

Sacramento 95864

ZIP code · CA · California > Sacramento County > Sacramento

BALANCED MARKET

\$836K

MEDIAN SALE PRICE

-4.5%

1-YR CHANGE

306

SALES (12 MO)

\$779K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



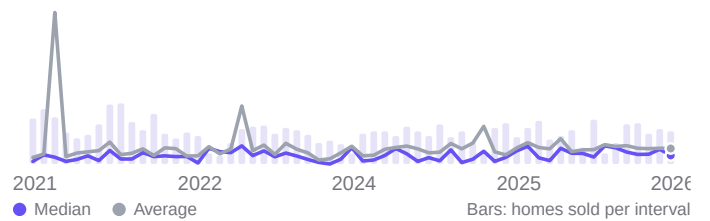
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$761K · Average \$971K

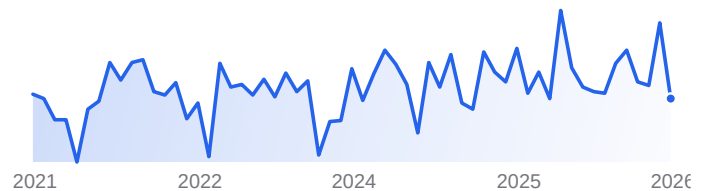
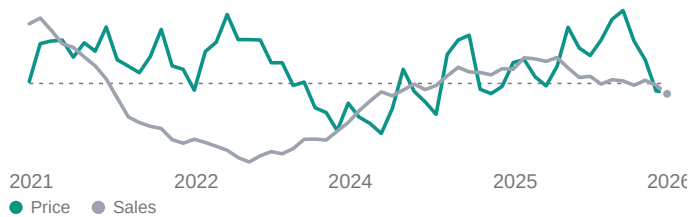


Growth (year over year)

Price -4.5% · Sales -5.3%

Price per square foot

\$357/ft²

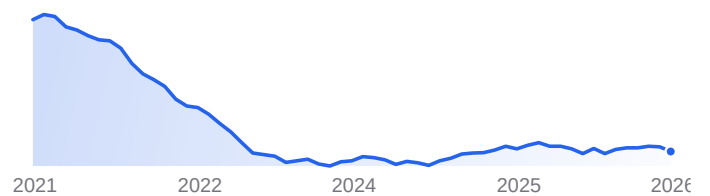
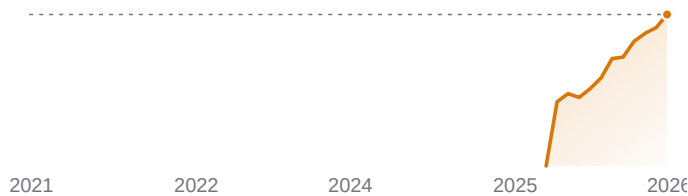


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

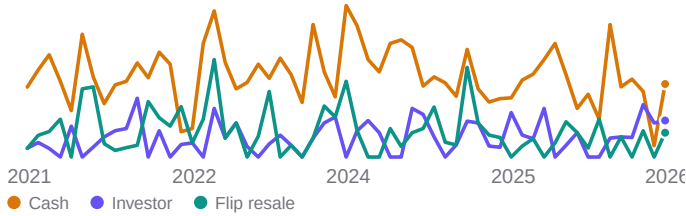
3.5%



BUYERS & OUTCOMES

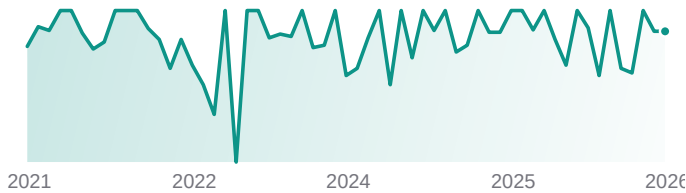
Buyer mix

Cash 21% · Investor 11% · Flip resale 7.1%



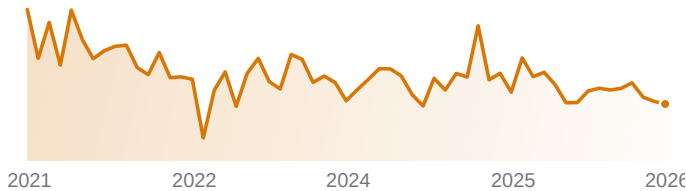
Sellers who sold at a gain

96%

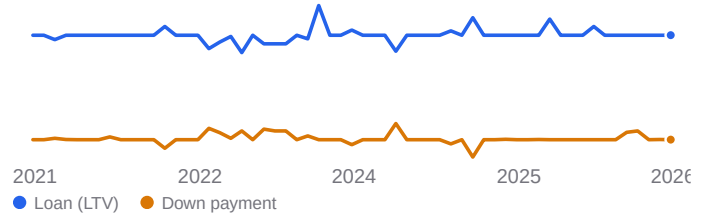


Median annualized return at resale

+3.8%

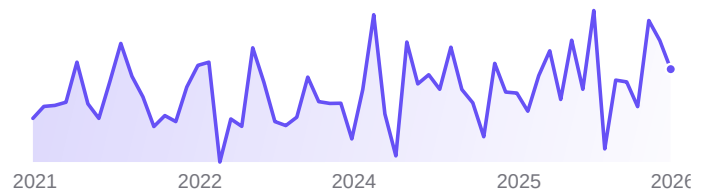


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



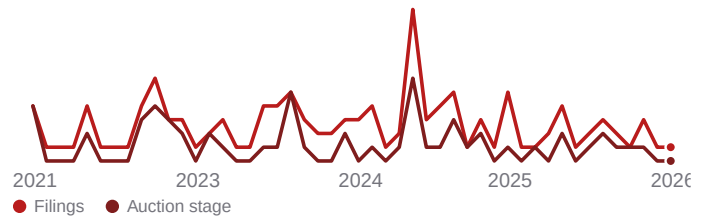
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	8,858
Median value (AVM)	\$779K
Median size	2,018 ft²
Median bedrooms	3
Median year built	1956
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.7%
Owner occupied	77%
Company owned	55%
Median loan-to-value	45%
Typical ownership tenure	15.6 yrs

COMMUNITY

Population	25,072
Density	3,881 / mi²
Median household income	\$119K
Average household income	\$163K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	99
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	8.3%
Unemployment	1.4%
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.