

Sacramento Association of REALTORS®  
**Single Family Home Sales by ZIP CODE**  
 May 2020

Zip Code	Current Month	Sales Breakdown (by type)	Last Month	Last Year	Year-to-Date
95608 Carmichael	Total Sales	32	48	66	216
	Median Sales Price	\$464,000	\$446,000	\$405,000	\$450,000
	Average Price/Square Foot	\$258	\$272	\$250	N/A
	Average Sq Ft of Property	1,908	1,933	1,809	N/A
	Total Listing Inventory *	95	87	124	N/A
	Total Listing Median Price ∞	\$544,900	\$537,000	\$599,000	N/A
95610 Citrus Heights	Total Sales	34	24	37	135
	Median Sales Price	\$390,000	\$400,500	\$379,000	\$390,000
	Average Price/Square Foot	\$246	\$254	\$243	N/A
	Average Sq Ft of Property	1,609	1,669	1,620	N/A
	Total Listing Inventory *	29	33	60	N/A
	Total Listing Median Price ∞	\$449,972	\$425,000	\$410,000	N/A
95621 Citrus Heights	Total Sales	31	45	56	167
	Median Sales Price	\$350,000	\$350,000	\$330,500	\$352,500
	Average Price/Square Foot	\$262	\$262	\$239	N/A
	Average Sq Ft of Property	1,408	1,362	1,425	N/A
	Total Listing Inventory *	38	35	51	N/A
	Total Listing Median Price ∞	\$364,999	\$360,000	\$353,500	N/A
95624 Elk Grove	Total Sales	50	39	66	203
	Median Sales Price	\$445,550	\$443,910	\$444,998	\$4,565,000
	Average Price/Square Foot	\$237	\$242	\$233	N/A
	Average Sq Ft of Property	2,076	2,038	2,093	N/A
	Total Listing Inventory *	59	74	109	N/A
	Total Listing Median Price ∞	\$585,000	\$549,000	\$549,713	N/A
95626 Elverta	Total Sales	1	6	3	16
	Median Sales Price	\$342,000	\$439,000	\$460,000	\$346,000
	Average Price/Square Foot	\$339	\$262	\$283	N/A
	Average Sq Ft of Property	1,008	1,840	1,465	N/A
	Total Listing Inventory *	4	4	5	N/A
	Total Listing Median Price ∞	\$525,000	\$525,000	\$579,500	N/A
95628 Fair Oaks	Total Sales	35	35	56	198
	Median Sales Price	\$410,000	\$575,000	\$499,500	\$458,750
	Average Price/Square Foot	\$267	\$268	\$247	N/A
	Average Sq Ft of Property	1,707	2,320	2,234	N/A
	Total Listing Inventory *	99	89	122	N/A
	Total Listing Median Price ∞	\$598,750	\$599,000	\$584,500	N/A
95630 Folsom	Total Sales	52	44	103	246
	Median Sales Price	\$589,500	\$612,500	\$540,000	\$585,000
	Average Price/Square Foot	\$298	\$304	\$289	N/A
	Average Sq Ft of Property	2,099	2,130	2,156	N/A
	Total Listing Inventory *	126	131	151	N/A
	Total Listing Median Price ∞	\$575,500	\$623,313	\$599,000	N/A
95632 Galt	Total Sales	18	18	30	111
	Median Sales Price	\$382,500	\$450,000	\$373,250	\$400,000
	Average Price/Square Foot	\$254	\$252	\$231	N/A
	Average Sq Ft of Property	1,653	1,824	1,717	N/A
	Total Listing Inventory *	43	51	63	N/A
	Total Listing Median Price ∞	\$469,950	\$482,500	\$482,000	N/A
95638 Herald	Total Sales	1	0	1	2
	Median Sales Price	\$510,000	\$0	\$525,000	\$525,000
	Average Price/Square Foot	\$236	\$0	\$288	N/A
	Average Sq Ft of Property	2,158	0	1,825	N/A
	Total Listing Inventory *	6	8	13	N/A
	Total Listing Median Price ∞	\$725,000	\$568,000	\$562,500	N/A
95641 Isleton	Total Sales	2	1	3	4
	Median Sales Price	\$422,500	\$465,000	\$295,000	\$422,500
	Average Price/Square Foot	\$219	\$323	\$248	N/A
