

Sacramento 95819

ZIP code · CA · California > Sacramento County > Sacramento

SELLER'S MARKET

\$846K

MEDIAN SALE PRICE

+12.7%

1-YR CHANGE

227

SALES (12 MO)

\$738K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



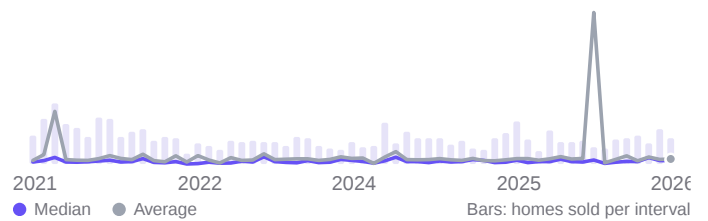
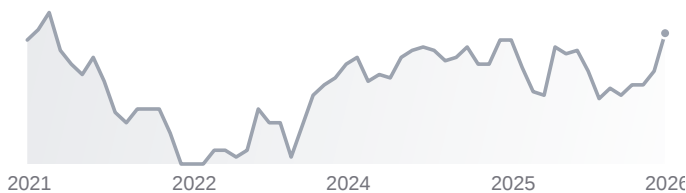
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$794K · Average \$883K

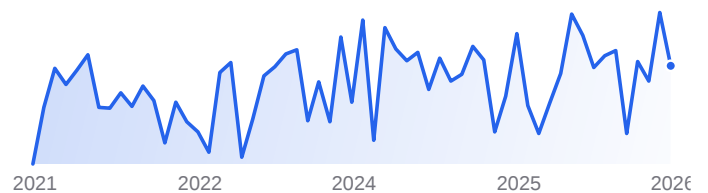
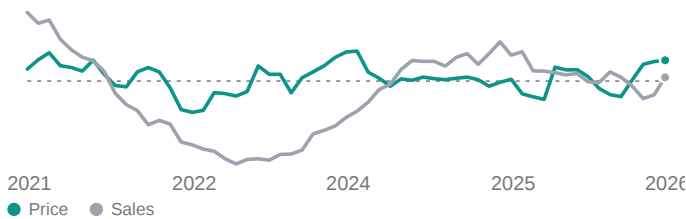


Growth (year over year)

Price +12.7% · Sales +2.3%

Price per square foot

\$520/ft²

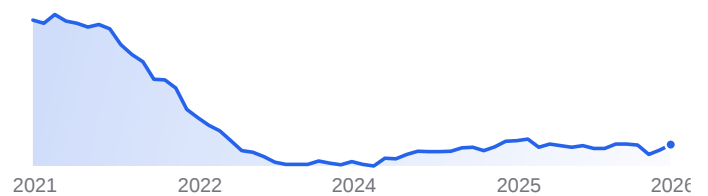


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

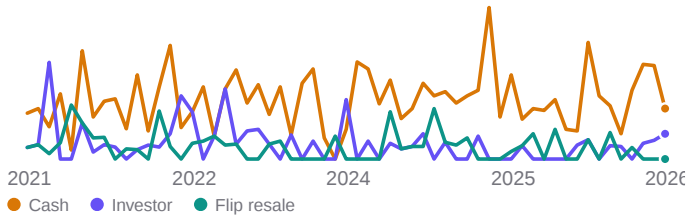
3.2%



BUYERS & OUTCOMES

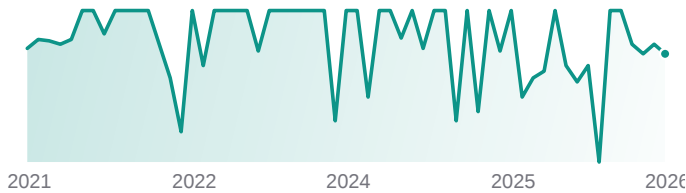
Buyer mix

Cash 20% · Investor 10% · Flip resale 0%



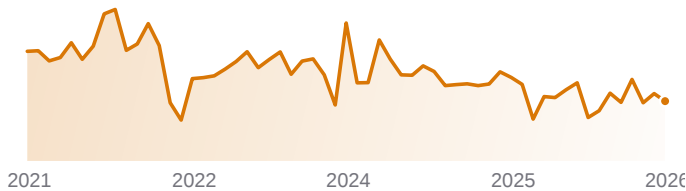
Sellers who sold at a gain

93%

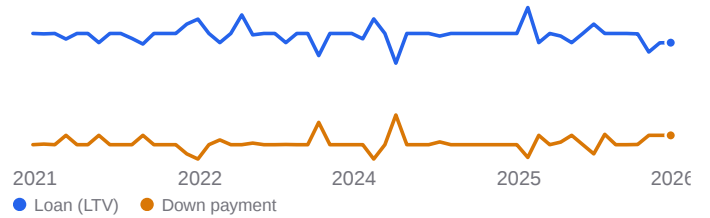


Median annualized return at resale

+3.5%

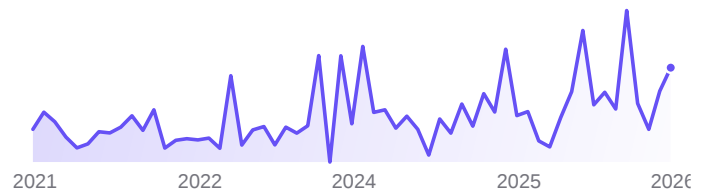


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



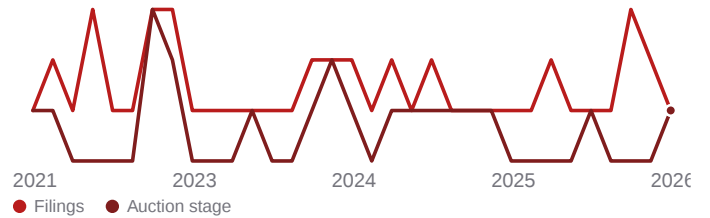
Typical hold before selling

11.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,133
Median value (AVM)	\$738K
Median size	1,541 ft²
Median bedrooms	3
Median year built	1948
Single family	93%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.5%
Owner occupied	71%
Company owned	56%
Median loan-to-value	44%

Typical ownership tenure

19.6 yrs

COMMUNITY

Population	18,975
Density	5,533 / mi²
Median household income	\$127K
Average household income	\$150K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	108
Homes occupied	94%
Bachelor's or higher	37%
Poverty rate	7.7%
Unemployment	1.5%
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.