A NEIGHBORHOOD GUIDE

Inside Davis

Bikes, trees and a tight market

Every neighborhood from Old East Davis to El Macero, what homes really cost, and how they get bought and sold well in a market with few listings.

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A NOTE BEFORE YOU START

A small city with *few homes for sale.*

Davis has the highest price per square foot of any city in the Sacramento region, and the reason is simple: there aren't many homes, and the city has chosen to keep it that way.

Voter-approved limits on building over farmland keep new supply low. Add a major university, demand from Bay Area buyers and a downtown people actually walk and bike to, and you get a market where good homes go fast and pricing mistakes are expensive.

This guide is what I walk my own clients through before they buy or sell here: how each neighborhood differs, what homes sold for in 2026, what to look for in older homes, and where negotiation makes the biggest difference. It also covers El Macero, the golf community just east of town.

Shawnii

BOOK A 15-MINUTE CALL →

Davis at a glance, 2026

MEDIAN SOLD PRICE	PRICE PER SQ FT	EL MACERO
$807K	$478	$1.25M
338 sales, January to October	Highest of any city in the region	Median across 17 sales

CONTENTS

What's *inside*

01 Why Davis
A university town twenty minutes from Sacramento

02 The neighborhoods
Six areas and how they differ

03 What homes cost
2026 sold prices against Yolo and Sacramento

04 What's different here
Growth limits, older homes and special taxes

05 Inspecting a Davis home
The systems that cost the most to get wrong

06 The money side
Conforming and jumbo loans, appraisals and taxes

07 Daily life
Downtown, the bike paths and the farmers market

08 Selling in Davis
Pricing, presentation and negotiation

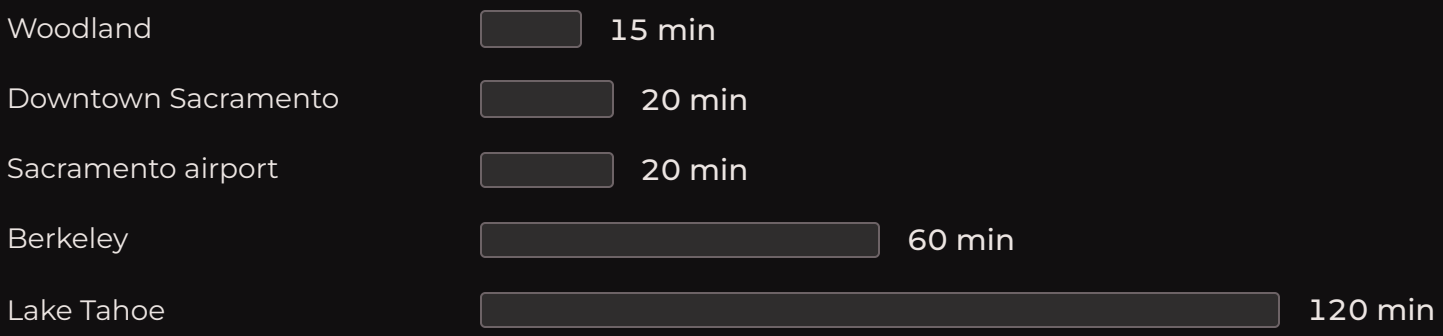
09 Your next step
A call, a private search, or a value estimate

01

Why *Davis*

Davis is a city of about 66,000 in Yolo County, home to UC Davis and surrounded by farmland. It's known for its bike paths, tree-lined streets and a walkable downtown, twenty minutes from Sacramento on I-80.

Typical off-peak drive times



Approximate, from downtown Davis.

THE CITY

Growth limits

Voters approve major new housing on farmland, which keeps supply tight.

THE TOWN

Bikes

Bike lanes and greenbelt paths connect most neighborhoods.