	Average Sq Ft of Property	1,938	1,440	1,131	N/A
	Total Listing Inventory *	11	13	12	N/A
	Total Listing Median Price ∞	\$296,500	\$332,000	\$349,900	N/A
95655 Mather	Total Sales	2	5	6	17
	Median Sales Price	\$468,500	\$433,000	\$460,000	\$395,000
	Average Price/Square Foot	\$216	\$208	\$205	N/A
	Average Sq Ft of Property	2,279	2,183	2,312	N/A
	Total Listing Inventory *	2	3	10	N/A
	Total Listing Median Price ∞	\$479,500	\$470,000	\$373,320	N/A
95660 North Highlands	Total Sales	18	24	37	123
	Median Sales Price	\$285,000	\$297,995	\$265,000	\$284,500
	Average Price/Square Foot	\$241	\$250	\$222	N/A
	Average Sq Ft of Property	1,190	1,147	1,255	N/A
	Total Listing Inventory *	32	35	24	N/A
	Total Listing Median Price ∞	\$309,000	\$292,500	\$270,000	N/A
95662 Orangevale	Total Sales	22	19	37	118
	Median Sales Price	\$409,000	\$475,000	\$422,500	\$421,500
	Average Price/Square Foot	\$268	\$269	\$284	N/A
	Average Sq Ft of Property	1,729	1,907	1,821	N/A
	Total Listing Inventory *	26	33	58	N/A
	Total Listing Median Price ∞	\$499,000	\$485,000	\$450,000	N/A

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**Single Family Home Sales by ZIP CODE**  
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Zip Code	Current Month	Sales Breakdown (by type)	Last Month	Last Year	Year-to-Date
95670 Rancho Cordova	Total Sales	30	47	56	197
	Median Sales Price	\$343,500	\$0	\$365,000	\$376,000
	Average Price/Square Foot	\$245	\$249	\$239	N/A
	Average Sq Ft of Property	1,547	\$260,000	1,640	1,599
	Total Listing Inventory *	42	47	50	N/A
	Total Listing Median Price ∞	\$439,500	Sales \$345,000	\$415,000	\$422,450
95673 Rio Linda	Total Sales	7	10	16	64
	Median Sales Price	\$325,000	\$0	\$315,000	\$325,000
	Average Price/Square Foot	\$245	\$219	\$232	N/A
	Average Sq Ft of Property	1,360	\$250,000	1,601	1,433
	Total Listing Inventory *	20	18	30	N/A
	Total Listing Median Price ∞	\$322,750	Sales \$325,000	\$360,000	\$319,900
95683 Rancho Murietta	Total Sales	8	10	16	52
	Median Sales Price	\$571,000	\$0	\$462,000	\$567,950
	Average Price/Square Foot	\$237	\$235	\$249	N/A
	Average Sq Ft of Property	2,557	\$0	2,133	2,383
	Total Listing Inventory *	34	37	59	N/A
	Total Listing Median Price ∞	\$684,450	Sales \$571,000	\$679,000	\$589,000
95690 Walnut Grove	Total Sales	0	0	1	3
	Median Sales Price	\$0	\$0	\$225,000	\$300,000
	Average Price/Square Foot	\$0	\$0	\$159	N/A
	Average Sq Ft of Property	0	\$0	0	1,415
	Total Listing Inventory *	6	4	7	N/A
	Total Listing Median Price ∞	\$354,900	Sales \$0	\$324,450	\$732,000
95693 Wilton	Total Sales	3	1	5	22
	Median Sales Price	\$380,000	\$0	\$730,000	\$673,500
	Average Price/Square Foot	\$366	\$273	\$271	N/A
	Average Sq Ft of Property	1,374	\$0	2,670	2,075
	Total Listing Inventory *	15	16	28	N/A
	Total Listing Median Price ∞	\$950,000	Sales \$380,000	\$900,000	\$700,000
95742 Rancho Cordova	Total Sales	32	21	26	127
	Median Sales Price	\$468,944	\$0	\$450,000	\$465,500
	Average Price/Square Foot	\$218	\$205	\$209	N/A
	Average Sq Ft of Property	2,606	\$0	2,403	2,220
