

Sacramento 95817

ZIP code · CA · California > Sacramento County > Sacramento

SELLER'S MARKET

\$561K

MEDIAN SALE PRICE

+14.8%

1-YR CHANGE

177

SALES (12 MO)

\$480K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

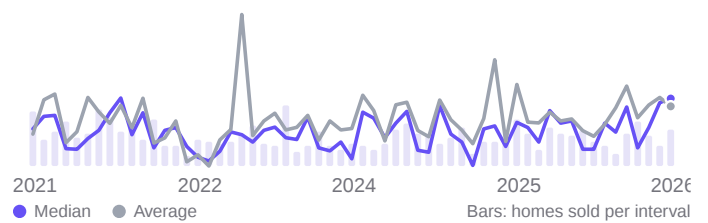
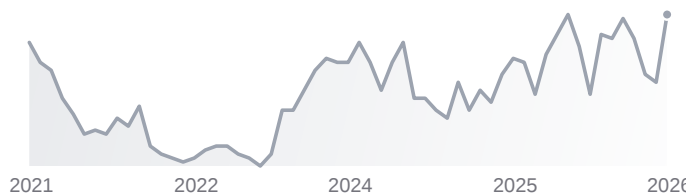
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$599K · Average \$572K

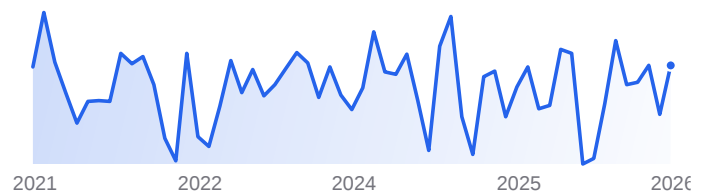
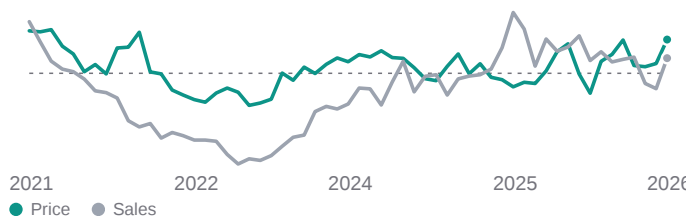


Growth (year over year)

Price +14.8% · Sales +6.6%

Price per square foot

\$424/ft²

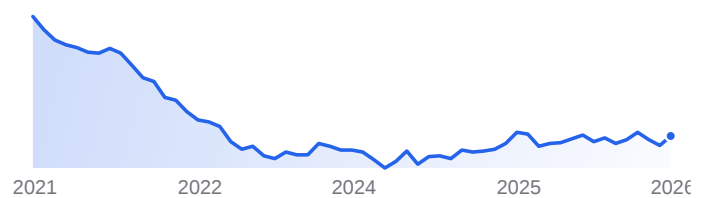
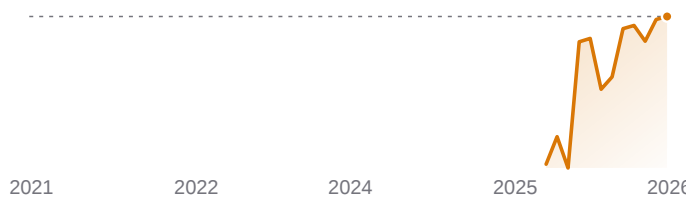


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

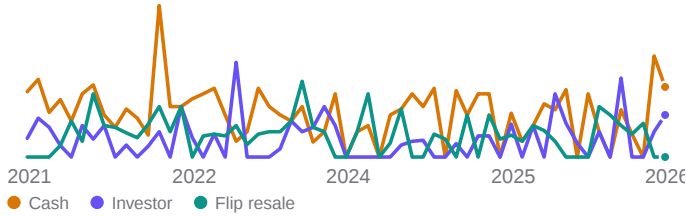
3.8%



BUYERS & OUTCOMES

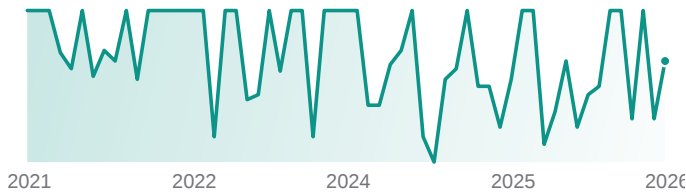
Buyer mix

Cash 28% · Investor 17% · Flip resale 0%



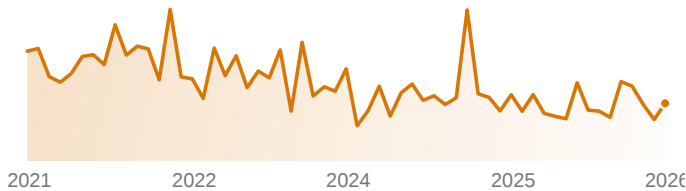
Sellers who sold at a gain

93%

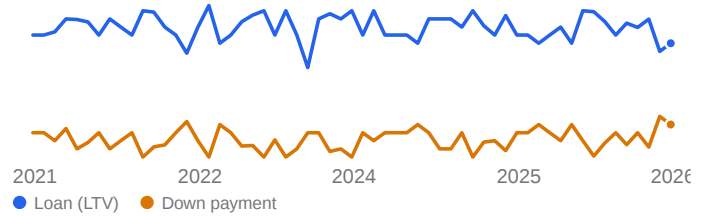


Median annualized return at resale

+5.4%

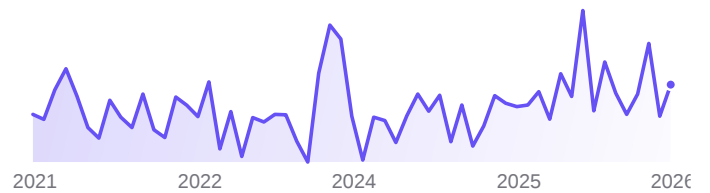


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



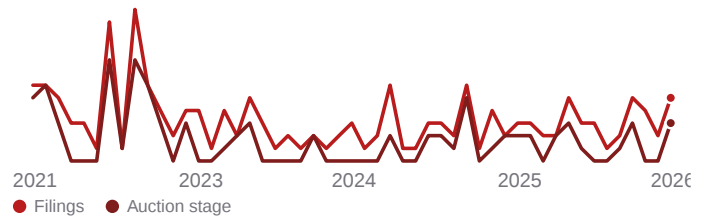
Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	4,614
Median value (AVM)	\$480K
Median size	1,177 ft²
Median bedrooms	3
Median year built	1940
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.3%
Owner occupied	58%
Company owned	37%
Median loan-to-value	49%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	13,648
Density	6,551 / mi²
Median household income	\$64K
Average household income	\$93K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	107
Homes occupied	93%
Bachelor's or higher	31%
Poverty rate	16.5%
Unemployment	1.4%
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.