A NEIGHBORHOOD GUIDE

Inside East Sac

Living and buying in East Sacramento

Where each pocket starts and ends, what the homes are really like to own, and what they cost today.

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A NOTE BEFORE YOU START

The East Sac I'd give *a friend.*

I grew up in Sacramento. As a kid I was part of the local arts scene, in plays and short films, and that's how I first got to know neighborhoods like East Sac: through the theaters, the parks, and the people who make this city feel like more than a capital.

I still live here, and I still love it. This guide is the version of East Sac I'd give a friend who's thinking about buying here, or who already owns here and wants to understand what their home is worth.

Inside, you'll find where each pocket starts and ends, what the homes are like to own, what they cost in 2026, and what to watch for when a house is close to a hundred years old.

Shawnii

BOOK A 15-MINUTE CALL →

East Sac at a glance, 2026

95819 MEDIAN	95816 MEDIAN	PRICE PER SQ FT
$770K	$750K	$570
158 sales, January to October	96 sales, January to October	95819, versus $510 in 95816

CONTENTS

What's *inside*

01 Why East Sac
Location, history, and the river at the edge

02 The pockets
Seven pockets and how they differ

03 What homes cost
2026 sold prices from the MLS

04 Reading the architecture
A field guide to six home styles

05 Buying an older home
What to inspect before you commit

06 The money side
Jumbo loans, transfer tax, and assessments

07 Daily life
Parks, trails, and the holiday lights

08 Selling in East Sac
What buyers here pay more for

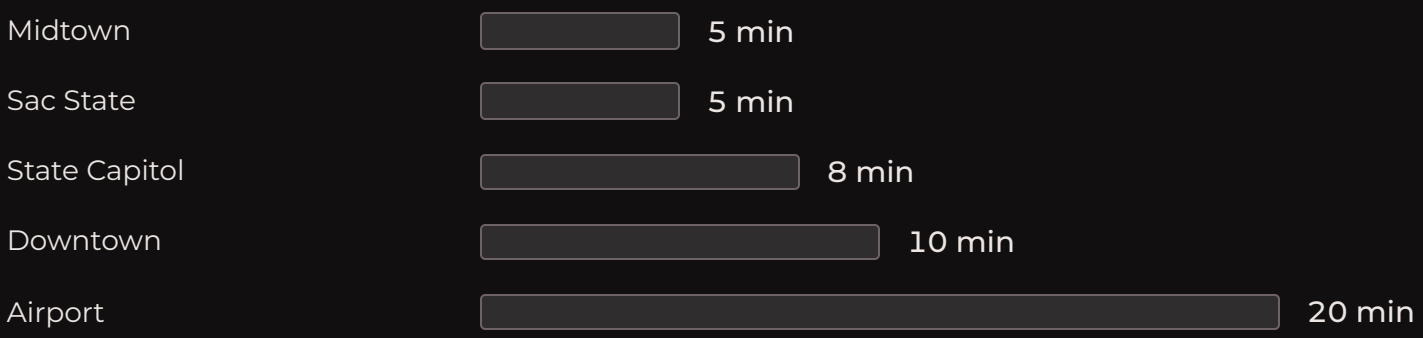
09 Your next step
A call, a search, or a value estimate

01

Why *East Sac*

East Sacramento sits between Midtown and Sac State, with the American River Parkway along its northern edge. It's one of the few places in the region where historic homes, big trees, and a short drive to downtown all come together.

Typical off-peak drive times



Approximate, from the middle of East Sac. Many residents bike to Midtown and the Capitol.

1911

Annexed

One of the city's first expansions beyond its original core.

STREETCARS

The end of the line

The Fab 40s were the end of the old streetcar network.