	Total Listing Inventory *	49	44	34	N/A
	Total Listing Median Price ∞	\$477,633	Sales \$468,944	\$477,688	\$470,000
95757 Elk Grove	Total Sales	33	37	53	171
	Median Sales Price	\$510,000	\$0	\$495,000	\$481,126
	Average Price/Square Foot	\$225	\$224	\$217	N/A
	Average Sq Ft of Property	2,432	\$0	2,367	2,444
	Total Listing Inventory *	56	57	69	N/A
	Total Listing Median Price ∞	\$562,000	Sales \$510,000	\$540,000	\$526,000
95758 Elk Grove	Total Sales	50	39	87	222
	Median Sales Price	\$410,000	\$0	\$422,000	\$420,500
	Average Price/Square Foot	\$255	\$250	\$231	N/A
	Average Sq Ft of Property	1,724	\$0	1,852	1,927
	Total Listing Inventory *	75	70	82	N/A
	Total Listing Median Price ∞	\$437,444	Sales \$410,000	\$439,894	\$447,500
95811 Midtown/ Downtown	Total Sales	2	0	5	5
	Median Sales Price	\$495,840	\$0	\$800,000	\$548,888
	Average Price/Square Foot	\$415	\$0	\$404	N/A
	Average Sq Ft of Property	1,218	\$0	0	1,994
	Total Listing Inventory *	9	7	10	N/A
	Total Listing Median Price ∞	\$809,000	Sales \$495,840	\$809,000	\$704,500
95814 Downtown	Total Sales	2	1	2	9
	Median Sales Price	\$602,495	\$0	\$520,000	\$615,000
	Average Price/Square Foot	\$354	\$433	\$316	N/A
	Average Sq Ft of Property	1,703	\$0	1,200	1,343
	Total Listing Inventory *	2	3	8	N/A
	Total Listing Median Price ∞	\$622,495	Sales \$602,495	\$629,000	\$772,200
95815 Woodlake Noralto S. Hagginwood	Total Sales	11	8	18	77
	Median Sales Price	\$265,000	\$0	\$307,500	\$251,500
	Average Price/Square Foot	\$222	\$232	\$225	N/A
	Average Sq Ft of Property	1,316	\$0	1,291	1,286
	Total Listing Inventory *	25	22	27	N/A
	Total Listing Median Price ∞	\$298,500	Sales \$265,000	\$298,000	\$229,950
95816 Midtown/East Sacramento	Total Sales	9	5	12	47
	Median Sales Price	\$585,000	\$0	\$619,000	\$608,362
	Average Price/Square Foot	\$411	\$379	\$396	N/A
	Average Sq Ft of Property	1,541	\$0	1,729	1,834
	Total Listing Inventory *	27	21	28	N/A
	Total Listing Median Price ∞	\$673,500	Sales \$585,000	\$678,500	\$709,408
95817 Elmhurst Med Center North/Central Oak Park	Total Sales	13	9	20	55
	Median Sales Price	\$400,000	\$0	\$377,500	\$380,000
	Average Price/Square Foot	\$347	\$377	\$319	N/A
	Average Sq Ft of Property	1,333	\$0	1,043	1,175
	Total Listing Inventory *	23	21	25	N/A
	Total Listing Median Price ∞	\$449,000	Sales \$400,000	\$392,450	\$349,900

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Zip Code	Current Month	Sales Breakdown (by type)	Last Month	Last Year	Year-to-Date	
95818 Land Park Curtis Park	Total Sales	13	20	29	85	
	Median Sales Price	\$599,000	\$0	\$585,000	\$585,000	
	Average Price/Square Foot	\$480	\$447	\$385	N/A	
	Average Sq Ft of Property	1,382	\$0	1,647	N/A	
	Total Listing Inventory *	32	Conventional 13	36	N/A	
	Total Listing Median Price ∞	\$661,475	Sales \$599,000	\$656,500	\$615,000	N/A
95819 East Sacramento	Total Sales	22	17	29	77	
	Median Sales Price	\$594,500	\$0	\$660,000	\$620,000	
	Average Price/Square Foot	\$431	\$501	\$463	N/A	
	Average Sq Ft of Property	1,680	\$0	1,638	N/A	
