

Sacramento 95825

ZIP code · CA · California > Sacramento County > Sacramento

BALANCED MARKET

\$371K

MEDIAN SALE PRICE

-8.3%

1-YR CHANGE

328

SALES (12 MO)

\$412K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

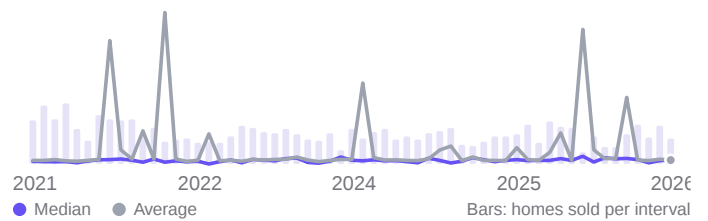
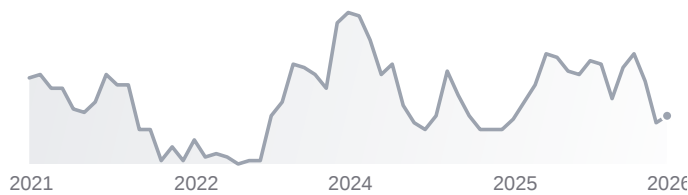
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$415K · Average \$409K

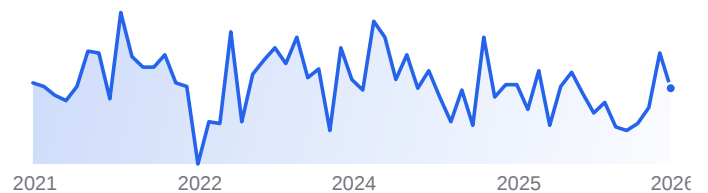
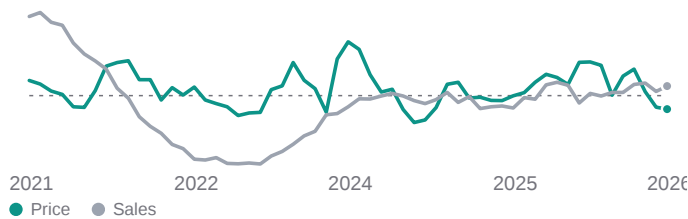


Growth (year over year)

Price -8.3% · Sales +5.8%

Price per square foot

\$289/ft²

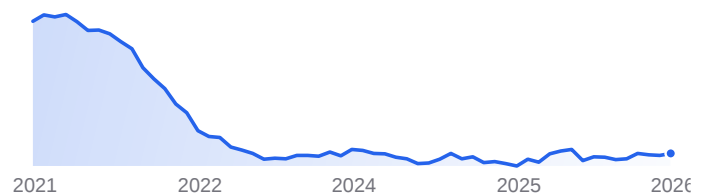


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

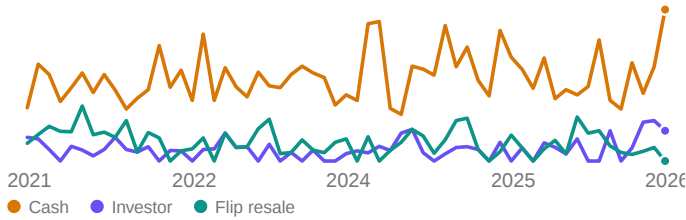
5.0%



BUYERS & OUTCOMES

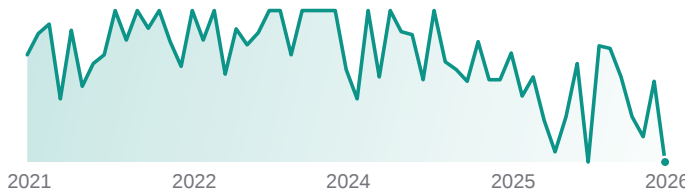
Buyer mix

Cash 63% · Investor 13% · Flip resale 0%



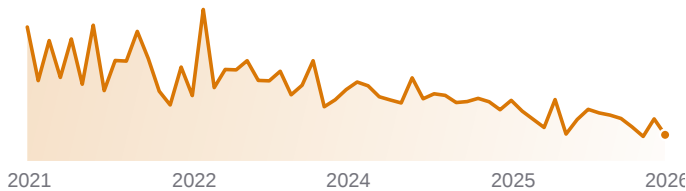
Sellers who sold at a gain

71%

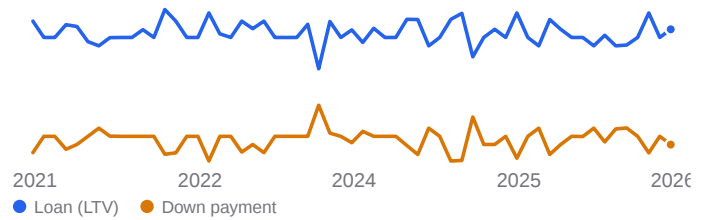


Median annualized return at resale

+2.0%

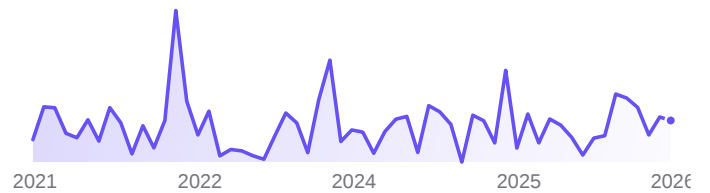


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



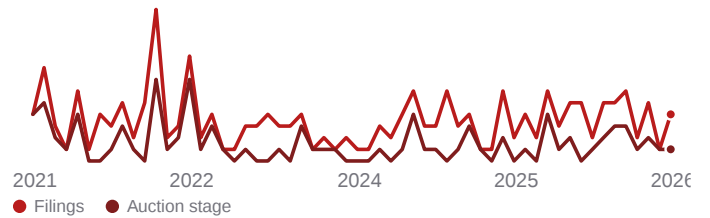
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	6,522
Median value (AVM)	\$412K
Median size	1,418 ft²
Median bedrooms	2
Median year built	1972
Single family	34%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.0%
Owner occupied	58%
Company owned	45%
Median loan-to-value	48%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	34,979
Density	7,508 / mi²
Median household income	\$59K
Average household income	\$77K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	99
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	22.7%
Unemployment	1.3%
Average temp	61°F
Annual precip	21 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.