PROPERTY EXPLORER

Property Explorer Static

Property Location
3939 Madison Ave Apt 233
North Highlands, CA 95660

Value Estimate
$179,904

Effective Date
7/9/2026

HouseCanary

Effective Date
7/9/2026

3939 Madison Ave Apt 233 **North Highlands, CA 95660** **County:** Sacramento County

PROPERTY EXPLORER

HouseCanary Value
High Confidence (96%)
FSD: 0.04

$179,904
$218/ft²

Low — High
$172,391 ($209/ft²) — $187,417 ($227/ft²)

HouseCanary Rental Value
Medium Confidence (81%)
FSD: 0.19

$1,977
$2.39/ft²

Low — High
$1,598 ($1.93/ft²) — $2,357 ($2.85/ft²)

Subject

APN # 228-0131-053-0016

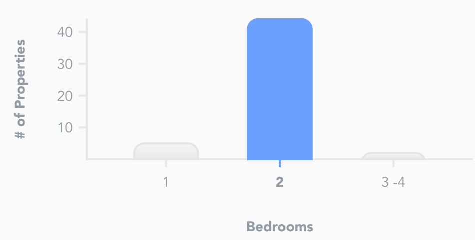
Property Type	Condominium	**Year Built**	1985
Beds	2	**Lot Size**	— ft²
Baths	2	**Owner Occupied**	Yes
GLA	826 ft²	**HOA Fee**	671
Sq. Ft. Above Grade	— ft²	**HOA Fee Includes**	—
Sq. Ft. Below Grade	— ft²	**Tax Amount (Year)**	$2,571 (2025)
Condition	Well Maintained		

Transaction History

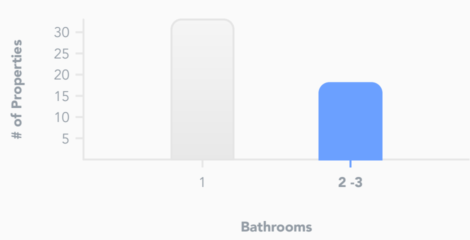
Date	Event	Type	Price	Appreciation	ADOM	Source
4/20/2026	Pending	—	$180,000	—	0	mls
12/1/2023	Closed	Arms-Length	$213,000	94% ($103,000)	9	mls+deed
11/1/2023	Pending	—	$215,000	—	9	mls
10/23/2023	Active	—	$215,000	—	—	mls
10/3/2023	Deed Recorded	—	$—	—	—	deed
7/25/2017	Closed	Arms-Length	$110,000	15% ($14,000)	—	deed