THE RIVER

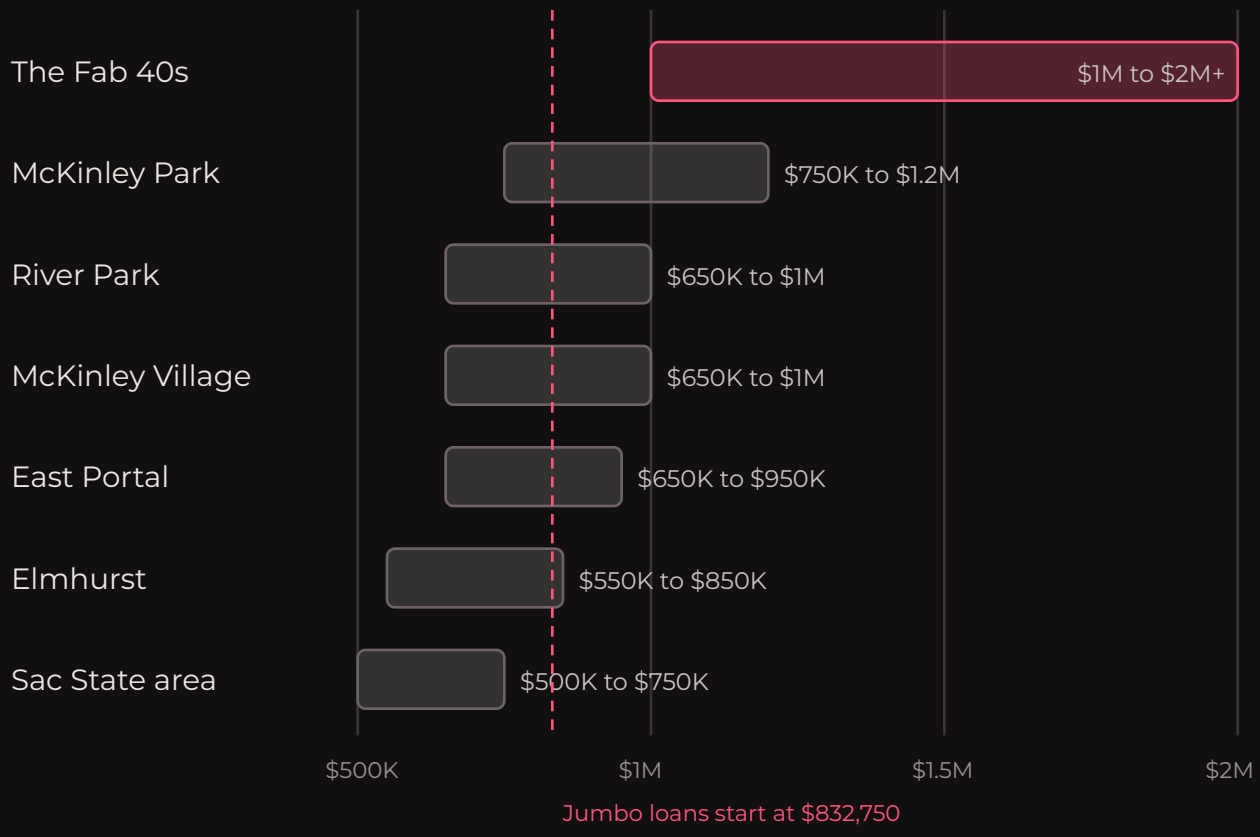
At the edge

River Park opens onto the American River Parkway trail.

02

The *pockets*

East Sac isn't one market. It's a set of pockets, each with its own streets, home styles, and price range. Here's where each one typically trades.



Typical sold ranges, approximate. Size, condition, and lot move any one home outside its range.

02 · THE POCKETS

The pockets, side by side

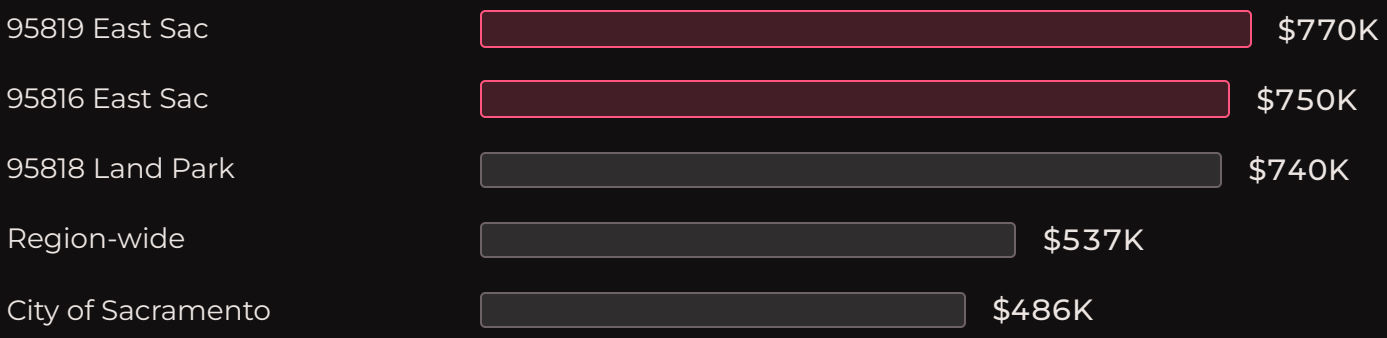
POCKET	WHAT IT'S LIKE	TYPICAL RANGE
The Fab 40s	The largest historic homes on wide, tree-lined streets, roughly 38th to 49th between J Street and Folsom Blvd	$1M to $2M+
McKinley Park	Craftsman and Tudor homes around the park, an easy walk to Midtown	$750K to $1.2M
River Park	Mid-century homes on larger lots, close to the river trail and Sac State	$650K to $1M
East Portal	Smaller-scale streets around East Portal Park	$650K to $950K
McKinley Village	Newer construction north of the freeway, lower maintenance	$650K to $1M
Elmhurst	Tree-lined streets south of Folsom Blvd, established in 1908	$550K to $850K
Sac State area	Bungalows and mid-century homes near campus	$500K to $750K

