

Sacramento 95833

ZIP code · CA · California > Sacramento County > Sacramento

BALANCED MARKET

\$457K

MEDIAN SALE PRICE

+1.4%

1-YR CHANGE

294

SALES (12 MO)

\$448K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



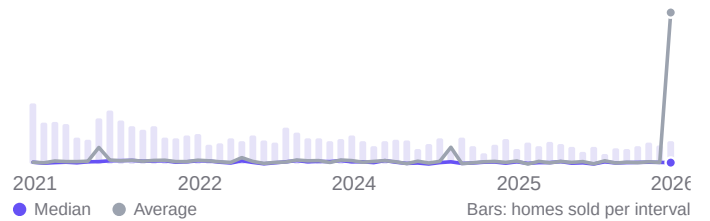
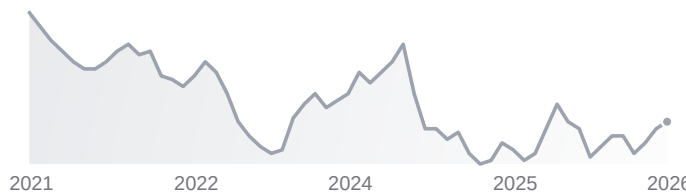
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$450K · Average \$5.2M

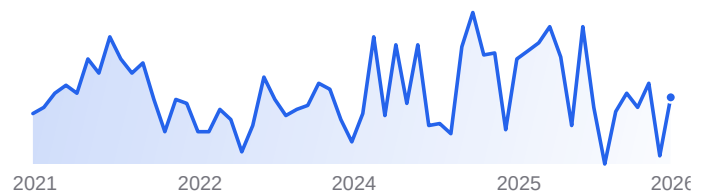
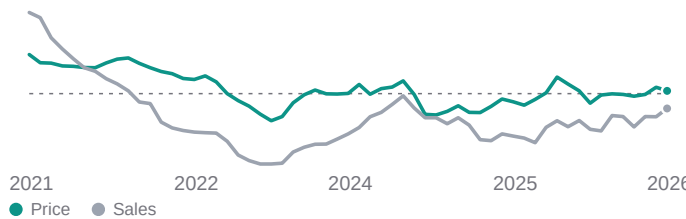


Growth (year over year)

Price +1.4% · Sales -7.8%

Price per square foot

\$304/ft²



Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

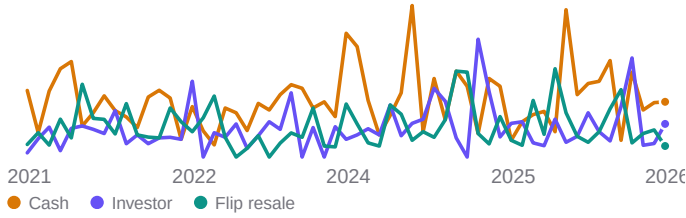
3.0%



BUYERS & OUTCOMES

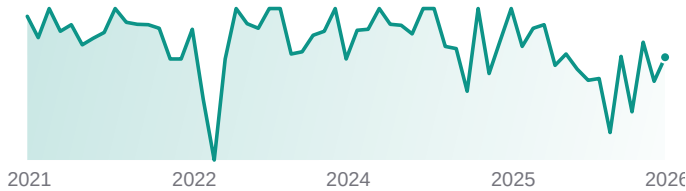
Buyer mix

Cash 16% · Investor 9.4% · Flip resale 3.1%



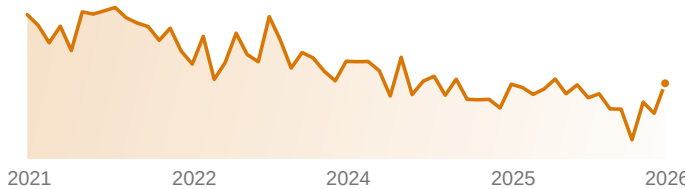
Sellers who sold at a gain

89%

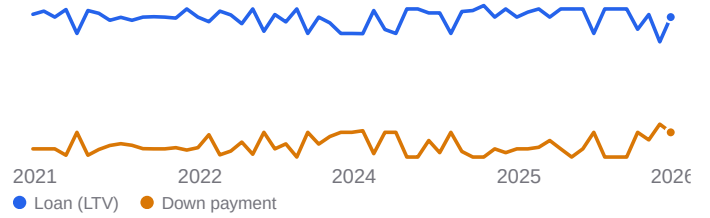


Median annualized return at resale

+5.4%

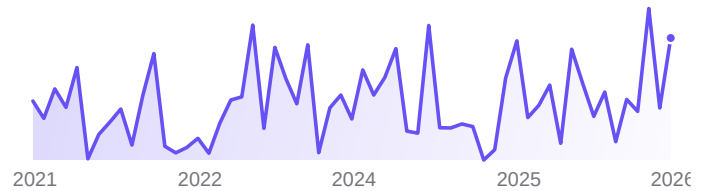


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



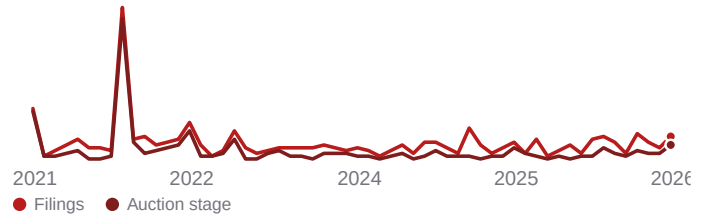
Typical hold before selling

11.3 yrs



Preforeclosure filings

Filings 8 · Auction stage 5



HOUSING STOCK

Homes	9,924
Median value (AVM)	\$448K
Median size	1,450 ft²
Median bedrooms	3
Median year built	1984
Single family	88%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.1%
Owner occupied	74%
Company owned	28%
Median loan-to-value	53%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	39,879
Density	4,640 / mi ²
Median household income	\$85K
Average household income	\$108K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	116
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	8.9%
Unemployment	1.7%
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.