

**Sacramento Association of REALTORS®**  
**Resale Housing Information by ZIP Code**  
**2005 May**

*Note: "Last Year" column includes Condo's*

Zip Code		Current Month	Last Month	Last Year	Year-to-Date
<b>95605</b> <b>West</b> <b>Sacramento</b>	Total Sales	10	11	7	43
	Median Sales Price	\$315,000	\$285,000	\$186,000	\$278,500
	Listing Inventory	17	10	6	N/A
	Median Listing Price	\$769,014	\$454,500	\$257,500	N/A
<b>95608</b> <b>Carmichael</b>	Total Sales	57	54	80	258
	Median Sales Price	\$419,900	\$429,450	\$349,500	\$410,000
	Listing Inventory	61	40	57	N/A
	Median Listing Price	\$495,000	\$462,000	\$395,000	N/A
<b>95610</b> <b>Citrus</b> <b>Heights</b>	Total Sales	58	54	65	236
	Median Sales Price	\$376,750	\$350,250	\$298,888	\$350,500
	Listing Inventory	33	28	35	N/A
	Median Listing Price	\$379,500	\$399,475	\$340,000	N/A
<b>95615</b> <b>Courtland</b>	Total Sales	0	0	0	1
	Median Sales Price	\$0	\$0	\$0	\$320,000
	Listing Inventory	1	1	1	N/A
	Median Listing Price	\$325,000	\$895,000	\$525,000	N/A
<b>95621</b> <b>Citrus</b> <b>Heights</b>	Total Sales	49	60	67	257
	Median Sales Price	\$345,000	\$337,250	\$270,000	\$327,000
	Listing Inventory	31	26	24	N/A
	Median Listing Price	\$349,900	\$349,900	\$299,900	N/A
<b>95624</b> <b>Elk</b> <b>Grove</b>	Total Sales	109	120	91	505
	Median Sales Price	\$445,000	\$435,000	\$335,000	\$423,000
	Listing Inventory	108	77	31	N/A
	Median Listing Price	\$501,950	\$509,900	\$375,000	N/A
<b>95626</b> <b>Elverta</b>	Total Sales	8	4	3	25
	Median Sales Price	\$355,000	\$460,000	\$275,000	\$395,000
	Listing Inventory	5	10	3	N/A
	Median Listing Price	\$319,950	\$469,475	\$685,000	N/A
<b>95628</b> <b>Fair</b> <b>Oaks</b>	Total Sales	47	56	62	230
	Median Sales Price	\$467,000	\$443,000	\$420,975	\$440,500
	Listing Inventory	48	60	59	N/A
	Median Listing Price	\$544,000	\$537,250	\$472,800	N/A
<b>95630</b> <b>Folsom</b>	Total Sales	111	90	104	426
	Median Sales Price	\$500,000	\$522,475	\$408,500	\$490,500
	Listing Inventory	90	56	49	N/A
	Median Listing Price	\$649,500	\$589,450	\$344,900	N/A
<b>95632</b> <b>Galt</b>	Total Sales	42	44	36	178
	Median Sales Price	\$372,000	\$375,750	\$276,500	\$356,750
	Listing Inventory	29	22	17	N/A
	Median Listing Price	\$445,000	\$415,000	\$344,900	N/A