Subject's Comparability to Market

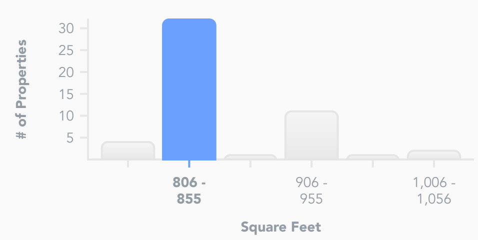
Bedrooms



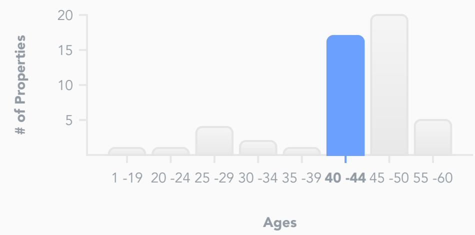
Bathrooms



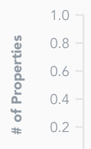
Square Feet



Age



Site Area

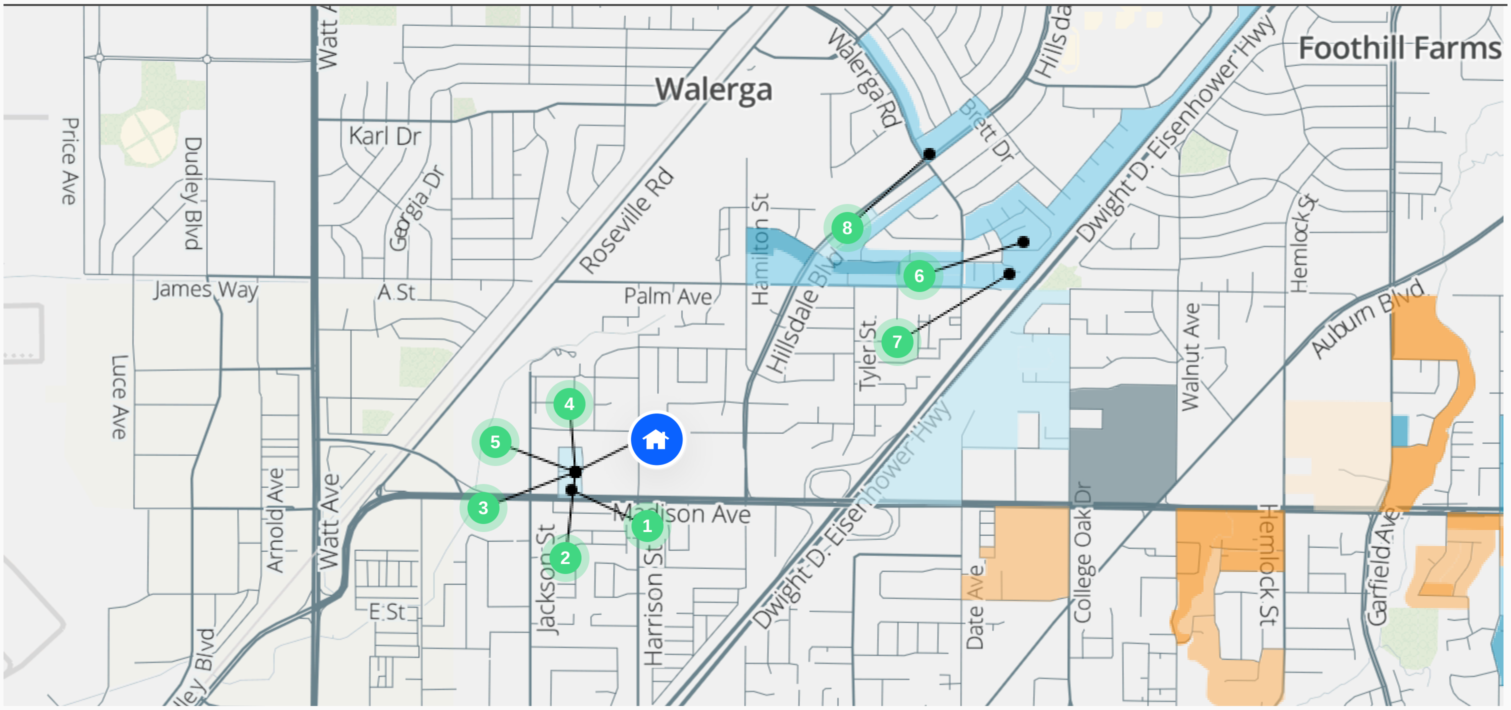


Legend
Subject Property
Nearby properties

3939 Madison Ave Apt 233 **North Highlands, CA 95660** **County:** Sacramento County

PROPERTY EXPLORER

HouseCanary Suggested Sold & Active Comparables (1 of 3)



Similarity

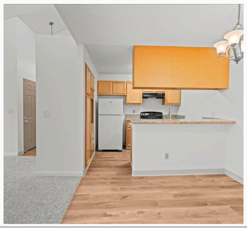
High Moderate Low Subject

Sales $/ft²

< $213 | $213 to $227 | $227 to $240 | $240 to $251 | $251 to $264 | $264 to $282 | >= $282

#	Address	Distance	Status	Market $	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	3939 Madison Ave Apt 233	**—**	**Pending**	**$180,000**	**4/20/2026**	**2**	**2**	**826 ft²**	**— ft²**	**Condominium**	**1985**
1	3941 Madison Ave Apt 111 North Highlands, CA 95660	0.04 mi	Closed	$130,000	3/27/2026	2	2	826 ft²	— ft²	Condominium	1985
2	3939 Madison Ave Apt 214 North Highlands, CA 95660	0.00 mi	Active	$149,900	7/7/2026	2	2	826 ft²	— ft²	Condominium	1985
3	3939 Madison Ave Apt 241 North Highlands, CA 95660	0.00 mi	Closed	$144,000	4/29/2026	2	2	826 ft²	— ft²	Condominium	1985
4	3939 Madison Ave Apt 243 North Highlands, CA 95660	0.00 mi	Closed	$150,000	3/25/2026	2	1	826 ft²	— ft²	Condominium	1985
5	3939 Madison Ave Apt 143 North Highlands, CA 95660	0.00 mi	Closed	$180,000	2/20/2026	3	2	1,036 ft²	— ft²	Condominium	2025
6	4748 Greenholme Dr Apt 3 Sacramento, CA 95842	1.16 mi	Closed	$135,000	4/30/2026	2	1	840 ft²	— ft²	Condominium	1977
7	4728 Greenholme Dr Apt 2 Sacramento, CA 95842	1.10 mi	Closed	$140,000	4/30/2026	2	1	840 ft²	— ft²	Condominium	1977
8	5758 Walerga Rd Apt 4 Sacramento, CA 95842	1.10 mi	Closed	$185,000	6/18/2026	2	1	924 ft²	— ft²	Condominium	1969

HouseCanary Suggested Sold & Active Comparables (2 of 3)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
					