	Total Listing Inventory *	40	Conventional 22	35	42	N/A
	Total Listing Median Price ∞	\$899,000	Sales \$594,500	\$799,950	\$689,900	N/A
95820 Tahoe Park Colonial Village S. Oak Park	Total Sales	30	41	42	177	
	Median Sales Price	\$293,500	\$235,000	\$294,000	\$292,000	
	Average Price/Square Foot	\$286	\$280	\$267	N/A	
	Average Sq Ft of Property	1,091	\$0	1,129	1,146	N/A
	Total Listing Inventory *	39	Conventional 27	40	70	N/A
	Total Listing Median Price ∞	\$299,900	Sales \$299,900	\$309,250	\$274,995	N/A
95821 N. Arden Arcade	Total Sales	35	20	38	132	
	Median Sales Price	\$375,000	\$245,000	\$367,500	\$370,000	
	Average Price/Square Foot	\$266	\$249	\$263	N/A	
	Average Sq Ft of Property	1,444	\$0	1,569	1,399	N/A
	Total Listing Inventory *	44	Conventional 34	59	51	N/A
	Total Listing Median Price ∞	\$386,000	Sales \$375,000	\$399,950	\$385,000	N/A
95822 S. Land Park Hollywood Park Golf Course Terr.	Total Sales	30	39	58	171	
	Median Sales Price	\$322,500	\$361,500	\$345,000	\$288,400	
	Average Price/Square Foot	\$283	\$280	\$261	N/A	
	Average Sq Ft of Property	1,518	\$0	1,406	1,316	N/A
	Total Listing Inventory *	33	Conventional 28	36	40	N/A
	Total Listing Median Price ∞	\$359,999	Sales \$322,500	\$392,500	\$285,000	N/A
95823 S. Sacramento Parkway Valley Hi	Total Sales	29	31	66	170	
	Median Sales Price	\$323,000	\$415,000	\$315,000	\$293,750	
	Average Price/Square Foot	\$225	\$238	\$205	N/A	
	Average Sq Ft of Property	1,522	\$0	1,380	1,469	N/A
	Total Listing Inventory *	43	Conventional 28	45	54	N/A
	Total Listing Median Price ∞	\$295,000	Sales \$322,000	\$325,000	\$302,450	N/A
95824 S. City Farms Fruitridge Manor Avondale	Total Sales	12	13	26	70	
	Median Sales Price	\$277,500	\$0	\$260,000	\$253,500	
	Average Price/Square Foot	\$236	\$253	\$226	N/A	
	Average Sq Ft of Property	1,156	\$0	1,048	1,124	N/A
	Total Listing Inventory *	21	Conventional 12	27	30	N/A
	Total Listing Median Price ∞	\$272,450	Sales \$277,500	\$275,000	\$259,000	N/A
95825 S. Arden Arcade Sierra Oaks Campus Commons	Total Sales	6	13	11	54	
	Median Sales Price	\$349,950	\$0	\$450,000	\$330,000	
	Average Price/Square Foot	\$259	\$273	\$243	N/A	
	Average Sq Ft of Property	1,518	\$0	1,709	1,561	N/A
	Total Listing Inventory *	17	Conventional 6	19	20	N/A
	Total Listing Median Price ∞	\$425,000	Sales \$349,950	\$417,450	\$447,000	N/A
95826 College Glen La Riviera Rosemont	Total Sales	21	16	27	123	
	Median Sales Price	\$370,000	\$0	\$383,510	\$359,500	
	Average Price/Square Foot	\$258	\$257	\$258	N/A	
	Average Sq Ft of Property	1,493	\$0	1,539	1,425	N/A
	Total Listing Inventory *	27	Conventional 21	32	41	N/A
	Total Listing Median Price ∞	\$362,000	Sales \$370,000	\$369,000	\$356,000	N/A
95827 Lincoln Village	Total Sales	13	10	17	59	
	Median Sales Price	\$360,000	\$0	\$375,500	\$340,000	
	Average Price/Square Foot	\$244	\$243	\$226	N/A	
	Average Sq Ft of Property	1,497	\$0	1,607	1,596	N/A
	Total Listing Inventory *	6	Conventional 13	8	21	N/A
	Total Listing Median Price ∞	\$344,950	Sales \$360,000	\$350,000	\$345,000	N/A
95828 Florin	Total Sales	30	21	62	169	