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<b>95638</b> <b>Herald</b>	Total Sales	4	2	1	11
	Median Sales Price	\$625,000	\$497,500	\$405,000	\$535,000
	Listing Inventory	3	3	0	N/A
	Median Listing Price	\$799,950	\$879,000	\$0	N/A
<b>95639</b> <b>Hood</b>	Total Sales	0	0	0	0
	Median Sales Price	\$0	\$0	\$0	\$0
	Listing Inventory	2	0	0	N/A
	Median Listing Price	\$1,047,301	\$0	0	N/A
<b>95641</b> <b>Isleton</b>	Total Sales	2	1	0	5
	Median Sales Price	\$549,500	\$385,000	\$0	\$475,000
	Listing Inventory	2	2	0	N/A
	Median Listing Price	\$254,450	\$502,500	0	N/A
<b>95652</b> <b>McClellan</b> <b>AFB</b>	Total Sales	0	0	0	0
	Median Sales Price	\$0	\$0	\$0	\$0
	Listing Inventory	0	0	0	N/A
	Median Listing Price	\$0	\$0	0	N/A
<b>95655</b> <b>Mather</b> <b>AFB</b>	Total Sales	7	16	10	61
	Median Sales Price	\$392,000	\$425,000	\$345,500	\$395,000
	Listing Inventory	8	6	5	N/A
	Median Listing Price	\$389,450	\$377,500	\$420,000	N/A
<b>95660</b> <b>North</b> <b>Highlands</b>	Total Sales	39	47	43	207
	Median Sales Price	\$280,000	\$275,000	\$225,000	\$272,000
	Listing Inventory	37	25	12	N/A
	Median Listing Price	\$305,000	\$299,950	\$242,500	N/A
<b>95662</b> <b>Orangevale</b>	Total Sales	44	42	53	199
	Median Sales Price	\$380,000	\$366,000	\$328,000	\$365,000
	Listing Inventory	45	26	23	N/A
	Median Listing Price	\$429,000	\$394,750	\$420,000	N/A
<b>95670</b> <b>Rancho</b> <b>Cordova</b> <b>Gold River</b>	Total Sales	76	72	45	295
	Median Sales Price	\$349,500	\$372,500	\$272,200	\$337,500
	Listing Inventory	44	30	35	N/A
	Median Listing Price	\$384,950	\$378,495	\$280,000	N/A
<b>95671</b> <b>Represa</b>	Total Sales	0	0	0	0
	Median Sales Price	\$0	\$0	\$0	\$0
	Listing Inventory	0	0	0	N/A
	Median Listing Price	\$0	\$0	\$0	N/A
<b>95673</b> <b>Rio</b> <b>Linda</b>	Total Sales	40	25	17	107
	Median Sales Price	\$306,250	\$300,500	\$275,000	\$300,500
	Listing Inventory	16	22	16	N/A
	Median Listing Price	\$329,450	\$369,925	\$292,475	N/A

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<b>95680</b> <b>Ryde</b>	Total Sales	0	0	0	0
	Median Sales Price	\$0	\$0	\$0	\$0
	Listing Inventory	0	0	0	N/A
	Median Listing Price	\$0	\$0	\$0	N/A
<b>95683</b> <b>Rancho Murieta</b>	Total Sales	10	13	23	52
	Median Sales Price	\$567,500	\$575,000	\$403,000	\$532,950
	Listing Inventory	13	15	21	N/A
	Median Listing Price	\$619,000	\$647,500	\$463,000	N/A
<b>95690</b> <b>Walnut Grove</b>	Total Sales	0	3	1	3
	Median Sales Price	\$0	\$235,000	\$540,000	\$235,000
	Listing Inventory	1	0	3	N/A
	Median Listing Price	\$1,750,000	\$0	\$399,000	N/A
<b>95691</b> <b>West Sacramento</b>	Total Sales	28	35	39	152
	Median Sales Price	\$377,500	\$379,900	\$334,500	\$386,750
	Listing Inventory	21	17	7	N/A
	Median Listing Price	\$489,900	\$479,000	\$299,950	N/A
<b>95693</b> <b>Wilton</b>	Total Sales	6	4	5	24
	Median Sales Price	\$735,500	\$703,750	\$589,000	\$698,750
	Listing Inventory	8	11	6	N/A
	Median Listing Price	\$915,930	\$1,100,000	\$682,000	N/A
<b>95742</b> <b>Rancho Cordova</b>	Total Sales	1	0	0	2
	Median Sales Price	\$300,000	\$0	\$0	\$272,450
	Listing Inventory	0	1	0	N/A
	Median Listing Price	\$0	\$545,000	\$0	N/A
<b>95758</b> <b>Elk Grove</b>	Total Sales	44	47	162	158
	Median Sales Price	\$459,950	\$450,000	\$344,250	\$446,500
	Listing Inventory	51	48	57	N/A
	Median Listing Price	\$515,000	\$559,925	\$424,950	N/A
<b>95814</b> <b>Sacramento Downtown Midtown</b>	Total Sales	5	1	3	10
	Median Sales Price	\$599,900	\$275,000	\$420,000	\$439,500
	Listing Inventory	2	5	6	N/A
	Median Listing Price	\$440,000	\$500,000	\$437,500	N/A
<b>95815</b> <b>Sacto Arden Arcade Creek</b>	Total Sales	36	31	22	150
	Median Sales Price	\$248,750	\$255,000	\$189,975	\$242,000
	Listing Inventory	17	26	22	N/A
	Median Listing Price	\$290,000	\$281,500	\$227,000	N/A
<b>95816</b> <b>Sacramento Downtown Midtown</b>	Total Sales	11	23	14	80
	Median Sales Price	\$377,000	\$472,000	\$354,765	\$432,500
	Listing Inventory	9	11	7	N/A
	Median Listing Price	\$525,000	\$525,000	\$649,000	N/A

