

Sacramento 95835

ZIP code · CA · California > Sacramento County > Sacramento

BALANCED MARKET

\$549K

MEDIAN SALE PRICE

-5.4%

1-YR CHANGE

864

SALES (12 MO)

\$545K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



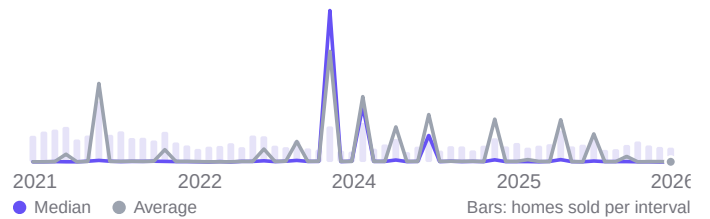
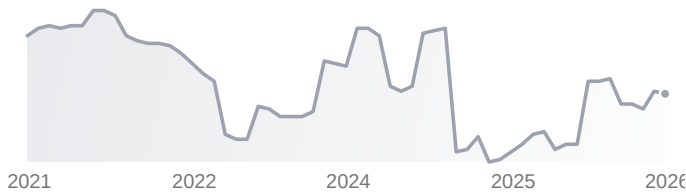
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$553K · Average \$555K

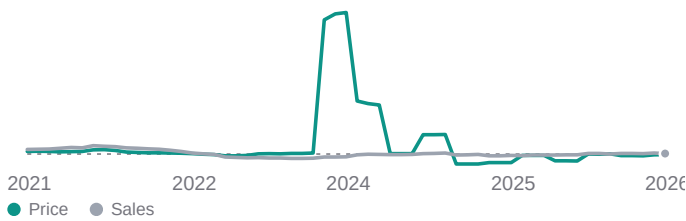


Growth (year over year)

Price -5.4% · Sales +5.4%

Price per square foot

\$271/ft²

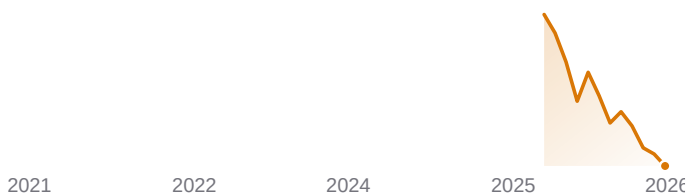


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

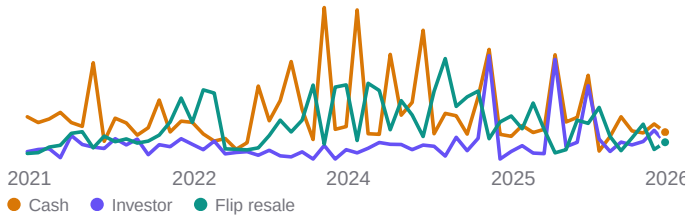
5.9%



BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 8.6% · Flip resale 8.6%



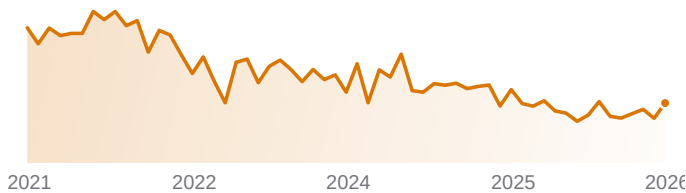
Sellers who sold at a gain

83%

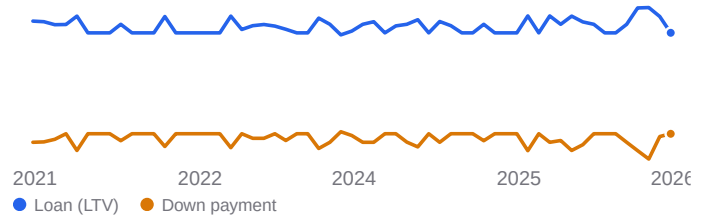


Median annualized return at resale

+3.9%

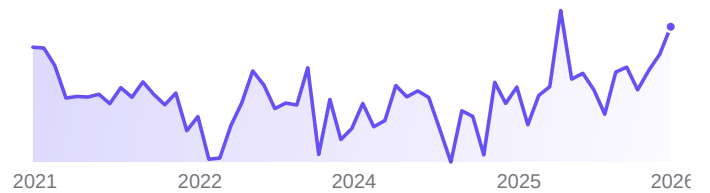


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 8 · Auction stage 1



HOUSING STOCK

Homes	14,719
Median value (AVM)	\$545K
Median size	2,088 ft²
Median bedrooms	4
Median year built	2004
Single family	88%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	1.7%
Owner occupied	74%
Company owned	29%
Median loan-to-value	61%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	41,388
Density	3,230 / mi²
Median household income	\$113K
Average household income	\$135K
Crime index (US avg 100)	39
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	106
Homes occupied	97%
Bachelor's or higher	34%
Poverty rate	4.2%
Unemployment	1.6%
Average temp	61°F
Annual precip	21 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.