

Sacramento 95834

ZIP code · CA · California > Sacramento County > Sacramento

BALANCED MARKET

\$473K

MEDIAN SALE PRICE

-3.5%

1-YR CHANGE

353

SALES (12 MO)

\$518K

MEDIAN VALUE (AVM)

Market temperature

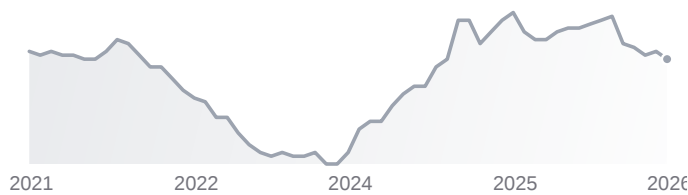
Balanced market · 45 / 100



MARKET TRENDS (5 YEARS)

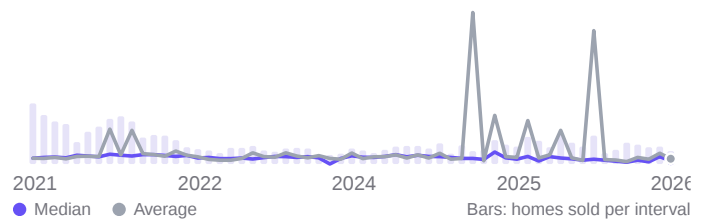
Market temperature (0–100)

45 / 100



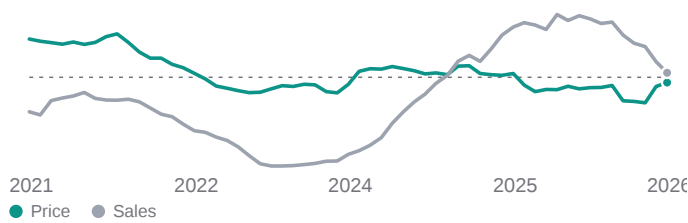
Sale prices

Median \$450K · Average \$493K



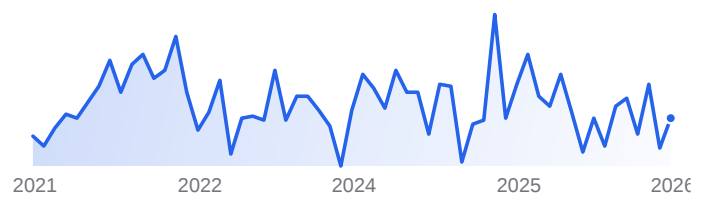
Growth (year over year)

Price -3.5% · Sales +2.9%



Price per square foot

\$299/ft²



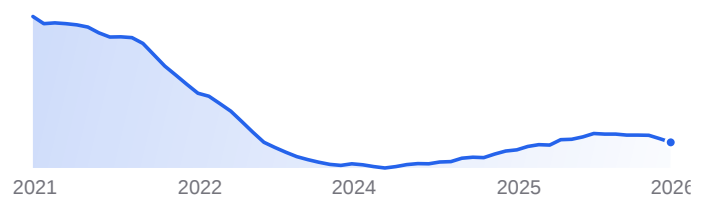
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

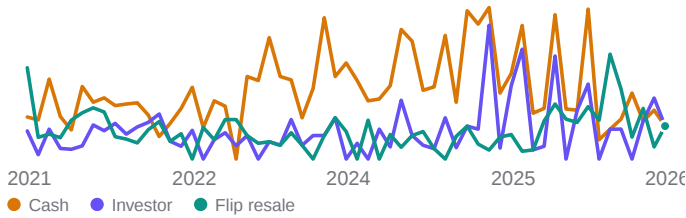
3.7%



BUYERS & OUTCOMES

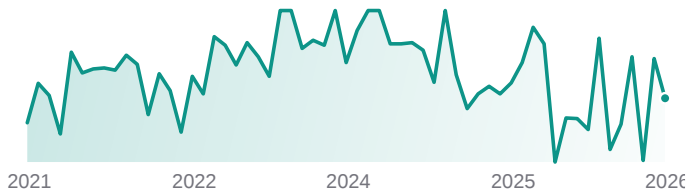
Buyer mix

Cash 10% · Investor 10% · Flip resale 10%



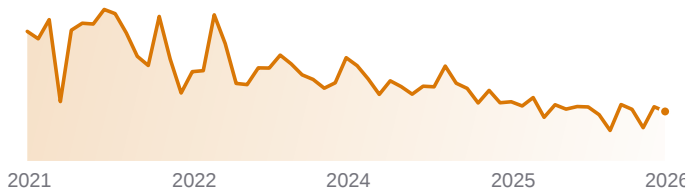
Sellers who sold at a gain

79%

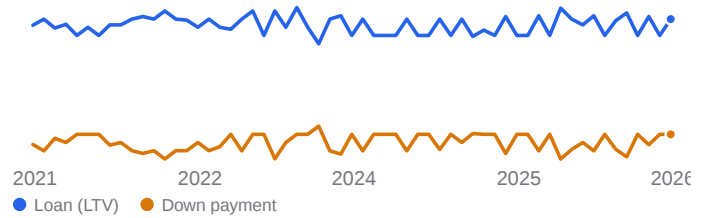


Median annualized return at resale

+3.7%



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



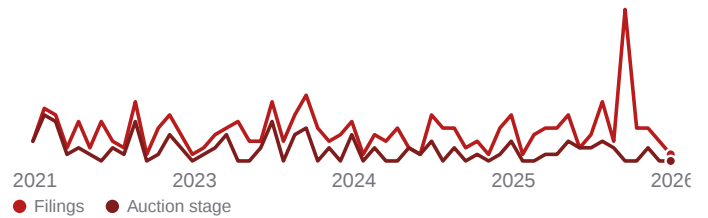
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	9,437
Median value (AVM)	\$518K
Median size	1,788 ft²
Median bedrooms	3
Median year built	2007
Single family	88%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	0.9%
Owner occupied	74%
Company owned	26%
Median loan-to-value	60%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	35,771
Density	3,625 / mi²
Median household income	\$89K
Average household income	\$110K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	110
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	11.8%
Unemployment	1.6%
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.