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<b>95817</b> <b>East Sacramento</b>	Total Sales	20	15	32	96
	Median Sales Price	\$257,450	\$245,000	\$202,275	\$256,250
	Listing Inventory	26	32	12	N/A
	Median Listing Price	\$272,250	\$294,900	\$267,725	N/A
<b>95818</b> <b>Sacramento Land Park Curtis Park</b>	Total Sales	25	19	31	105
	Median Sales Price	\$530,000	\$400,000	\$406,000	\$450,000
	Listing Inventory	21	26	25	N/A
	Median Listing Price	\$509,500	\$524,500	\$469,500	N/A
<b>95819</b> <b>East Sacramento</b>	Total Sales	25	25	21	117
	Median Sales Price	\$450,000	\$465,000	\$400,000	\$450,000
	Listing Inventory	26	26	16	N/A
	Median Listing Price	\$522,450	\$517,450	\$557,000	N/A
<b>95820</b> <b>Elder Creek Fruitridge</b>	Total Sales	52	60	55	259
	Median Sales Price	\$265,000	\$262,500	\$215,000	\$250,000
	Listing Inventory	50	37	41	N/A
	Median Listing Price	\$289,925	\$273,000	\$259,000	N/A
<b>95821</b> <b>Sacto Arden Arcade Creek</b>	Total Sales	23	28	52	122
	Median Sales Price	\$355,000	\$352,500	\$300,000	\$336,000
	Listing Inventory	26	19	36	N/A
	Median Listing Price	\$409,250	\$429,000	\$338,250	N/A
<b>95822</b> <b>South Land Park Greenhaven</b>	Total Sales	50	53	45	231
	Median Sales Price	\$304,000	\$285,000	\$235,000	\$283,000
	Listing Inventory	55	37	24	N/A
	Median Listing Price	\$320,000	\$315,000	\$287,450	N/A
<b>95823</b> <b>Sacramento Franklin Freeport</b>	Total Sales	105	75	86	403
	Median Sales Price	\$324,450	\$314,000	\$253,975	\$310,000
	Listing Inventory	57	49	42	N/A
	Median Listing Price	\$339,000	\$318,000	\$288,250	N/A
<b>95824</b> <b>Sacramento Elder Creek Fruitridge</b>	Total Sales	23	29	39	140
	Median Sales Price	\$275,000	\$265,000	\$210,000	\$253,975
	Listing Inventory	24	23	9	N/A
	Median Listing Price	\$292,500	\$285,000	\$209,000	N/A
<b>95825</b> <b>Sacto Arden Arcade Creek</b>	Total Sales	11	9	27	43
	Median Sales Price	\$295,000	\$282,500	\$315,000	\$291,000
	Listing Inventory	2	4	15	N/A
	Median Listing Price	\$386,000	\$422,500	\$279,900	N/A
<b>95826</b> <b>Rosemont College Greens Mayhew</b>	Total Sales	42	36	62	201
	Median Sales Price	\$339,500	\$338,000	\$270,000	\$330,000
	Listing Inventory	23	16	20	N/A
	Median Listing Price	\$388,000	\$354,500	\$321,750	N/A