THE LOCATION

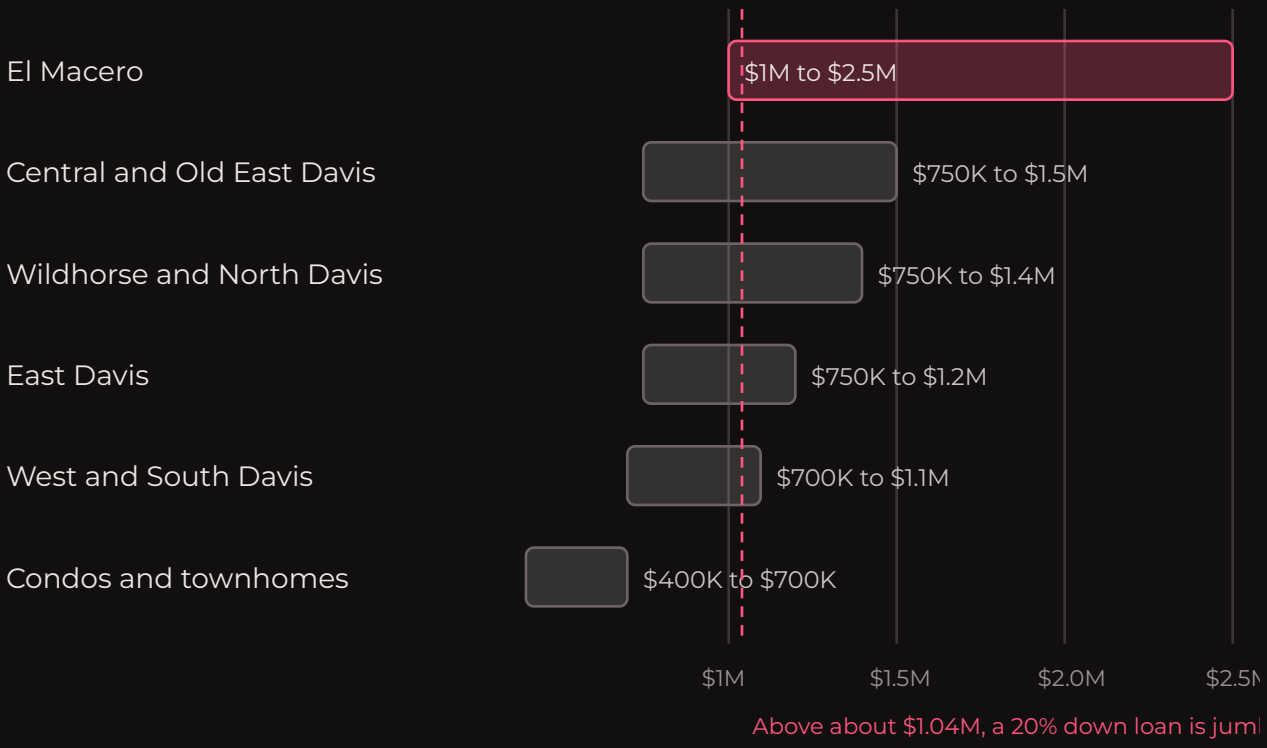
On I-80

Twenty minutes to Sacramento and about an hour to the Bay Area.

02

The *pockets*

Davis is small, but each neighborhood has its own price. A bungalow near downtown, a newer home on an East Davis greenbelt and a custom home in El Macero trade at very different prices.



Typical ranges, approximate, from recent sales and listings. Lot size, updates, condition and distance to downtown move any one home well outside its range.

