Flip resale 5.1%



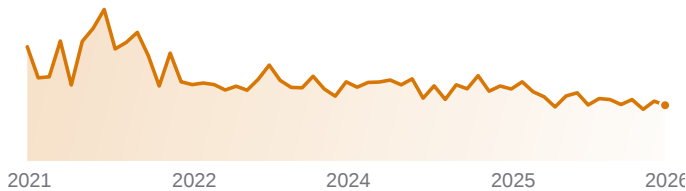
Sellers who sold at a gain

97%

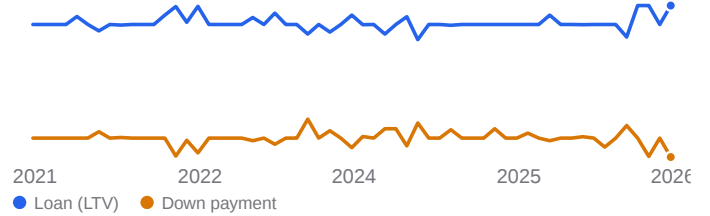


Median annualized return at resale

+4.1%

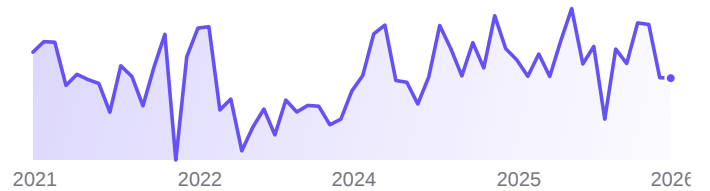


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



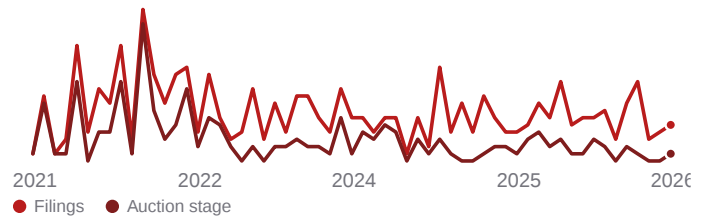
Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	19,763
Median value (AVM)	\$579K
Median size	1,777 ft²
Median bedrooms	3
Median year built	1995
Single family	94%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.1%
Owner occupied	73%
Company owned	37%
Median loan-to-value	47%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	65,500
Density	4,781 / mi²
Median household income	\$97K
Average household income	\$122K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	113
Homes occupied	98%
Bachelor's or higher	26%
Poverty rate	8.9%
Unemployment	1.5%
Average temp	61°F
Annual precip	19 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.