

Sacramento 95822

ZIP code · CA · California > Sacramento County > Sacramento

BALANCED MARKET

\$429K

MEDIAN SALE PRICE

-0.5%

1-YR CHANGE

421

SALES (12 MO)

\$417K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



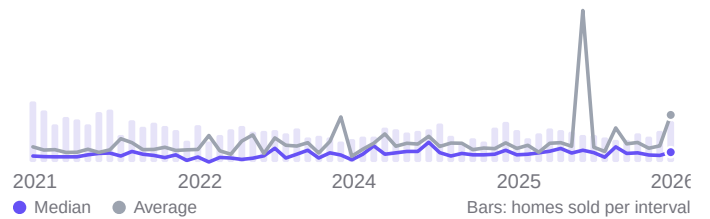
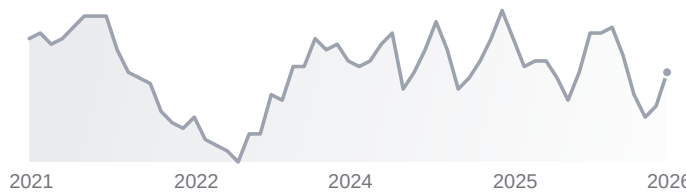
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$445K · Average \$729K

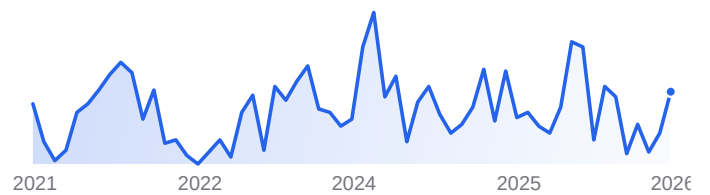
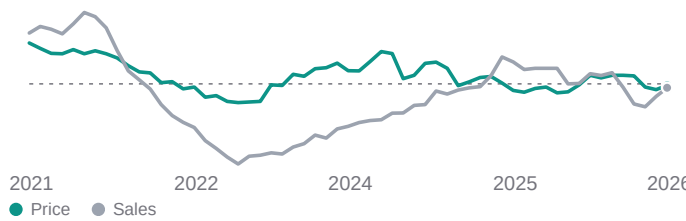


Growth (year over year)

Price -0.5% · Sales -1.6%

Price per square foot

\$338/ft²

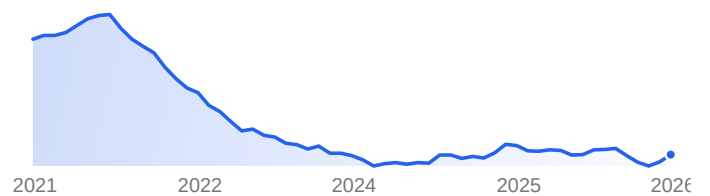
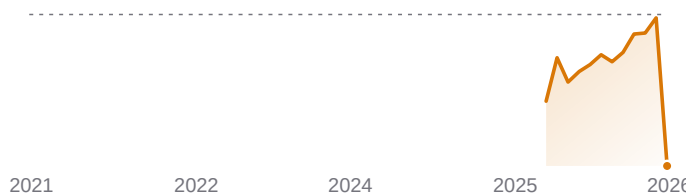


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

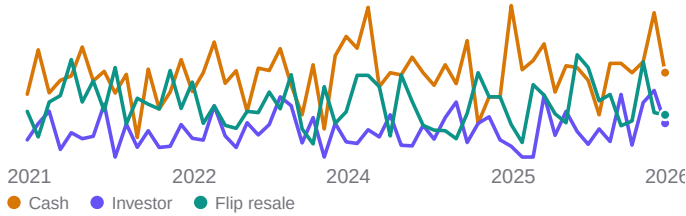
3.1%



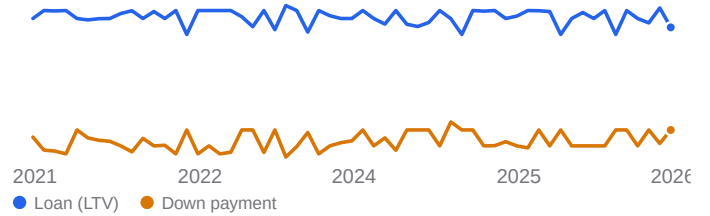
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 8.0% · Flip resale 10%



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



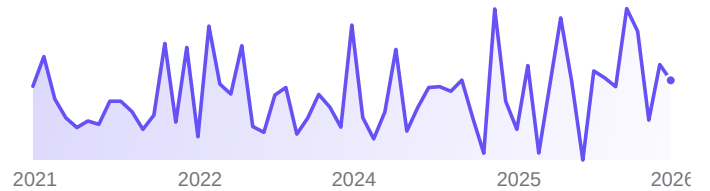
Sellers who sold at a gain

82%



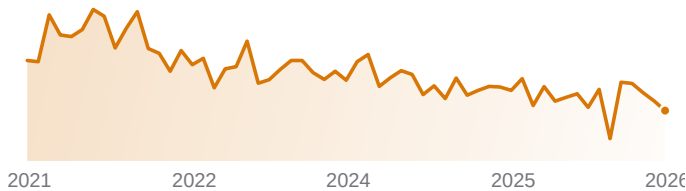
Typical hold before selling

7.8 yrs



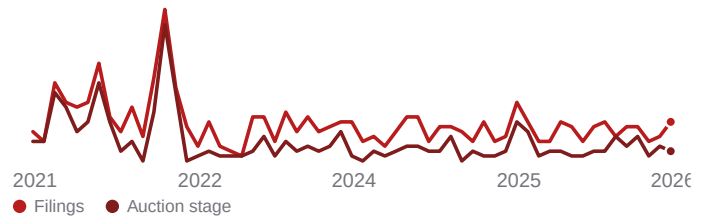
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 8 · Auction stage 2



HOUSING STOCK

Homes	13,761
Median value (AVM)	\$417K
Median size	1,354 ft²
Median bedrooms	3
Median year built	1958
Single family	92%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.6%
Owner occupied	71%
Company owned	36%
Median loan-to-value	44%

Typical ownership tenure

16.6 yrs

COMMUNITY

Population	46,722
Density	5,449 / mi ²
Median household income	\$73K
Average household income	\$96K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	122
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	12.1%
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.