02 · THE POCKETS

The pockets, side by side

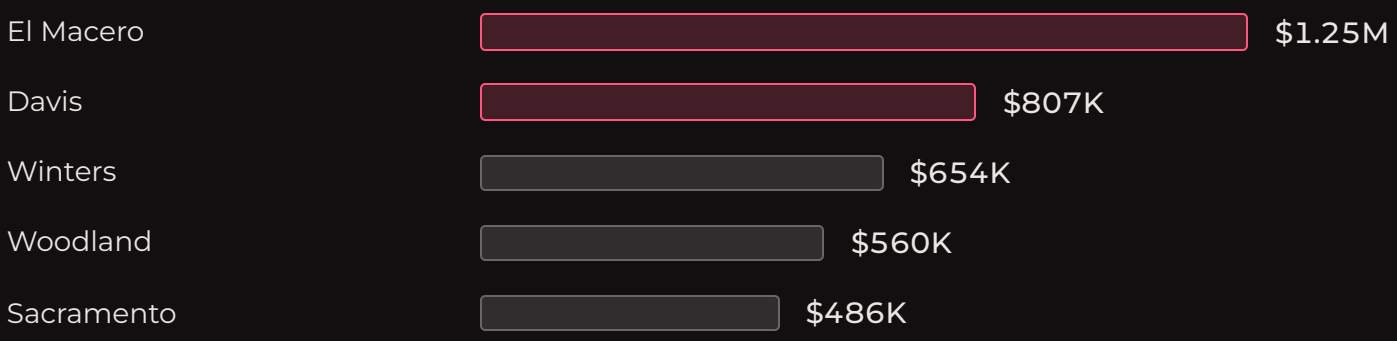
POCKET	WHAT IT'S LIKE	TYPICAL RANGE
El Macero	Golf course community just east of town, with larger lots and custom homes	$1M to $2.5M
Central and Old East Davis	Older homes on tree-lined streets, close to downtown and campus	$750K to $1.5M
Wildhorse and North Davis	Golf course homes and established neighborhoods north of downtown	$750K to $1.4M
East Davis	Newer neighborhoods with greenbelts and easy bike access	$750K to $1.2M
West and South Davis	Established neighborhoods with parks and greenbelts	$700K to $1.1M
Condos and townhomes	Attached homes throughout the city, often the entry point	$400K to $700K

Ranges are approximate, and any single sale can move them. For a specific property, I'll pull the actual recent sales before you make a decision.

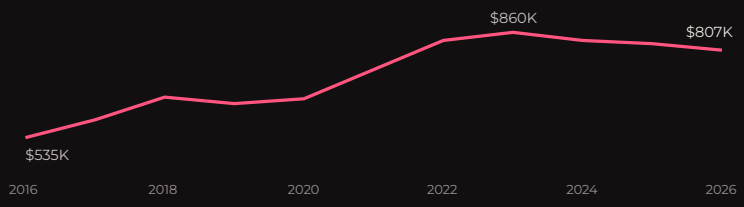
03
What homes *cost*

Davis eased about 2% from 2025 and has been close to flat since 2022, while El Macero rose to $1.25M. On price per square foot, Davis is the most expensive city in the region.

Median sold price, January to October 2026



Davis median, 2016 to 2026



Price per square foot

$478 in Davis and $515 in El Macero, against $343 in Winters, $320 in Woodland and $327 in Sacramento. Space costs more here.

Volume and leverage

338 sales in Davis this year, close to 2025 and well below the 505 of 2016. Homes sold for 99.3% of list on average, so well-priced homes still sell close to asking.

Source: MetroList residential sales, January 1 to October 31, 2026, by city. El Macero is reported separately. 2026 figures are year to date.

04
What's *different* here

Davis works differently from most of the region. These are the things that change what a home is worth and what owning it costs.

- ☐ **Limited supply.** Voter-approved growth measures mean new neighborhoods are rare. Resale homes are most of the market, and good ones move quickly.
- ☐ **Older homes.** Much of central Davis was built before 1980. Updates, foundations and sewer lines matter more than in newer suburbs.
- ☐ **Special taxes.** Davis homes pay voter-approved parcel taxes for schools and city services, and some newer areas carry Mello-Roos. Check the tax bill, not just the base rate.
- ☐ **HOAs and greenbelts.** Some neighborhoods have HOAs that maintain greenbelts and common areas. Know the dues and the rules.
- ☐ **Rental demand.** With a large university, rental demand is steady. Some streets have more rentals than others, which can affect the feel of a block.
- ☐ **Solar.** Owned solar adds value. Leased solar has to be transferred to the buyer, which takes time.
- ☐ **Trees.** Mature trees are part of the appeal, and their roots can affect sewer lines, foundations and hardscape.

05
Inspecting a *Davis home*

Many Davis homes are thirty to seventy years old. A thorough inspection protects you after closing, and it's your strongest negotiating tool before.

