

Sacramento 95818

ZIP code · CA · California > Sacramento County > Sacramento

SELLER'S MARKET

\$699K

MEDIAN SALE PRICE

+5.5%

1-YR CHANGE

328

SALES (12 MO)

\$713K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

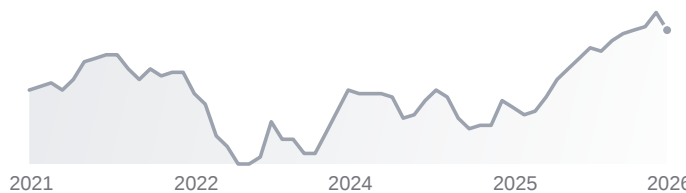
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

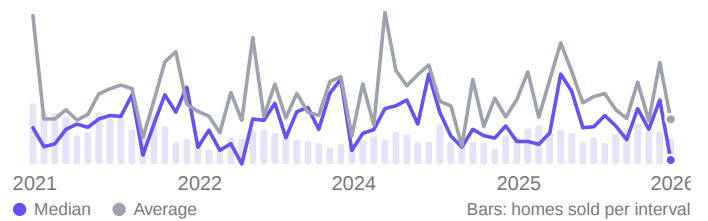
Market temperature (0–100)

67 / 100



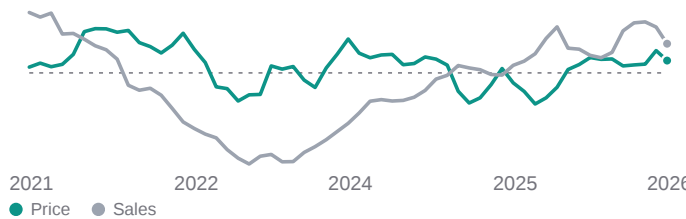
Sale prices

Median \$612K · Average \$729K



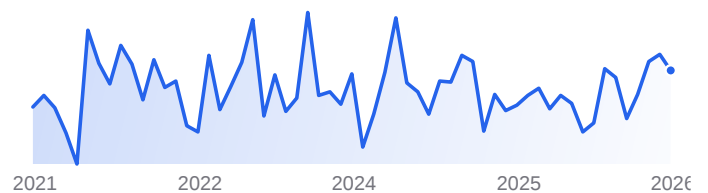
Growth (year over year)

Price +5.5% · Sales +13.1%



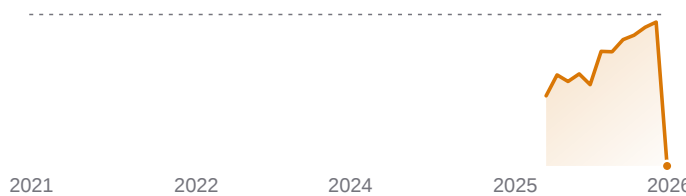
Price per square foot

\$485/ft²



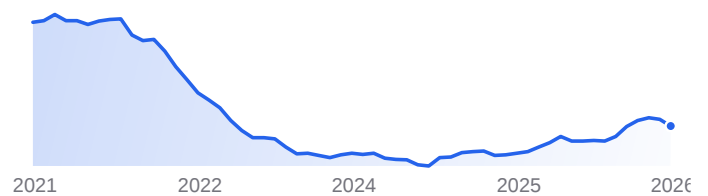
Sale premium vs estimated value

-2.2%



Annual turnover (share of homes sold)

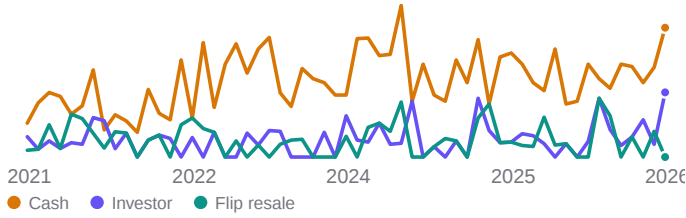
4.2%



BUYERS & OUTCOMES

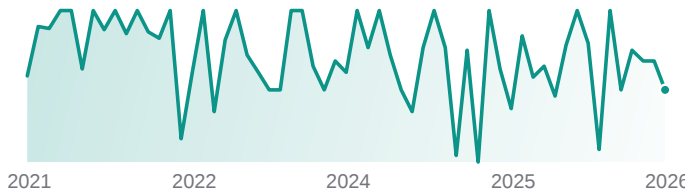
Buyer mix

Cash 35% · Investor 17% · Flip resale 0%



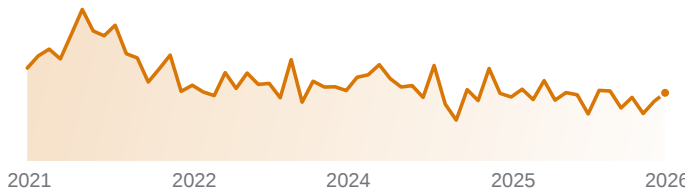
Sellers who sold at a gain

86%

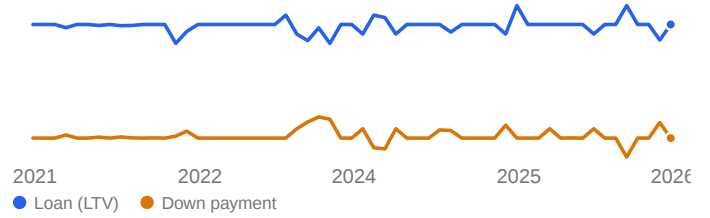


Median annualized return at resale

+4.5%

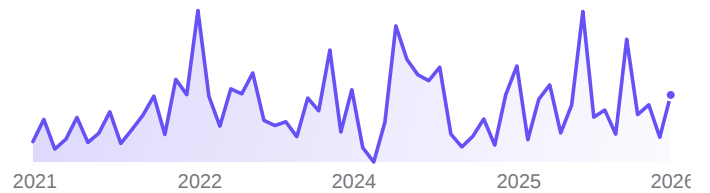


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



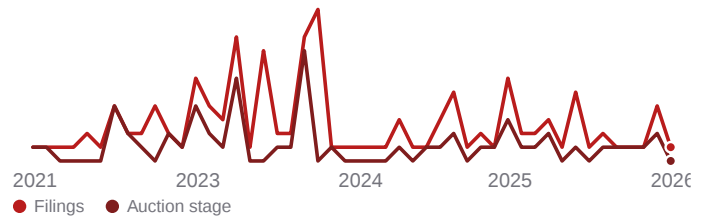
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,770
Median value (AVM)	\$713K
Median size	1,571 ft²
Median bedrooms	3
Median year built	1939
Single family	82%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.6%
Owner occupied	70%
Company owned	50%
Median loan-to-value	48%

Typical ownership tenure

15.6 yrs

COMMUNITY

Population	22,414
Density	5,619 / mi²
Median household income	\$114K
Average household income	\$150K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	114
Homes occupied	94%
Bachelor's or higher	33%
Poverty rate	11.4%
Unemployment	1.6%
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.