	Median Sales Price	\$330,000	\$0	\$330,500	\$325,000	
	Average Price/Square Foot	\$231	\$226	\$221	N/A	
	Average Sq Ft of Property	1,450	\$0	1,570	1,541	N/A
	Total Listing Inventory *	44	Conventional 30	49	59	N/A
	Total Listing Median Price ∞	\$346,000	Sales \$330,000	\$348,500	\$325,900	N/A
95829 Vineyard	Total Sales	23	16	31	97	
	Median Sales Price	\$425,000	\$0	\$415,198	\$400,000	
	Average Price/Square Foot	\$227	\$260	\$229	N/A	
	Average Sq Ft of Property	1,921	\$0	1,748	1,851	N/A
	Total Listing Inventory *	51	Conventional 23	53	56	N/A
	Total Listing Median Price ∞	\$459,000	Sales \$425,000	\$445,000	\$479,000	N/A
95830 East Florin Road	Total Sales	0	0	0	1	
	Median Sales Price	\$0	\$0	\$0	\$1,050,000	
	Average Price/Square Foot	\$0	\$0	\$0	N/A	
	Average Sq Ft of Property	0	\$0	0	N/A	
	Total Listing Inventory *	1	Conventional 0	1	2	N/A
	Total Listing Median Price ∞	\$738,888	Sales \$0	\$738,888	\$389,000	N/A

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Zip Code		Current Month	Sales Breakdown (by type)	Last Month	Last Year	Year-to-Date
95831 Greenhaven Pocket Riverside	Total Sales	19	REO Sales 0	19	23	92
	Median Sales Price	\$485,000	\$0	\$530,000	\$475,000	\$500,000
	Average Price/Square Foot	\$272	Short Sales 0	\$268	\$258	N/A
	Average Sq Ft of Property	2,090	\$0	2,277	2,137	N/A
	Total Listing Inventory *	26	Conventional 19	37	53	N/A
	Total Listing Median Price ∞	\$669,700	Sales \$485,000	\$629,000	\$529,500	N/A
95832 Meadowview Freepoint	Total Sales	5	REO Sales 0	9	5	33
	Median Sales Price	\$285,000	\$0	\$314,900	\$300,000	\$296,000
	Average Price/Square Foot	\$228	Short Sales 0	\$240	\$206	N/A
	Average Sq Ft of Property	1,304	\$0	1,285	1,564	N/A
	Total Listing Inventory *	8	Conventional 5	7	13	N/A
	Total Listing Median Price ∞	\$304,975	Sales \$285,000	\$299,990	\$279,000	N/A
95833 South Natomas Gardenland Willow Creek	Total Sales	32	REO Sales 0	15	36	104
	Median Sales Price	\$350,000	\$0	\$328,000	\$350,000	\$352,500
	Average Price/Square Foot	\$239	Short Sales 1	\$252	\$222	N/A
	Average Sq Ft of Property	1,586	\$285,000	1,452	1,688	N/A
	Total Listing Inventory *	49	Conventional 31	46	57	N/A
	Total Listing Median Price ∞	\$395,370	Sales \$350,000	\$407,500	\$340,000	N/A
95834 Natomas Crossing Gateway West Sundance Lake	Total Sales	34	REO Sales 1	29	50	143
	Median Sales Price	\$403,568	\$285,000	\$418,287	\$383,000	\$410,000
	Average Price/Square Foot	\$221	Short Sales 0	\$227	\$224	N/A
	Average Sq Ft of Property	1,885	\$0	1,940	1,874	N/A
	Total Listing Inventory *	47	Conventional 33	51	59	N/A
	Total Listing Median Price ∞	\$407,500	Sales \$405,135	\$408,657	\$417,000	N/A
95835 North Natomas	Total Sales	28	REO Sales 0	32	48	158
	Median Sales Price	\$433,000	\$0	\$430,000	\$435,002	\$428,700
	Average Price/Square Foot	\$216	Short Sales 0	\$223	\$203	N/A
	Average Sq Ft of Property	2,322	\$0	2,149	2,250	N/A
	Total Listing Inventory *	39	Conventional 28	47	53	N/A
	Total Listing Median Price ∞	\$448,975	Sales \$433,000	\$450,000	\$440,000	N/A
