A NEIGHBORHOOD GUIDE

Inside Land Park & Curtis Park

Period homes, big trees and the park

Every pocket from Land Park to Curtis Park, what homes really cost, and how they get bought and sold well.

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A NOTE BEFORE YOU START

Homes here sell *over asking.*

In ZIP 95818, which covers Land Park, Curtis Park and Upper Land Park, homes sold for 101.3% of list on average this year. The median reached $740,000, the highest on record.

Most of these homes were built before 1950. That's the appeal: period architecture, mature trees and walkable streets close to downtown. It also means older wiring, plumbing and sewer lines, and an inspection that matters more than it does in a newer suburb.

This guide is what I walk my own clients through before they buy or sell here: where each pocket sits, what to know about older homes, what homes sold for in 2026, and where negotiation makes the biggest difference.

Shawnii

BOOK A 15-MINUTE CALL →

Land Park and Curtis Park at a glance, 2026

MEDIAN SOLD PRICE	PRICE PER SQ FT	SALE TO LIST
$740K	$509	101.3%
199 sales in 95818, January to October	Next to East Sacramento and Midtown	Homes sold above asking on average

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01

Why *Land Park and Curtis Park*

Land Park and Curtis Park are established neighborhoods just south of downtown Sacramento, built mostly from the 1910s to the 1940s. They're known for period homes, wide tree canopy, William Land Park and short drives to downtown and Midtown.

Typical off-peak drive times



Approximate, from Land Park near Freeport Boulevard.

THE PARK

William Land Park

The zoo, Fairytale Town, a golf course and open lawns.

THE HOMES

Period

Tudors, bungalows and Spanish revival homes from before 1950.

THE LOCATION

Close in

Downtown and Midtown are about ten minutes away.

02

The *pockets*

There's no single price here. A large Tudor on the park and a small bungalow near Freeport Boulevard share a ZIP code, and they trade at very different prices.



Typical ranges, approximate, from recent sales and listings. Size, condition, updates and the street move any one home well outside its range.

02 · THE POCKETS

The pockets, side by side

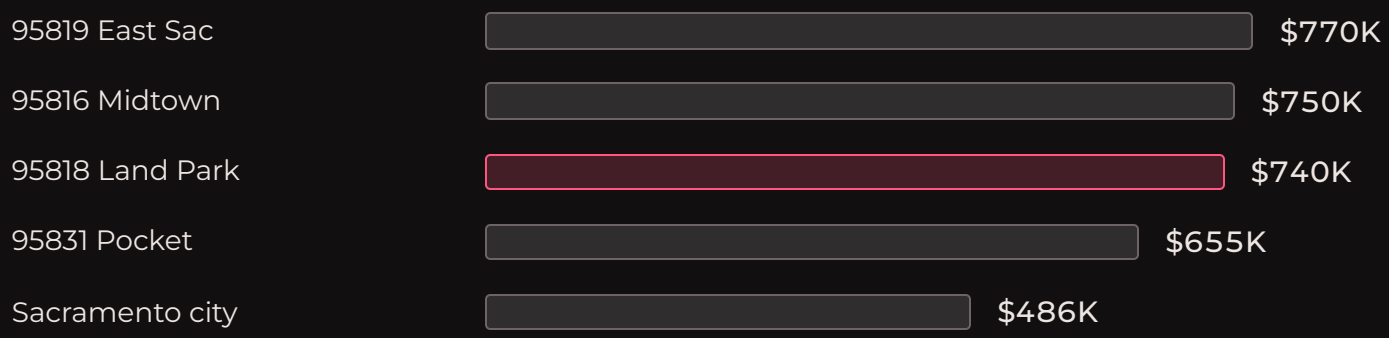
POCKET	WHAT IT'S LIKE	TYPICAL RANGE
Land Park near William Land Park	Larger period homes on tree-lined streets around the park	$900K to $2M
Curtis Park	Bungalows and period homes around Curtis Park itself, close to Sacramento City College	$650K to $1.4M
Newer homes in Curtis Park Village	Newer construction on the former rail yard, with modern systems	$600K to $1M
Upper Land Park and near Broadway	Smaller homes and newer infill closer to Broadway and downtown	$500K to $850K
Smaller homes on the edges	Smaller and older homes near the busier corridors	$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.

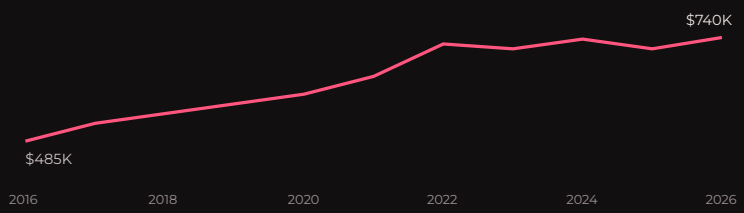
03
What homes *cost*

95818 rose about 4% from 2025 to a new high. It sits just below East Sacramento and Midtown, and about $250,000 above the citywide median. Nearly one in four sales this year closed above $1M.

