

Sacramento 95831

ZIP code · CA · California > Sacramento County > Sacramento

BALANCED MARKET

\$638K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

339

SALES (12 MO)

\$632K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



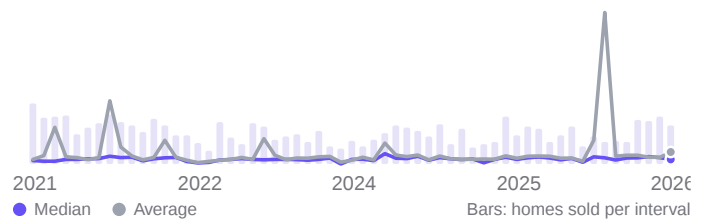
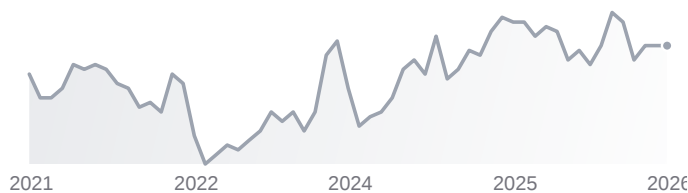
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$599K · Average \$795K

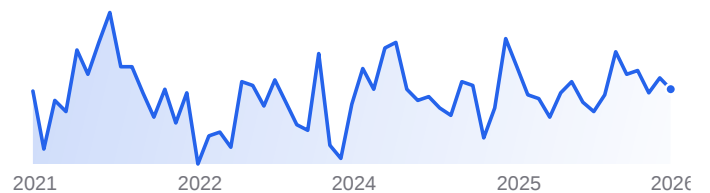
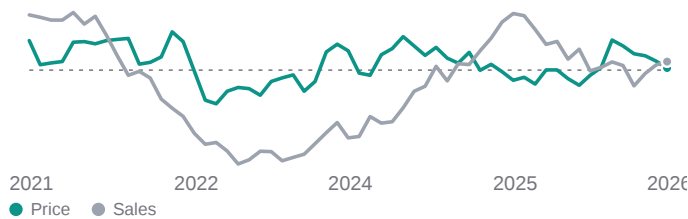


Growth (year over year)

Price +0.7% · Sales +3.0%

Price per square foot

\$337/ft²

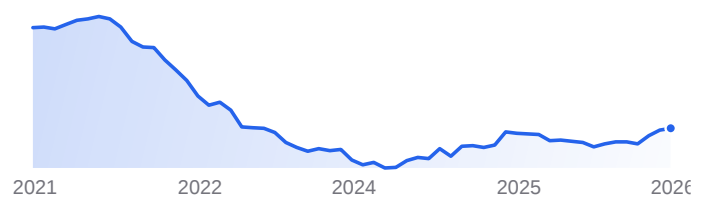
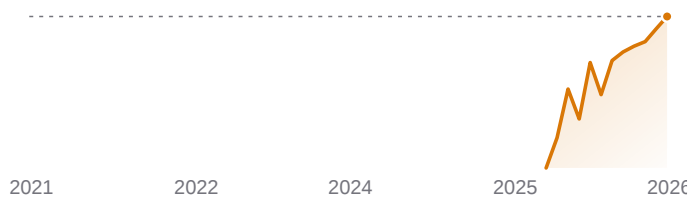


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

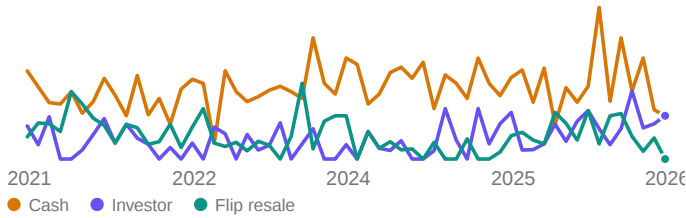
2.5%



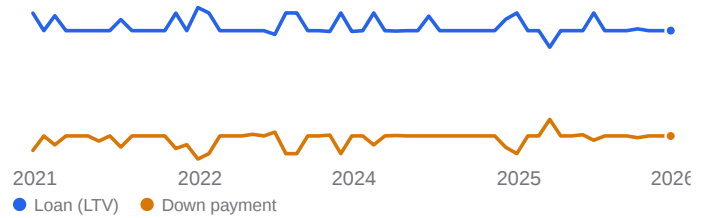
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 14% · Flip resale 0%

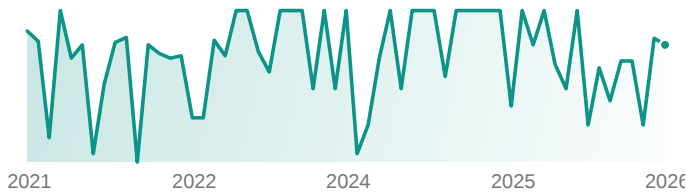


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



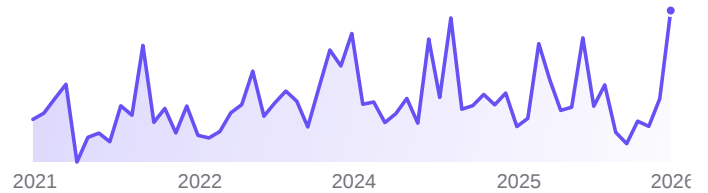
Sellers who sold at a gain

96%



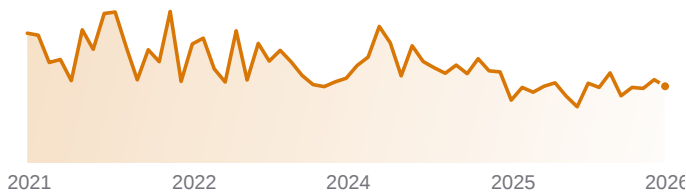
Typical hold before selling

23.4 yrs



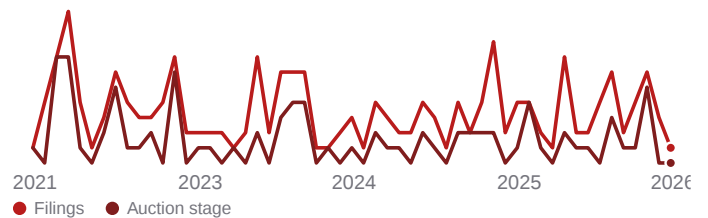
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	13,295
Median value (AVM)	\$632K
Median size	1,892 ft²
Median bedrooms	3
Median year built	1981
Single family	90%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.3%
Owner occupied	76%
Company owned	52%
Median loan-to-value	40%

Typical ownership tenure

23.1 yrs

COMMUNITY

Population	43,543
Density	5,615 / mi ²
Median household income	\$97K
Average household income	\$124K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	122
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	8.5%
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.