

# Sacramento 95826

ZIP code · CA · California > Sacramento County > Sacramento

BALANCED MARKET

**\$457K**

MEDIAN SALE PRICE

**-0.4%**

1-YR CHANGE

**368**

SALES (12 MO)

**\$447K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



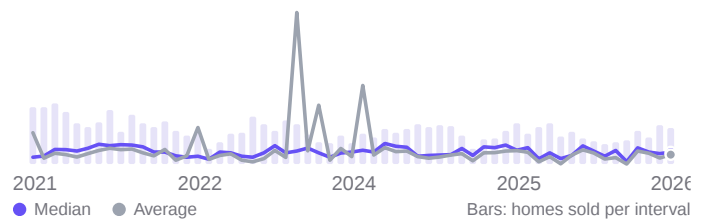
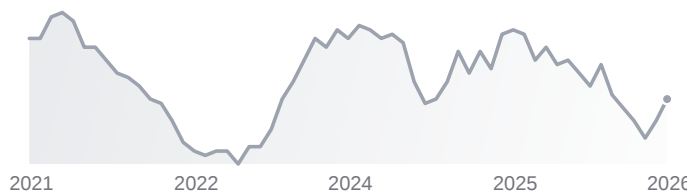
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$460K · Average \$444K

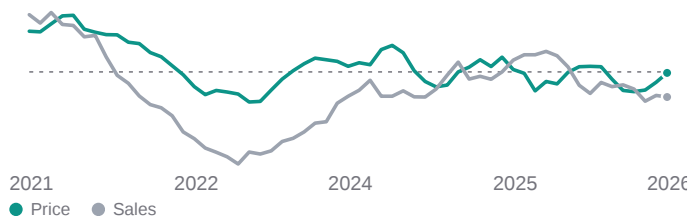


Growth (year over year)

Price -0.4% · Sales -10.2%

Price per square foot

\$332/ft²

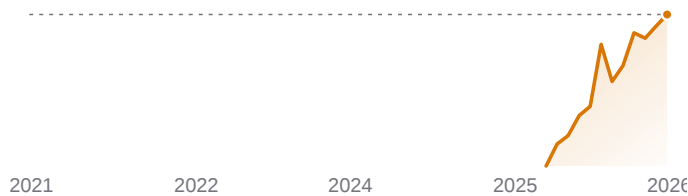


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

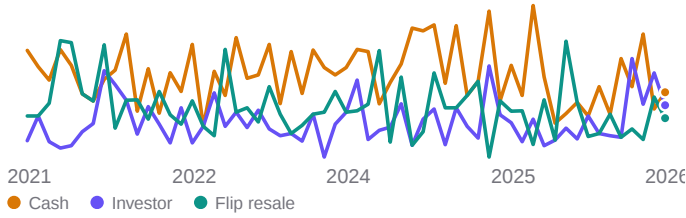
3.2%



## BUYERS & OUTCOMES

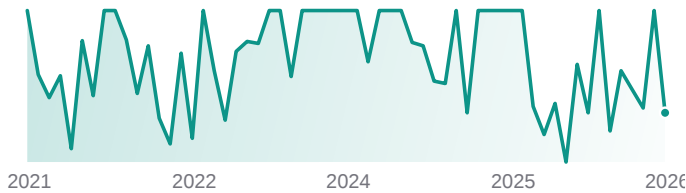
### Buyer mix

Cash 13% · Investor 11% · Flip resale 7.9%



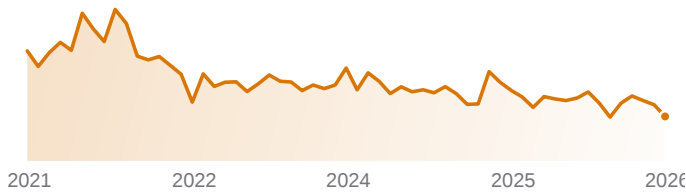
### Sellers who sold at a gain

90%

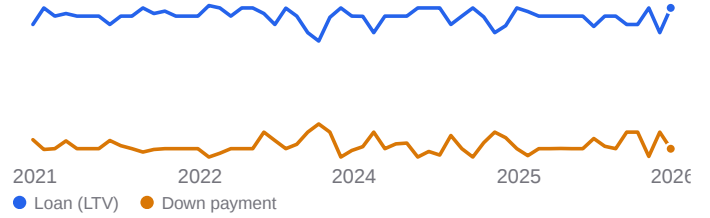


### Median annualized return at resale

+3.7%

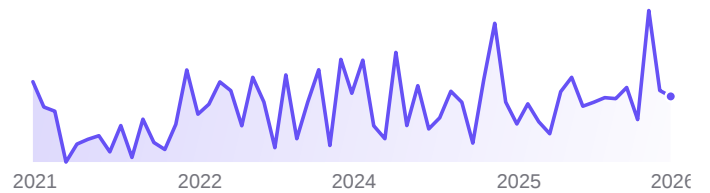


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



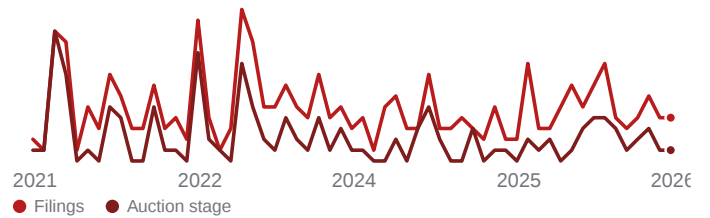
### Typical hold before selling

8.8 yrs



### Preforeclosure filings

Filings 4 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 11,336    |
| Median value (AVM) | \$447K    |
| Median size        | 1,421 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1972      |
| Single family      | 83%       |
| Condos             | 6.7%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 50%  |
| Underwater (LTV 125% or more) | 1.3% |
| Owner occupied                | 71%  |
| Company owned                 | 35%  |
| Median loan-to-value          | 50%  |

Typical ownership tenure

**15.2 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>43,134</b>      |
| Density                          | <b>3,753 / mi²</b> |
| Median household income          | <b>\$77K</b>       |
| Average household income         | <b>\$99K</b>       |
| Crime index (US avg 100)         | <b>112</b>         |
| Air pollution index (US avg 100) | <b>90</b>          |
| Earthquake index (US avg 100)    | <b>98</b>          |
| Homes occupied                   | <b>96%</b>         |
| Bachelor's or higher             | <b>27%</b>         |
| Poverty rate                     | <b>14.9%</b>       |
| Unemployment                     | <b>1.4%</b>        |
| Average temp                     | <b>61°F</b>        |
| Annual precip                    | <b>20 in</b>       |
| Sunshine                         | <b>78%</b>         |

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.