Median sold price, January to October 2026



95818 median, 2016 to 2026



Price per square foot

$509 in 95818, against $570 in East Sacramento (95819), $510 in Midtown (95816) and $346 in the Pocket (95831).

Volume and leverage

199 sales this year, about the same as 2025. Homes sold for 101.3% of list on average, so well-priced homes often draw more than one offer.

Source: MetroList residential sales, January 1 to October 31, 2026, by ZIP code. Neighborhood names are approximate; ZIP 95818 covers Land Park, Curtis Park and Upper Land Park. 2026 figures are year to date.

04
Older *homes*

Most homes here were built before 1950. These are the questions that change what an older home is worth and what it costs to own.

- ☐ **Electrical.** Some homes still have knob-and-tube wiring or older panels. Many insurers want it replaced, and it affects the price.
- ☐ **Sewer lateral.** The line from the house to the street is often clay or cast iron, and tree roots find it. A camera inspection is inexpensive and worth it.
- ☐ **Plumbing.** Galvanized supply pipe narrows and leaks with age. Ask what has been replaced.
- ☐ **Foundations.** Older raised foundations and basements can settle or take on water. Look at the crawlspace.
- ☐ **Historic districts.** Some blocks sit in City of Sacramento historic districts, which add review for exterior changes. Check the address.
- ☐ **Permits.** Additions, converted garages and remodeled attics add value only if they were permitted.
- ☐ **Flood zone.** Much of Sacramento sits behind levees. Check the FEMA flood zone and whether flood insurance is required.
- ☐ **City transfer tax.** Inside Sacramento city limits, the city adds its own transfer tax on top of the county tax.

05
Inspecting a *period home*

An older home rewards a thorough inspection. It protects you after closing, and it's your strongest negotiating tool before.

- [ ] **Sewer camera.** A video of the sewer lateral shows roots, cracks and breaks before you own them.
- [ ] **Electrical.** A licensed electrician can confirm the wiring and panel, and price any upgrade.
- [ ] **Plumbing.** Know what is galvanized, what is copper and what has been replaced.
- [ ] **Foundation.** Check the crawlspace or basement for settling, moisture and past repairs.
- [ ] **Roof and chimney.** Get the roof's age, and have the chimney inspected before you use it.
- [ ] **Trees.** Large street and yard trees affect the roof, the sewer line and insurance.
- [ ] **Heating and cooling.** Older homes may have floor furnaces or no central air. Know the system and its age.

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

06

The money *side*

At the $740K median, a buyer with 20% down stays under the conforming limit. Nearly a quarter of this year's sales closed above $1M, where most purchases cross into jumbo financing.

Conforming and jumbo loans

The 2026 conforming loan limit for a one-unit home in Sacramento County is *$832,750*. At the $740K 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.

Appraisals and multiple offers

When homes sell above asking, the appraisal can come in below the contract price. How the offer handles that gap is one of the most important terms you will negotiate, on either side.

Transfer tax

Inside Sacramento city limits, the city adds $2.75 to the county's $1.10, for a total of $3.85 per $1,000. On a $740K home, that's about $2,849. Who pays is negotiable.

Property tax

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

07
Daily *life*

Most of the appeal is the walk: big trees, period homes, William Land Park, and restaurants and coffee along Freeport Boulevard and Broadway.

A Saturday in Land Park

1. **Coffee** — Freeport Boulevard or Broadway
2. **The park** — A loop through William Land Park
3. **The kids** — The Sacramento Zoo or Fairytale Town
4. **Lunch** — Curtis Park or Broadway
5. **Evening** — Midtown or the Delta, about ten minutes away

Walkable

Coffee, restaurants, the park and Sacramento City College are a walk or a short ride from most homes.

Close to everything

Midtown is about 5 minutes away, downtown about 10, and the airport about 20.

School district boundaries vary across Land Park and Curtis Park. Verify any address with the district before you buy.

08

Selling in *Land Park and Curtis Park*

Homes here sell above asking on average, but only when they are priced and presented well. The price you start at shapes everything that follows.

What buyers pay more for

Period character that has been kept, updated kitchens and baths, updated electrical and plumbing, a clean sewer report, off-street parking and a good block.

What they discount

Knob-and-tube wiring, sewer line problems, foundation work, unpermitted additions and dated systems.

How I approach it

- ☐ **Price against the right sales.** In 95818, the street and the condition matter as much as the size. I price against the sales that truly compare.
- ☐ **Inspect before you list.** A pre-listing inspection and sewer camera keep a buyer's inspection from becoming a renegotiation.
- ☐ **Show the character.** Photography and video that show the light, the details, the trees and the walk to the park.
- ☐ **Manage multiple offers.** When more than one buyer is interested, the terms matter as much as the price.
- ☐ **Private when it fits.** For sellers who value discretion, I also run quiet, off-market offerings.

Own in Land Park or Curtis Park? 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 pocket 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 ZIP code, 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: Sacramento County and City of Sacramento. Information current as of November 2026.