Ranges are approximate and move with size, condition, and lot. For any street, I'll pull the actual recent sales before you make a decision.

03
What homes *cost*

East Sac sells at a clear premium to the rest of the city. In 2026, the median East Sac home sold for well over half again what the median home in the city of Sacramento did.

Median sold price, January to October 2026



Price per square foot

$570 in 95819 and $510 in 95816. Smaller historic homes often sell for more per foot than larger ones nearby.

Volume

254 sales across both ZIP codes this year. Inventory is thin, so well-priced homes rarely sit.

Source: MetroList residential sales, January 1 to October 31, 2026. ZIP codes include some homes outside the pockets in this guide.

04

Reading the *architecture*

Most of East Sac was built between 1910 and 1950, and you can often date a street by its rooflines. Here's how to tell the main styles apart.

1910S TO 1920S

Craftsman

Low-pitched roofs, deep porches, tapered columns, exposed rafters.

1910S TO 1930S

Bungalow

One story, compact, a front porch. Common near the park and campus.

1920S TO 1930S

Tudor

Steep front gables, arched doors, brick or stucco, tall chimneys.

1920S TO 1930S

Spanish revival

Red tile roofs, stucco walls, arched windows, courtyards.

1940S TO 1960S

Mid-century

Long, low lines, big windows, open plans. River Park's signature.

2016 ON

New build

McKinley Village. Modern systems, smaller lots, low maintenance.

Many older homes have been expanded with second stories or rear additions. Original details tend to add value; additions only help when they were permitted and done well.

05
Buying an *older home*

A home that's close to a hundred years old can be the best house on the block. It just needs a closer look than a newer one.

- [ ] **Sewer lateral.** Get a camera inspection. Old clay lines and tree roots are common and can be expensive to replace.
- [ ] **Foundation.** Look for cracks, settling, and whether the home has been bolted to its foundation.
- [ ] **Wiring.** Knob-and-tube or an undersized panel can limit insurance and need upgrading.
- [ ] **Plumbing.** Galvanized or cast iron pipes may be near the end of their life.
- [ ] **Trees.** Mature trees are part of the appeal. Have an arborist look at the big ones near the house.
- [ ] **Permits.** Check that additions, garage conversions, and remodels were permitted. Unpermitted work can complicate financing and resale.
- [ ] **Roof and attic.** Ask the roof's age and look for insulation, ventilation, and any past leaks.

