

Sacramento 95823

ZIP code · CA · California > Sacramento County > Sacramento

BUYER'S MARKET

\$425K

MEDIAN SALE PRICE

-0.9%

1-YR CHANGE

491

SALES (12 MO)

\$424K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



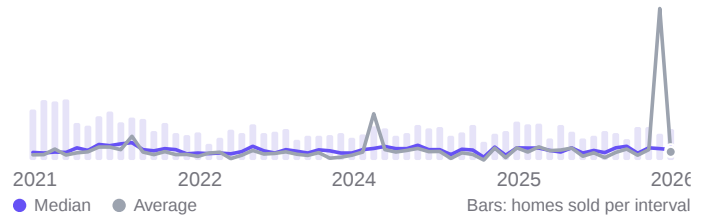
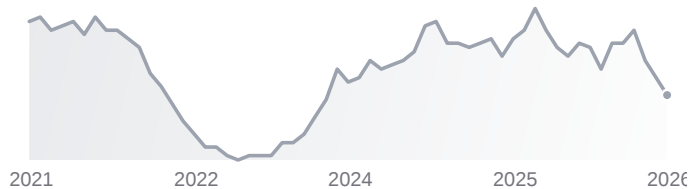
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$420K · Average \$407K

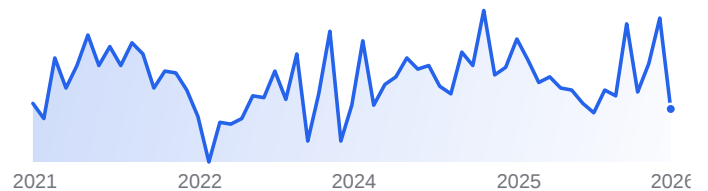
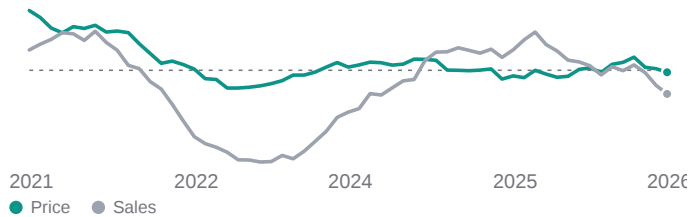


Growth (year over year)

Price -0.9% · Sales -10.7%

Price per square foot

\$275/ft²

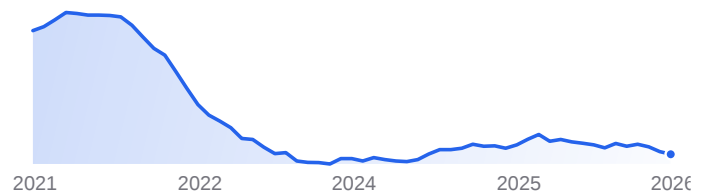
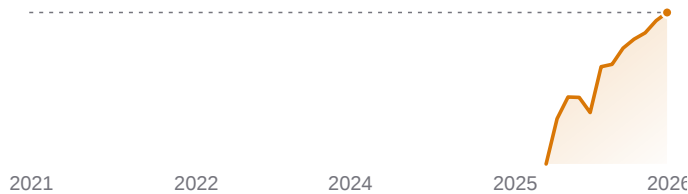


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

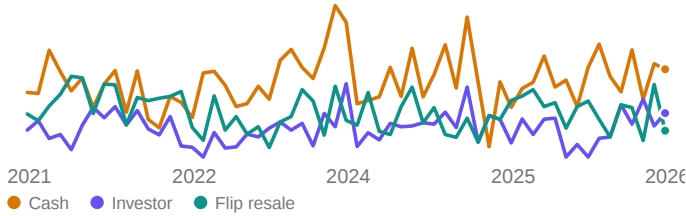
2.8%



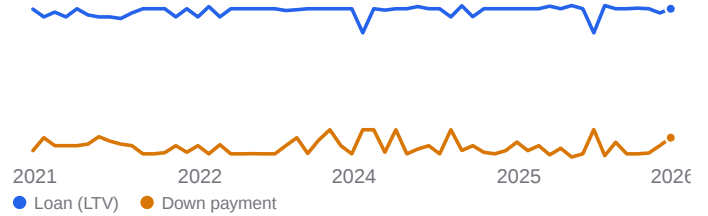
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 11% · Flip resale 6.5%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



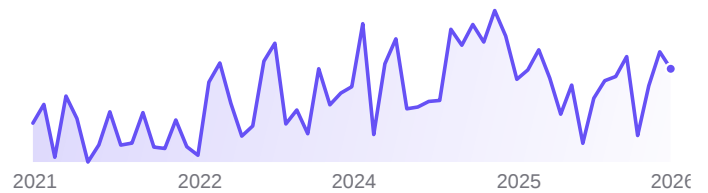
Sellers who sold at a gain

100%



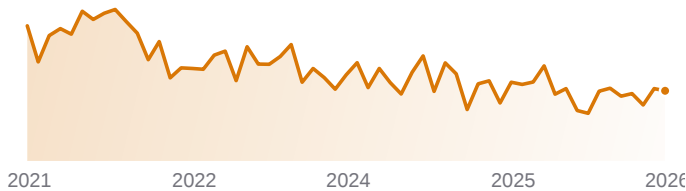
Typical hold before selling

9.9 yrs



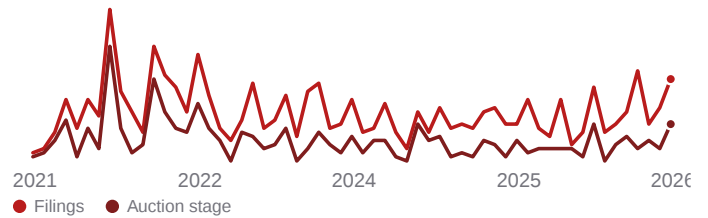
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 20 · Auction stage 9



HOUSING STOCK

Homes	17,640
Median value (AVM)	\$424K
Median size	1,417 ft²
Median bedrooms	3
Median year built	1981
Single family	86%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.2%
Owner occupied	68%
Company owned	26%
Median loan-to-value	43%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	84,096
Density	7,219 / mi²
Median household income	\$57K
Average household income	\$73K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	111
Homes occupied	96%
Bachelor's or higher	12%
Poverty rate	17.2%
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.