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<b>95827</b> <b>Rosemont</b> <b>College Greens</b> <b>Mayhew</b>	Total Sales	22	19	23	89
	Median Sales Price	\$339,000	\$330,000	\$276,500	\$320,000
	Listing Inventory	13	10	6	N/A
	Median Listing Price	\$357,000	\$343,000	\$300,000	N/A
<b>95828</b> <b>Sacramento</b> <b>Florin</b>	Total Sales	92	95	77	429
	Median Sales Price	\$340,000	\$325,000	\$272,000	\$320,000
	Listing Inventory	72	55	20	N/A
	Median Listing Price	\$358,000	\$355,000	\$304,950	N/A
<b>95829</b> <b>Sacramento</b> <b>Florin</b>	Total Sales	49	44	37	216
	Median Sales Price	\$420,000	\$382,500	\$315,000	\$372,500
	Listing Inventory	45	39	20	N/A
	Median Listing Price	\$485,000	\$484,900	\$347,500	N/A
<b>95830</b> <b>Sacramento</b> <b>Florin</b>	Total Sales	0	1	1	2
	Median Sales Price	\$0	\$820,000	\$395,000	\$577,500
	Listing Inventory	1	1	0	N/A
	Median Listing Price	\$415,000	\$795,000	\$0	N/A
<b>95831</b> <b>Sacto</b> <b>S Land Park</b> <b>Greenhaven</b>	Total Sales	33	19	39	124
	Median Sales Price	\$460,000	\$410,000	\$355,000	\$417,000
	Listing Inventory	24	28	30	N/A
	Median Listing Price	\$425,225	\$467,000	\$442,000	N/A
<b>95832</b> <b>Sacto</b> <b>Franklin</b> <b>Freeport</b>	Total Sales	17	23	14	86
	Median Sales Price	\$320,000	\$280,000	\$214,500	\$284,500
	Listing Inventory	28	16	10	N/A
	Median Listing Price	\$319,000	\$422,400	\$311,500	N/A
<b>95833</b> <b>Natomas</b> <b>Del Paso</b> <b>Heights</b>	Total Sales	48	53	34	208
	Median Sales Price	\$347,450	\$359,000	\$265,500	\$341,475
	Listing Inventory	33	25	16	N/A
	Median Listing Price	\$360,000	\$430,000	\$299,900	N/A
<b>95834</b> <b>Natomas</b> <b>Del Paso</b> <b>Heights</b>	Total Sales	30	25	30	134
	Median Sales Price	\$431,000	\$399,900	\$278,100	\$399,900
	Listing Inventory	16	14	3	N/A
	Median Listing Price	\$530,875	\$497,000	\$444,900	N/A
<b>95835</b> <b>Natomas</b> <b>Del Paso</b> <b>Heights</b>	Total Sales	70	81	46	291
	Median Sales Price	\$487,250	\$459,000	\$397,500	\$436,500
	Listing Inventory	54	57	7	N/A
	Median Listing Price	\$514,425	\$525,000	\$399,000	N/A
<b>95836</b> <b>Natomas</b> <b>Del Paso</b> <b>Heights</b>	Total Sales	1	1	36	3
	Median Sales Price	\$370,000	\$196,000	\$223,750	\$363,000
	Listing Inventory	45	40	1	N/A
	Median Listing Price	\$295,000	\$307,500	\$499,900	N/A

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<b>95837</b>	Total Sales	1	1	0	3
<b>Sacto</b>	Median Sales Price	\$1,650,000	\$950,000	\$0	\$950,000
<b>Airport</b>	Listing Inventory	0	0	0	N/A
	Median Listing Price	\$0	\$0	\$0	N/A
<b>95838</b>	Total Sales	50	57	36	245
<b>Natomas</b>	Median Sales Price	\$274,000	\$255,000	\$223,750	\$265,000
<b>Del Paso</b>	Listing Inventory	0	0	35	N/A
<b>Heights</b>	Median Listing Price	\$0	\$0	\$239,950	N/A
<b>95841</b>	Total Sales	11	9	18	59
<b>Sacto Arden</b>	Median Sales Price	\$329,500	\$360,000	\$225,500	\$329,500
<b>Arcade Creek</b>	Listing Inventory	11	9	11	N/A
	Median Listing Price	\$399,900	\$416,000	\$312,500	N/A
<b>95842</b>	Total Sales	43	42	67	211
<b>Foothill</b>	Median Sales Price	\$320,000	\$305,500	\$240,000	\$305,000
<b>Farms</b>	Listing Inventory	26	18	23	N/A
<b>Antelope</b>	Median Listing Price	\$359,000	\$327,450	\$279,000	N/A
<b>95843</b>	Total Sales	98	86	114	407
<b>Sacto</b>	Median Sales Price	\$382,950	\$380,000	\$309,500	\$366,500
<b>Antelope</b>	Listing Inventory	70	41	34	N/A
	Median Listing Price	\$420,250	\$409,900	\$345,000	N/A
<b>95864</b>	Total Sales	36	33	33	138
<b>Sacto Arden</b>	Median Sales Price	\$482,750	\$387,000	\$419,250	\$403,750
<b>Arcade Creek</b>	Listing Inventory	24	23	24	N/A
	Median Listing Price	\$540,000	\$559,000	\$524,750	N/A

***Please Note: This information is pulled from MetroList and based on 1House Lots ONLY.***

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