

Sacramento 95828

ZIP code · CA · California > Sacramento County > Sacramento

BUYER'S MARKET

\$428K

MEDIAN SALE PRICE

-8.4%

1-YR CHANGE

438

SALES (12 MO)

\$438K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



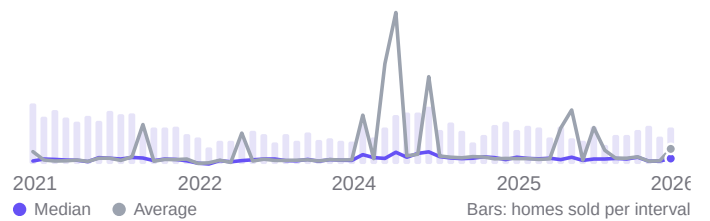
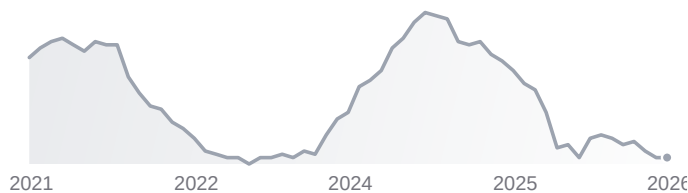
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$460K · Average \$636K

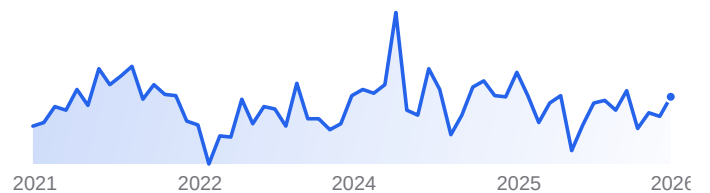
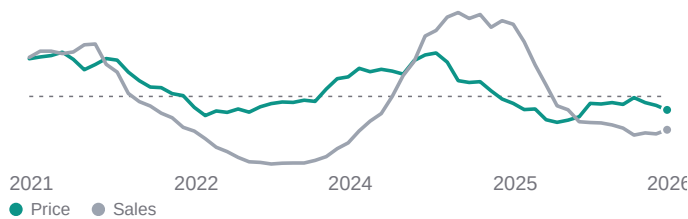


Growth (year over year)

Price -8.4% · Sales -20.7%

Price per square foot

\$304/ft²

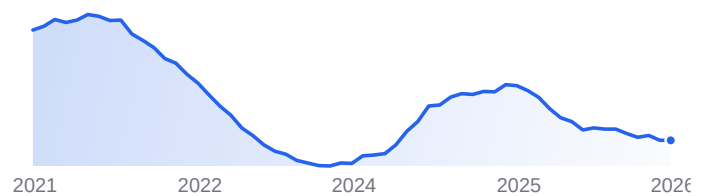
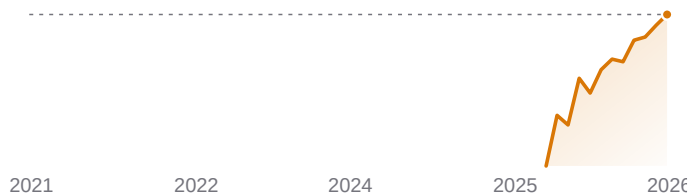


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

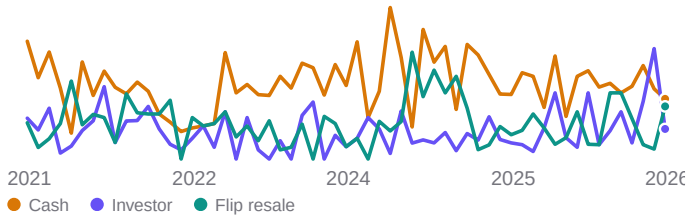
2.6%



BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 9.1% · Flip resale 16%



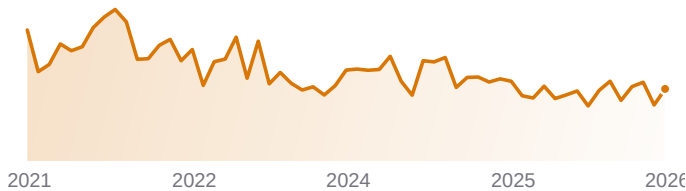
Sellers who sold at a gain

97%

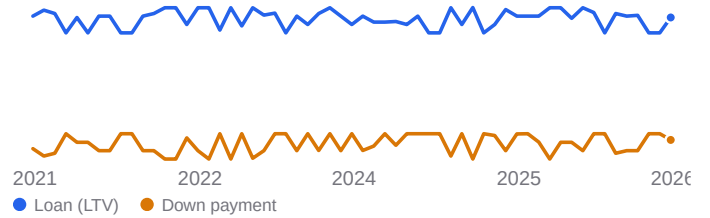


Median annualized return at resale

+5.3%

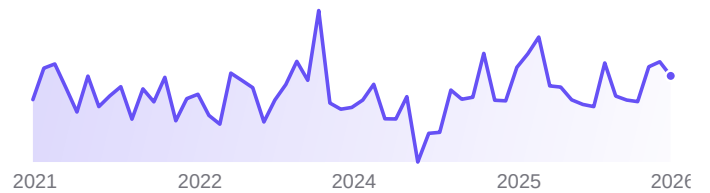


Financing (share of purchase price) Loan (LTV) 89% · Down payment 16%



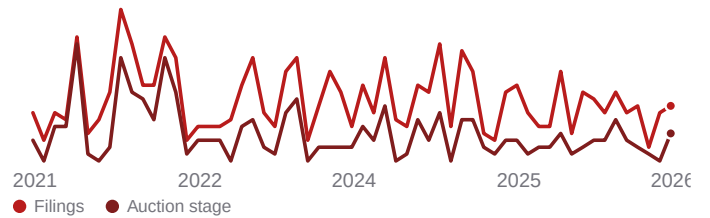
Typical hold before selling

11.4 yrs



Preforeclosure filings

Filings 8 · Auction stage 4



HOUSING STOCK

Homes	16,855
Median value (AVM)	\$438K
Median size	1,486 ft²
Median bedrooms	3
Median year built	1986
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.2%
Owner occupied	71%
Company owned	25%
Median loan-to-value	43%
Typical ownership tenure	16.1 yrs

COMMUNITY

Population	64,367
Density	5,115 / mi²
Median household income	\$70K
Average household income	\$86K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	104
Homes occupied	98%
Bachelor's or higher	14%
Poverty rate	14.8%
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.