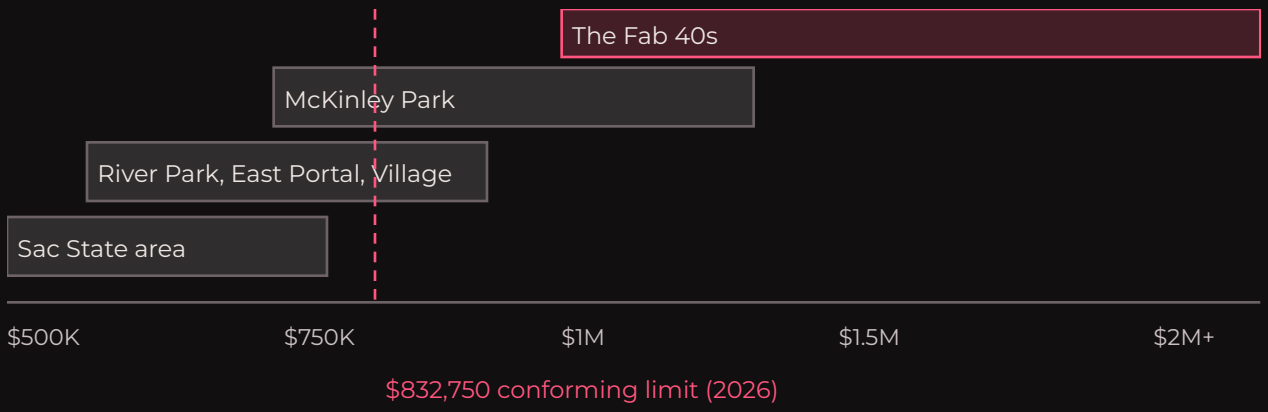
> **Use your inspection period.** Under the standard California contract, you typically have 17 days to inspect. For an older East Sac home, plan on a general inspection, a sewer scope, and specialists for anything the general inspector flags.

06

The money *side*

Two numbers shape most East Sac purchases: the conforming loan limit and the transfer tax.

Where jumbo financing starts



Above the 2026 conforming limit of *$832,750* for a one-unit home in Sacramento County, you'll need a jumbo loan, which usually means more reserves and stricter credit. Many Fab 40s and McKinley Park homes cross that line. Your lender can tell you how it affects your down payment and rate.

Transfer tax

East Sac is inside Sacramento city limits, so both taxes apply: *$1.10* per $1,000 to the county and *$2.75* per $1,000 to the city. On a $770,000 home, that's $847 to the county and $2,117.50 to the city. Who pays is negotiable.

On newer construction, ask whether the home carries a special assessment or community facilities district tax. It shows up on the property tax bill and in the disclosures.

07
Daily *life*

Most of East Sac's appeal is outdoors: big trees, a historic park, and a river trail a few minutes from the house.

A Saturday in East Sac

1. **Coffee** — A walk to J Street or Folsom Blvd
2. **McKinley Park** — The Rose Garden and the pond
3. **The river** — The Parkway trail from River Park
4. **Lunch** — The Folsom Blvd and J St strips
5. **Evening** — A bike ride to Midtown

McKinley Park

A 32-acre historic park with a rose garden, a pond, tennis courts, a library, and a loop popular with runners. It was a filming location for Lady Bird.

The holiday lights

Every December, the Fab 40s light up and draw visitors from across the region. If you live there, plan for evening traffic.

Public schools are part of Sacramento City Unified. Boundaries change, so verify any address with the district before you buy.

08

Selling in *East Sac*

East Sac buyers pay for character, but they discount hard for deferred maintenance in older homes. The best prep shows both.

What buyers pay more for

Original details in good shape, updated electrical and plumbing, a recent sewer line, permitted additions, off-street parking, and a usable yard.

What they discount

Unpermitted work, an old panel or galvanized pipes, foundation questions, and remodels that erased the home's character.

Prep that matters most here

- ☐ **Pre-inspect.** A general inspection and sewer scope before listing lets you fix or disclose on your terms.
- ☐ **Pull your permits.** Have the paperwork for past work ready for buyers.
- ☐ **Light and landscaping.** Trim the trees, refresh the yard, and let the original details show in photos.
- ☐ **Stage the main rooms.** Older floor plans photograph best when each room has a clear purpose.

Own in East Sac? I'll put together a value estimate with the recent sales on your street.

Book a 15-minute call →

09

Your *next step*

The fastest way to turn this into a plan is a 15-minute call. If you're buying, I'll set up a search for the pockets that fit you. If you own here, I'll pull the recent sales on your street and put together a value estimate.

No pressure, and no commitment.

BOOK A 15-MINUTE CALL →

CALL OR TEXT

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Your Favorite Sacramento Valley Wealth Builder

Equal Housing Opportunity. This guide is general information, not legal, tax, or financial advice. Sold prices: MetroList residential sales by ZIP code, January 1 to October 31, 2026. Pocket ranges and drive times are approximate. Conforming loan limit: Federal Housing Finance Agency, 2026. Transfer tax rates: Sacramento County Clerk-Recorder and City of Sacramento. Information current as of November 2026.