

Sacramento 95838

ZIP code · CA · California > Sacramento County > Sacramento

SELLER'S MARKET

\$367K

MEDIAN SALE PRICE

-8.4%

1-YR CHANGE

423

SALES (12 MO)

\$372K

MEDIAN VALUE (AVM)

Market temperature

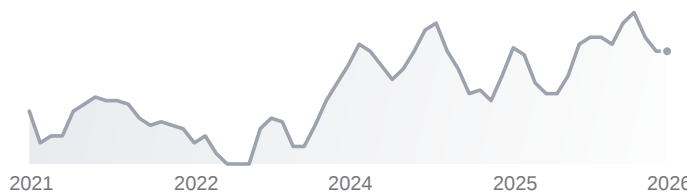
Seller's market · 60 / 100



MARKET TRENDS (5 YEARS)

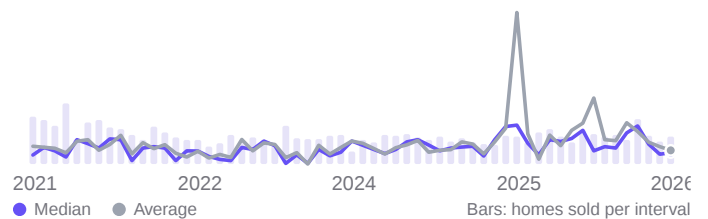
Market temperature (0–100)

60 / 100



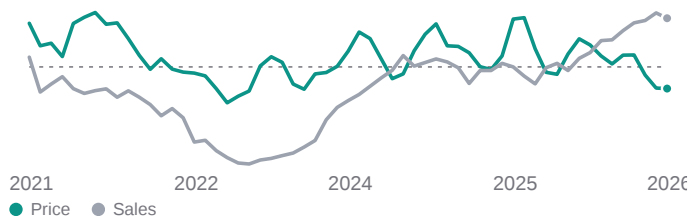
Sale prices

Median \$359K · Average \$367K



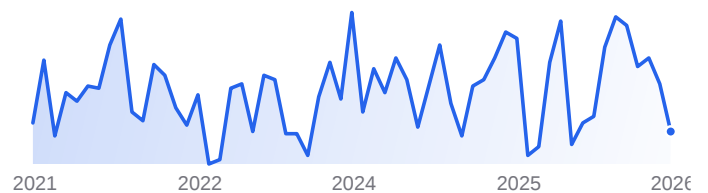
Growth (year over year)

Price -8.4% · Sales +18.8%



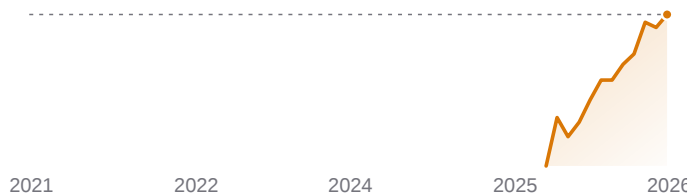
Price per square foot

\$277/ft²



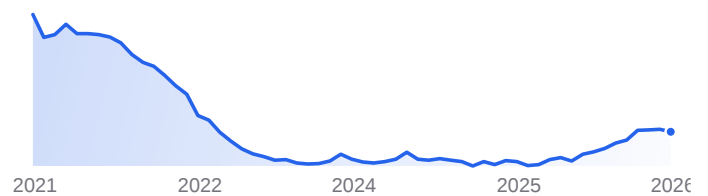
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

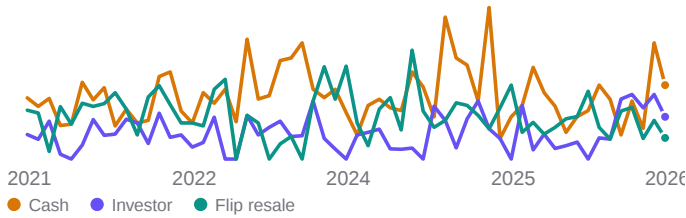
4.1%



BUYERS & OUTCOMES

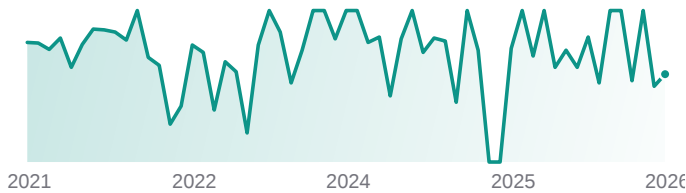
Buyer mix

Cash 21% · Investor 12% · Flip resale 6.1%



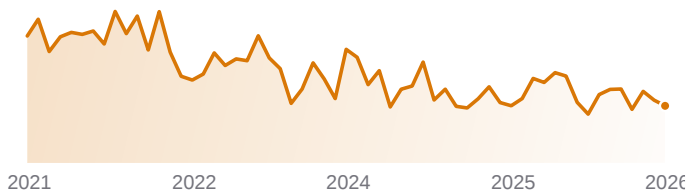
Sellers who sold at a gain

92%

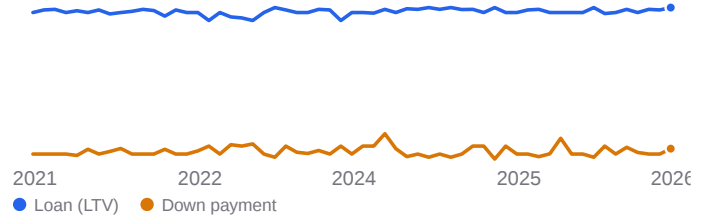


Median annualized return at resale

+5.2%

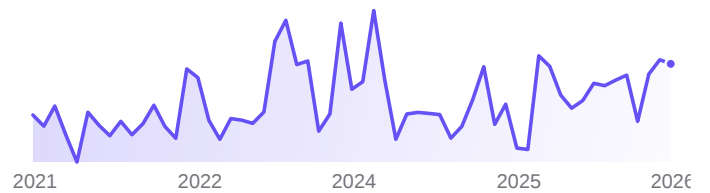


Financing (share of purchase price) Loan (LTV) 98% · Down payment 8.4%



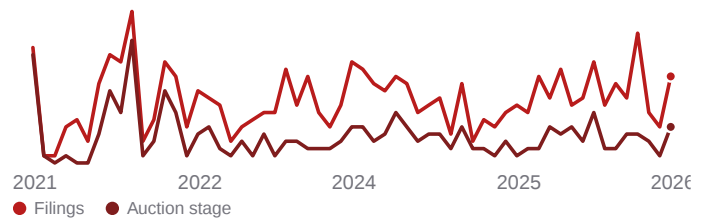
Typical hold before selling

10.0 yrs



Preforeclosure filings

Filings 12 · Auction stage 5



HOUSING STOCK

Homes	10,230
Median value (AVM)	\$372K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1980
Single family	91%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.5%
Owner occupied	70%
Company owned	21%
Median loan-to-value	50%

Typical ownership tenure

13.8 yrs

COMMUNITY

Population	41,567
Density	4,613 / mi²
Median household income	\$57K
Average household income	\$76K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	102
Homes occupied	96%
Bachelor's or higher	12%
Poverty rate	18.3%
Unemployment	1.4%
Average temp	61°F
Annual precip	22 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.