- ☐ **Sewer line.** A camera scope shows roots, cracks and old clay or cast iron pipe.
- ☐ **Foundation.** Look for cracks, settling and drainage problems, especially in older homes.
- ☐ **Roof.** Get the roof's age and condition, and any patch history.
- ☐ **Electrical.** Older panels and wiring may need updating for modern loads, EV charging or solar.
- ☐ **Heating and cooling.** Know the system's age. Summer heat makes AC a real cost.
- ☐ **Windows and insulation.** Older single-pane windows and thin insulation drive up utility bills.
- ☐ **Permits.** Additions and garage conversions add value only if they were permitted.

> **Inspection results are leverage.** Under the standard California contract, you typically have 17 days to inspect. In Davis, I plan for a general inspection plus a sewer scope and any specialists, then use what we find to negotiate repairs, a credit, or a price change.

06

The money *side*

At the $807K median, a buyer with 20% down stays under the conforming limit. In El Macero and on larger central Davis homes, purchases often cross into jumbo financing.

Conforming and jumbo loans

The 2026 conforming loan limit for a one-unit home in Yolo County is *$832,750*. At the $807K median, 20% down keeps a buyer under it. Above about $1.04M, a 20% down loan becomes jumbo, which usually means more reserves and stricter credit. Terms vary widely by lender, so shop them.

Multiple offers

With few listings, well-priced Davis homes can draw more than one offer. Strong terms often matter as much as price: a clean inspection plan, a solid preapproval and a timeline that works for the seller.

Transfer tax

Davis has no separate city transfer tax, so only the county tax applies: $1.10 per $1,000. On a $807K home, that's about $888. Who pays is negotiable.

Property tax

Based on the purchase price, roughly 1% plus local assessments, including Davis parcel taxes. Your lender and the tax bill will give you the exact figure.

07
Daily *life*

Most of Davis' appeal is everyday life: bike to downtown, walk to the farmers market, and still be twenty minutes from Sacramento.

A Saturday in Davis

1. **Coffee**
   Downtown, by bike
2. **The market**
   The Davis Farmers Market in Central Park
3. **The paths**
   The greenbelts and the UC Davis Arboretum
4. **Lunch**
   Downtown Davis
5. **Evening**
   A show at the Mondavi Center

A real downtown

Restaurants, shops and the farmers market, all within an easy ride of most neighborhoods.

Close to everything

Downtown Sacramento and the airport are about 20 minutes away, and the Bay Area about an hour.

School district boundaries vary across Davis. Verify any address with the district before you buy.

08

Selling in *Davis*

Selling in Davis is a pricing, presentation and timing job. With few listings, buyers watch the market closely, and the first two weeks matter most.

What buyers pay more for

Updated kitchens and baths, owned solar, a short ride to downtown or campus, mature trees, larger lots and single-story living.

What they discount

Deferred maintenance, sewer or foundation issues, unpermitted additions, dated systems and leased solar.

How I approach it

- ☐ **Price for the first two weeks.** In a low-inventory market, the right starting price draws the most buyers and the strongest terms.
- ☐ **Inspect before you list.** A pre-listing inspection and sewer scope keep a buyer's inspection from becoming a renegotiation.
- ☐ **Show how it lives.** Photography and video that show the light, the yard, the trees and the ride to downtown.
- ☐ **Negotiate the whole deal.** Price is one term. Credits, timing and rent-backs often matter as much.
- ☐ **Private when it fits.** For sellers who value discretion, I also run quiet, off-market offerings.

Own in Davis or El Macero? I'll put together a value estimate built on the sales that actually compare to your home.
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 private search for the neighborhood and the home you need. If you own here, I'll put together a value estimate from the sales that truly compare.

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, price per square foot, closed sales and list-to-sale ratios: MetroList residential sales by city, January 1 to October 31 of each year, 2016 to 2026. Pocket ranges and drive times are approximate. Conforming loan limit: Federal Housing Finance Agency, 2026. Transfer tax: Yolo County. Information current as of November 2026.