

Sacramento 95841

ZIP code · CA · California > Sacramento County > Sacramento

SELLER'S MARKET

\$420K

MEDIAN SALE PRICE

+6.2%

1-YR CHANGE

182

SALES (12 MO)

\$428K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



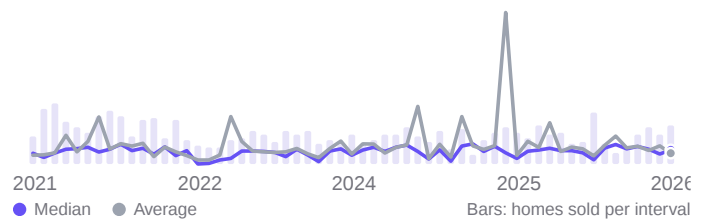
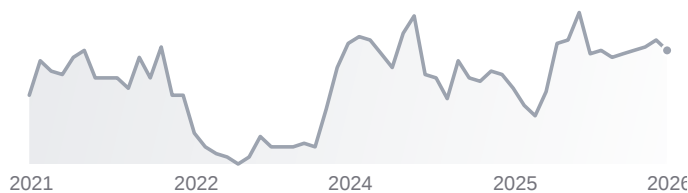
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$434K · Average \$397K

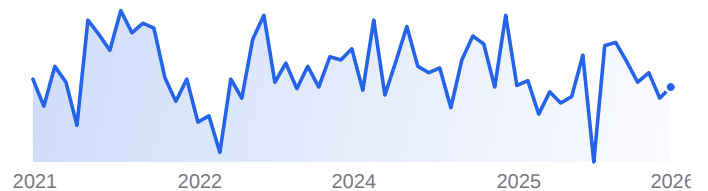
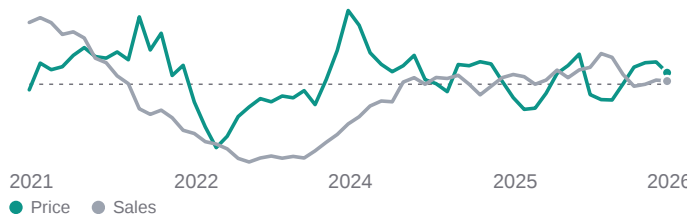


Growth (year over year)

Price +6.2% · Sales +1.7%

Price per square foot

\$271/ft²

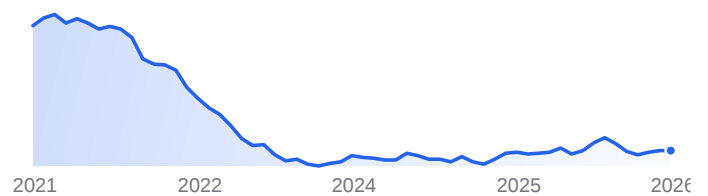


Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

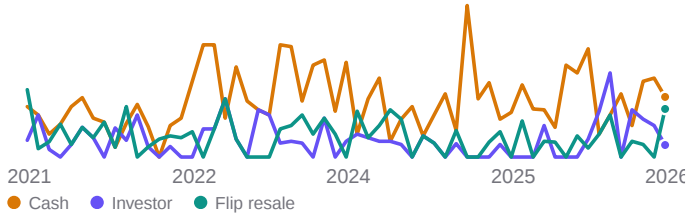
3.9%



BUYERS & OUTCOMES

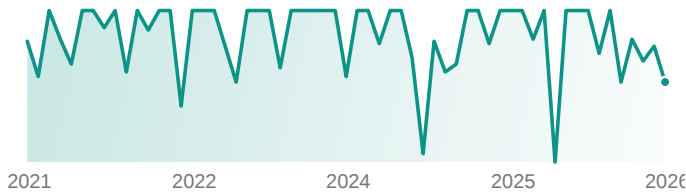
Buyer mix

Cash 24% · Investor 4.8% · Flip resale 19%



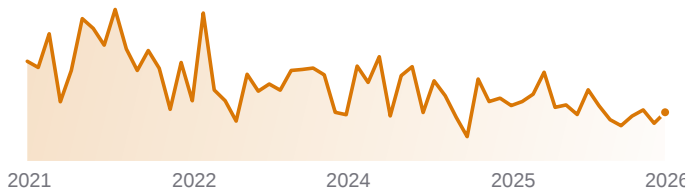
Sellers who sold at a gain

83%

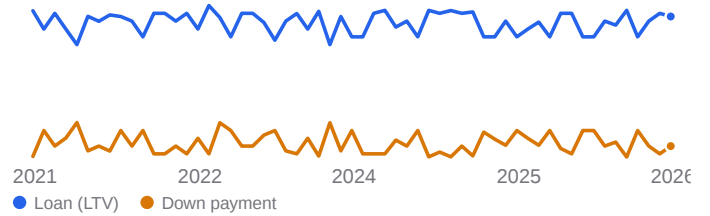


Median annualized return at resale

+4.6%

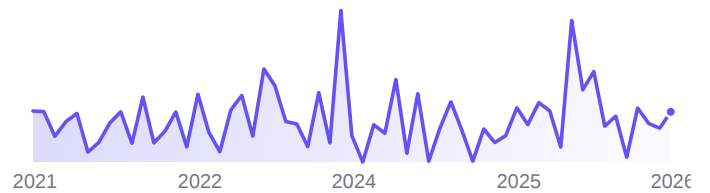


Financing (share of purchase price) Loan (LTV) 93% · Down payment 10%



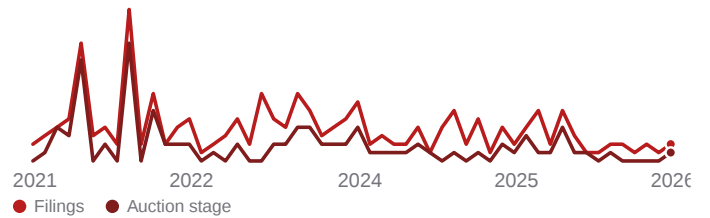
Typical hold before selling

9.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,716
Median value (AVM)	\$428K
Median size	1,448 ft²
Median bedrooms	3
Median year built	1971
Single family	62%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.1%
Owner occupied	64%
Company owned	36%
Median loan-to-value	50%

Typical ownership tenure

13.4 yrs

COMMUNITY

Population	22,436
Density	5,650 / mi²
Median household income	\$63K
Average household income	\$80K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	90
Homes occupied	96%
Bachelor's or higher	18%
Poverty rate	14.0%
Unemployment	1.5%
Average temp	61°F
Annual precip	23 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.