

Sacramento 95829

ZIP code · CA · California > Sacramento County > Sacramento

BUYER'S MARKET

\$562K

MEDIAN SALE PRICE

-15.9%

1-YR CHANGE

646

SALES (12 MO)

\$587K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



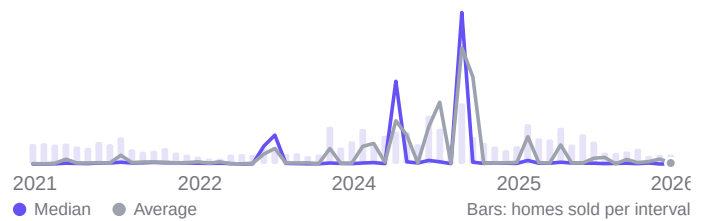
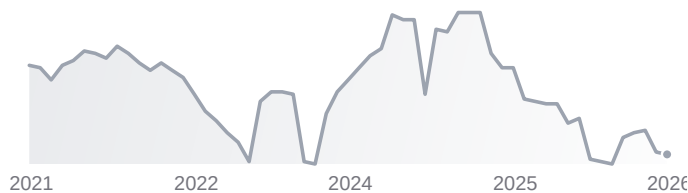
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$540K · Average \$611K

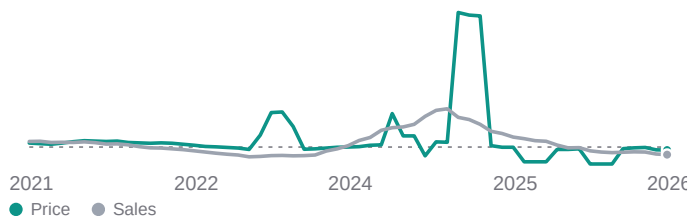


Growth (year over year)

Price -15.9% · Sales -39.4%

Price per square foot

\$315/ft²

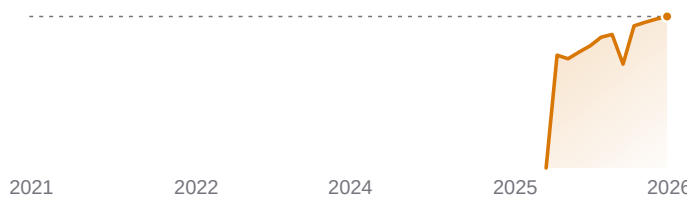


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

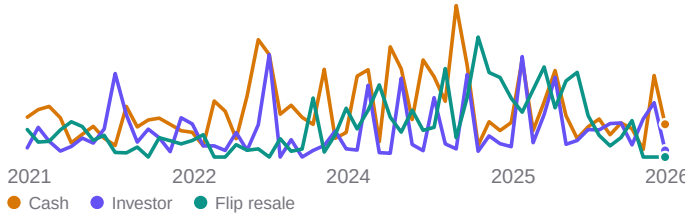
5.9%



BUYERS & OUTCOMES

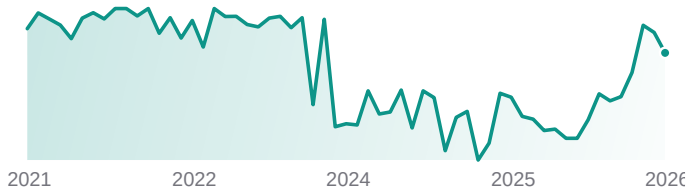
Buyer mix

Cash 17% · Investor 3.4% · Flip resale 0%



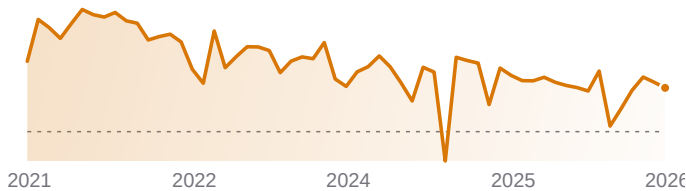
Sellers who sold at a gain

77%

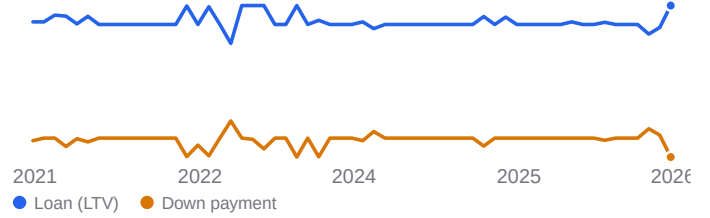


Median annualized return at resale

+3.5%

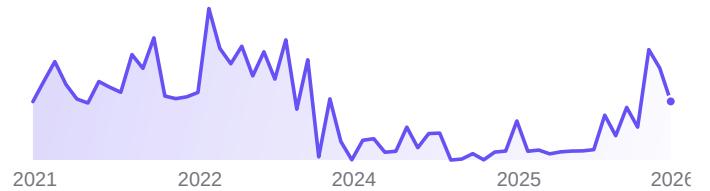


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



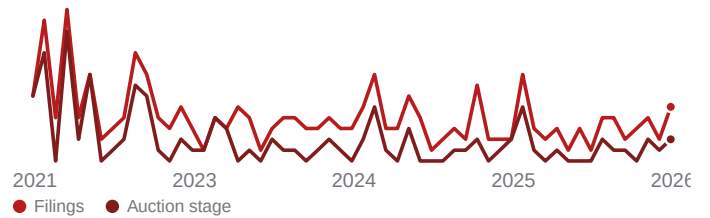
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	10,979
Median value (AVM)	\$587K
Median size	2,002 ft²
Median bedrooms	4
Median year built	2002
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	0.9%
Owner occupied	80%
Company owned	29%
Median loan-to-value	53%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	31,376
Density	1,635 / mi²
Median household income	\$105K
Average household income	\$124K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	95
Homes occupied	98%
Bachelor's or higher	24%
Poverty rate	11.7%
Unemployment	1.4%
Average temp	61°F
Annual precip	20 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.