

Sacramento 95821

ZIP code · CA · California > Sacramento County > Sacramento

BALANCED MARKET

\$492K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

332

SALES (12 MO)

\$500K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

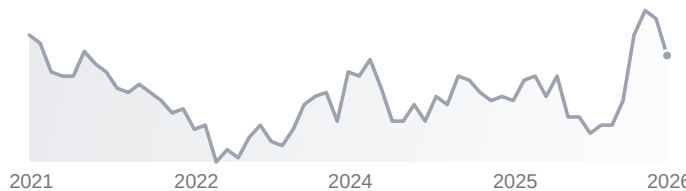
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

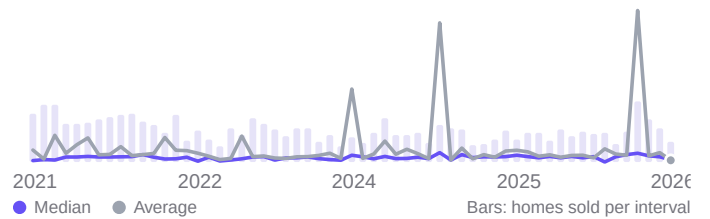
Market temperature (0–100)

57 / 100



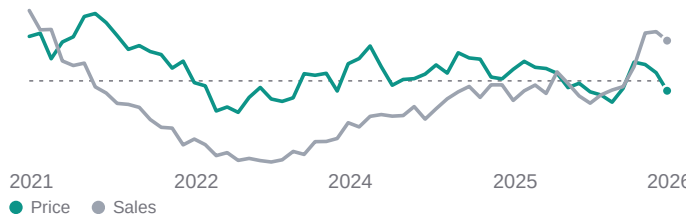
Sale prices

Median \$445K · Average \$435K



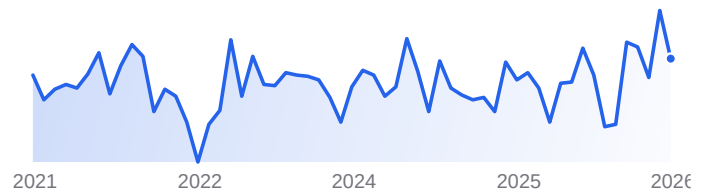
Growth (year over year)

Price -4.0% · Sales +16.1%



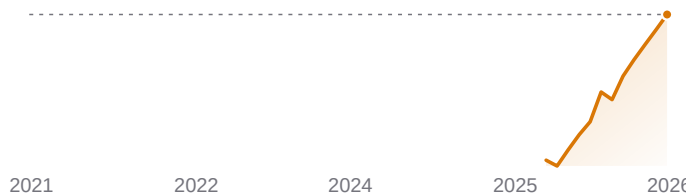
Price per square foot

\$319/ft²



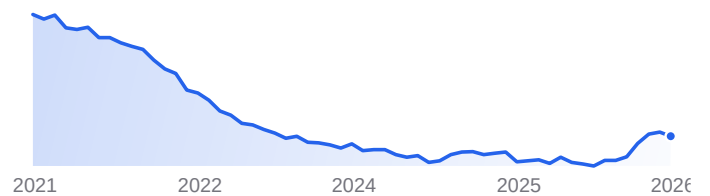
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

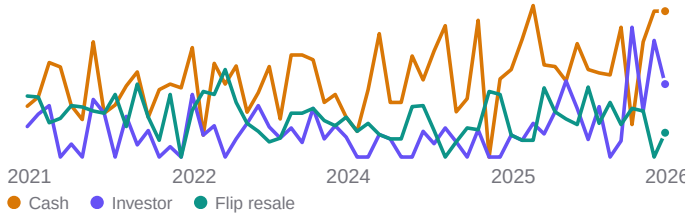
3.8%



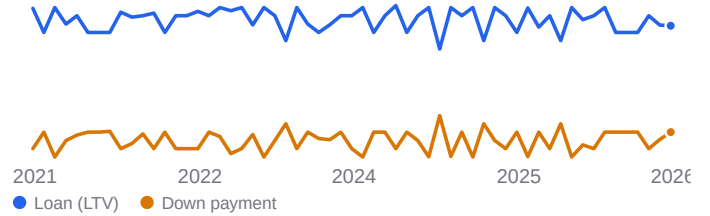
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 17% · Flip resale 5.6%

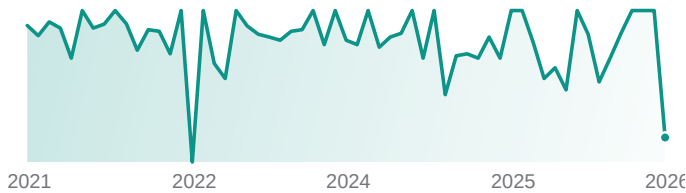


Financing (share of purchase price) Loan (LTV) 84% · Down payment 20%



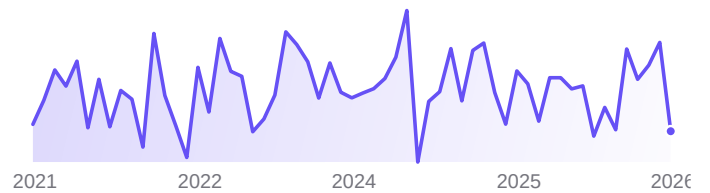
Sellers who sold at a gain

73%



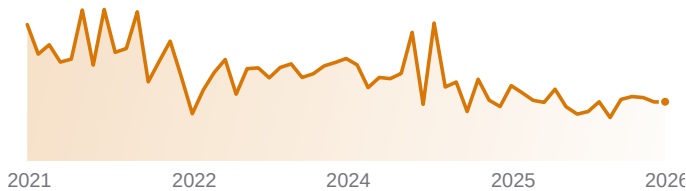
Typical hold before selling

5.1 yrs



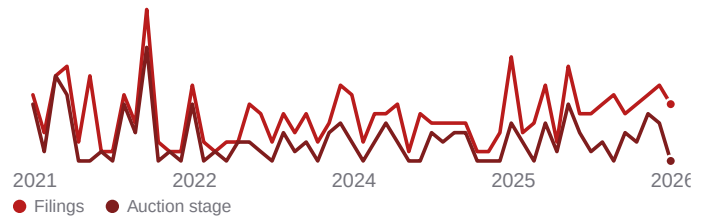
Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 6 · Auction stage 0



HOUSING STOCK

Homes	8,654
Median value (AVM)	\$500K
Median size	1,607 ft²
Median bedrooms	3
Median year built	1955
Single family	88%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.7%
Owner occupied	75%
Company owned	39%
Median loan-to-value	52%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	41,536
Density	5,661 / mi²
Median household income	\$67K
Average household income	\$91K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	92
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	17.9%
Unemployment	1.4%
Average temp	61°F
Annual precip	22 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.