95838 Del Paso Heights Robla	Total Sales	29	REO Sales 0	39	38	166
	Median Sales Price	\$327,000	\$0	\$285,000	\$250,000	\$298,750
	Average Price/Square Foot	\$219	Short Sales 0	\$216	\$207	N/A
	Average Sq Ft of Property	1,476	\$0	1,412	1,354	N/A
	Total Listing Inventory *	33	Conventional 29	35	48	N/A
	Total Listing Median Price ∞	\$299,000	Sales \$327,000	\$290,000	\$348,444	N/A
95841 Foothill Farms North Highlands	Total Sales	6	REO Sales 0	7	12	35
	Median Sales Price	\$357,500	\$0	\$335,000	\$342,500	\$340,000
	Average Price/Square Foot	\$244	Short Sales 0	\$230	\$239	N/A
	Average Sq Ft of Property	1,718	\$0	1,487	1,539	N/A
	Total Listing Inventory *	19	Conventional 6	13	19	N/A
	Total Listing Median Price ∞	\$379,500	Sales \$357,500	\$399,500	\$419,900	N/A
95842 Foothill Farms	Total Sales	21	REO Sales 0	22	26	118
	Median Sales Price	\$330,000	\$0	\$325,000	\$305,000	\$317,500
	Average Price/Square Foot	\$264	Short Sales 0	\$256	\$253	N/A
	Average Sq Ft of Property	1,278	\$0	1,304	1,221	N/A
	Total Listing Inventory *	25	Conventional 21	22	36	N/A
	Total Listing Median Price ∞	\$319,750	Sales \$330,000	\$319,000	\$324,500	N/A
95843 Antelope	Total Sales	37	REO Sales 0	32	52	176
	Median Sales Price	\$375,000	\$0	\$388,600	\$361,000	\$372,500
	Average Price/Square Foot	\$244	Short Sales 0	\$227	\$225	N/A
	Average Sq Ft of Property	1,651	\$0	1,762	1,671	N/A
	Total Listing Inventory *	40	Conventional 37	47	52	N/A
	Total Listing Median Price ∞	\$409,950	Sales \$375,000	\$399,900	\$377,450	N/A
95864 Arden Oaks Arden Park Vista American River Dr.	Total Sales	25	REO Sales 1	20	40	114
	Median Sales Price	\$395,000	\$290,000	\$495,000	\$557,500	\$477,450
	Average Price/Square Foot	\$313	Short Sales 0	\$312	\$309	N/A
	Average Sq Ft of Property	1,678	\$0	2,064	2,317	N/A
	Total Listing Inventory *	68	Conventional 24	59	78	N/A
	Total Listing Median Price ∞	\$849,000	Sales \$402,500	\$818,500	\$885,000	N/A
95605 West Sacramento Bryte Broderick	Total Sales	7	REO Sales 0	4	11	21
	Median Sales Price	\$288,000	\$0	\$323,500	\$306,000	\$315,000
	Average Price/Square Foot	\$287	Short Sales 0	\$266	\$280	N/A
	Average Sq Ft of Property	1,072	\$0	1,314	1,155	N/A
	Total Listing Inventory *	9	Conventional 7	13	8	N/A
	Total Listing Median Price ∞	\$329,900	Sales \$288,000	\$325,000	\$458,690	N/A
95691 West Sacramento Southport Jefferson	Total Sales	25	REO Sales 0	32	35	142
	Median Sales Price	\$457,000	\$0	\$420,000	\$445,000	\$444,000
	Average Price/Square Foot	\$257	Short Sales 0	\$275	\$222	N/A
	Average Sq Ft of Property	2,008	\$0	1,715	2,075	N/A
	Total Listing Inventory *	57	Conventional 25	46	54	N/A
	Total Listing Median Price ∞	\$450,000	Sales \$457,000	\$477,500	\$498,644	N/A

\* This number represents the amount of listings still listed as active at the time of this report  
 ∞ This number represents the median listing price of ACTIVE listings at the time of this report  
 Certain zip codes were omitted from this report for insufficient data

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