

# Sacramento 95830

ZIP code · CA · California > Sacramento County > Sacramento

STRONG SELLER'S MARKET

**\$805K**

MEDIAN SALE PRICE

**-28.4%**

1-YR CHANGE

**7**

SALES (12 MO)

**\$1.1M**

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 81 / 100

Buyer's market

Balanced

Seller's market

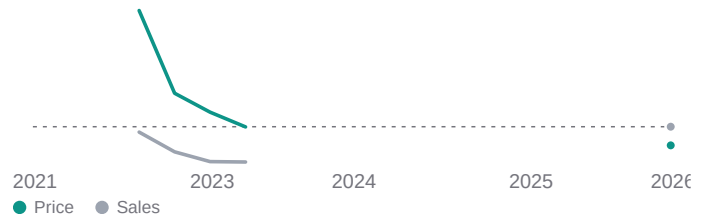
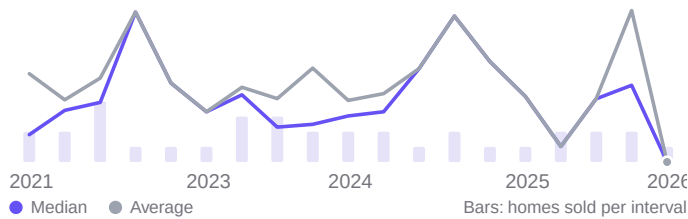
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$530K · Average \$530K

Growth (year over year)

Price -28.4% · Sales +0.0%



Price per square foot

\$557/ft²

Sale premium vs estimated value

+6.0%



Annual turnover (share of homes sold)

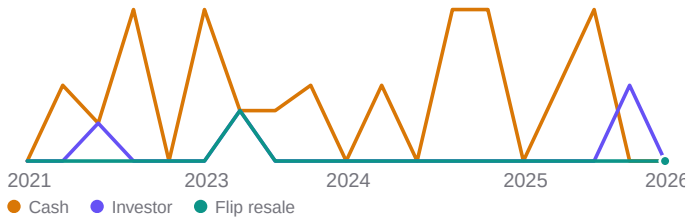
2.8%



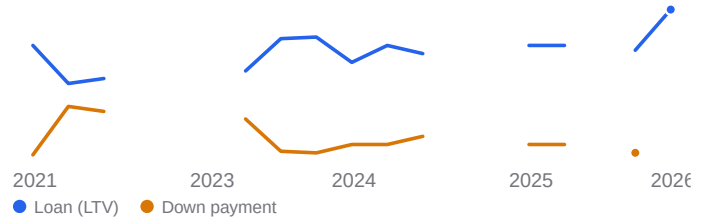
## BUYERS & OUTCOMES

### Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

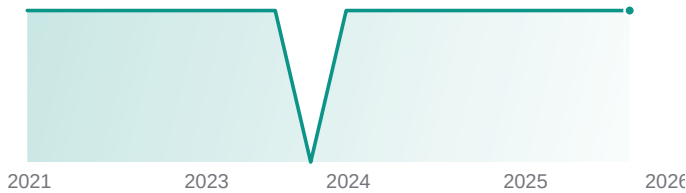


Financing (share of purchase price) Loan (LTV) 102% · Down payment 15%



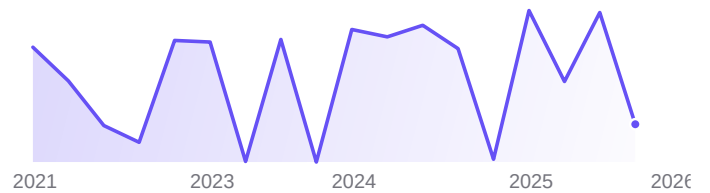
### Sellers who sold at a gain

100%



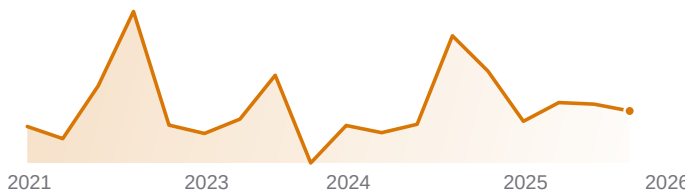
### Typical hold before selling

6.8 yrs



### Median annualized return at resale

+4.6%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 253       |
| Median value (AVM) | \$1.1M    |
| Median size        | 2,648 ft² |
| Median bedrooms    | 4         |
| Median year built  | 1988      |
| Single family      | 89%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 64%      |
| Underwater (LTV 125% or more) | 0.5%     |
| Owner occupied                | 76%      |
| Company owned                 | 51%      |
| Median loan-to-value          | 42%      |
| Typical ownership tenure      | 18.1 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 2,098     |
| Density                          | 149 / mi² |
| Median household income          | \$130K    |
| Average household income         | \$142K    |
| Crime index (US avg 100)         | 53        |
| Air pollution index (US avg 100) | 88        |
| Earthquake index (US avg 100)    | 94        |
| Homes occupied                   | 95%       |
| Bachelor's or higher             | 34%       |
| Poverty rate                     | 5.6%      |
| Unemployment                     | 1.4%      |
| Average temp                     | 61°F      |
| Annual precip                    | 21 in     |
| Sunshine                         | 78%       |

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.