Address	3939 Madison Ave Apt … North Highlands, CA 95…	3941 Madison Ave Apt … North Highlands, CA 95…	3939 Madison Ave Apt … North Highlands, CA 95…	3939 Madison Ave Apt … North Highlands, CA 95…	3939 Madison Ave Apt … North Highlands, CA 95…
Similarity	—	●●● 99	●●● 98	●●● 97	●●● 97
Distance	—	0.04 mi	0.00 mi	0.00 mi	0.00 mi
Sale Date	12/1/2023	3/27/2026	7/21/2025	4/29/2026	3/25/2026
Sale Price	$213,000	$130,000	$137,000	$144,000	$150,000
Sale Price/ft²	$258/ft²	$157/ft²	$166/ft²	$174/ft²	$182/ft²
List Date	4/20/2026	11/10/2025	5/21/2026	11/10/2025	3/4/2026
List Price	$180,000	$143,995	$149,900	$143,995	$169,000
List Price/ft²	$218/ft²	$174/ft²	$181/ft²	$174/ft²	$205/ft²
Bedrooms	2	2	2	2	2
Bathrooms	2	2	2	2	1
Square Feet	826 ft²	826 ft²	826 ft²	826 ft²	826 ft²
Sq. Ft. Above Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Sq. Ft. Below Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Lot Size	— ft²	— ft²	— ft²	— ft²	— ft²
Property Type	Condominium	Condominium	Condominium	Condominium	Condominium
Year Built	1985	1985	1985	1985	1985
Listing Status	Pending	Closed	Active	Closed	Closed
Subdivision	—	—	Madison Woods Condominiums	—	—
Active D.O.M.	9	114	47	144	64
Cumulative D.O.M.	39	137	47	170	72
Current Value	$179,904	$169,470	$149,888	$145,316	$147,769
Pool	Unknown	Yes	Yes	Yes	Yes
Garage Spaces	1	0	0	0	0
Stories	1	2	1	2	2
Basement	Unknown	Unknown	No	Unknown	No
Distressed	No	No	No	No	No
Flip	No	No	Yes	No	No
Market Price	$180,000	$130,000	$149,900	$144,000	$150,000
HPI Adjustment	—	-$1,674	$0	-$1,070	-$1,459
HC Adjustment	—	$0	$0	$0	$0
Adjusted Value	—	$128,326	$149,900	$142,930	$148,541

3939 Madison Ave Apt 233 North Highlands, CA 95660 **County:** Sacramento County

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HouseCanary Suggested Sold & Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6	Comp 7	Comp 8
					
Address	3939 Madison Ave Apt … North Highlands, CA 95…	3939 Madison Ave Apt … North Highlands, CA 95…	4748 Greenholme Dr Ap… Sacramento, CA 95842	4728 Greenholme Dr Ap… Sacramento, CA 95842	5758 Walerga Rd Apt 4 Sacramento, CA 95842
Similarity	—	●●● 89	●●● 86	●●● 85	●●● 85
Distance	—	0.00 mi	1.16 mi	1.10 mi	1.10 mi
Sale Date	12/1/2023	2/20/2026	4/30/2026	4/30/2026	6/18/2026
Sale Price	$213,000	$180,000	$135,000	$140,000	$185,000
Sale Price/ft²	$258/ft²	$174/ft²	$161/ft²	$167/ft²	$200/ft²
List Date	4/20/2026	1/24/2026	4/9/2026	2/24/2026	5/20/2026
List Price	$180,000	$180,000	$120,000	$145,000	$189,995
List Price/ft²	$218/ft²	$174/ft²	$143/ft²	$173/ft²	$206/ft²
Bedrooms	2	3	2	2	2
Bathrooms	2	2	1	1	1
Square Feet	826 ft²	1,036 ft²	840 ft²	840 ft²	924 ft²
Sq. Ft. Above Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Sq. Ft. Below Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Lot Size	— ft²	— ft²	— ft²	— ft²	— ft²
Property Type	Condominium	Condominium	Condominium	Condominium	Condominium
Year Built	1985	2025	1977	1977	1969
Listing Status	Pending	Closed	Closed	Closed	Closed
Subdivision	—	—	—	—	PARCEL MAP/SEC 48 RCH D P
Active D.O.M.	9	5	9	58	67
Cumulative D.O.M.	39	27	21	65	87
Current Value	$179,904	$178,780	$185,099	$177,795	$184,989
Pool	Unknown	Yes	Yes	Yes	No
Garage Spaces	1	0	1	1	1
Stories	1	1	2	2	2
Basement	Unknown	No	No	No	No
Distressed	No	No	No	No	No
Flip	No	No	No	No	No
Market Price	$180,000	$180,000	$135,000	$140,000	$185,000
HPI Adjustment	—	-$2,172	-$1,617	-$1,560	-$546
HC Adjustment	—	-$19,626	-$25,429	-$25,649	-$26,401
Adjusted Value	—	$158,202	$107,954	$112,791	$158,053

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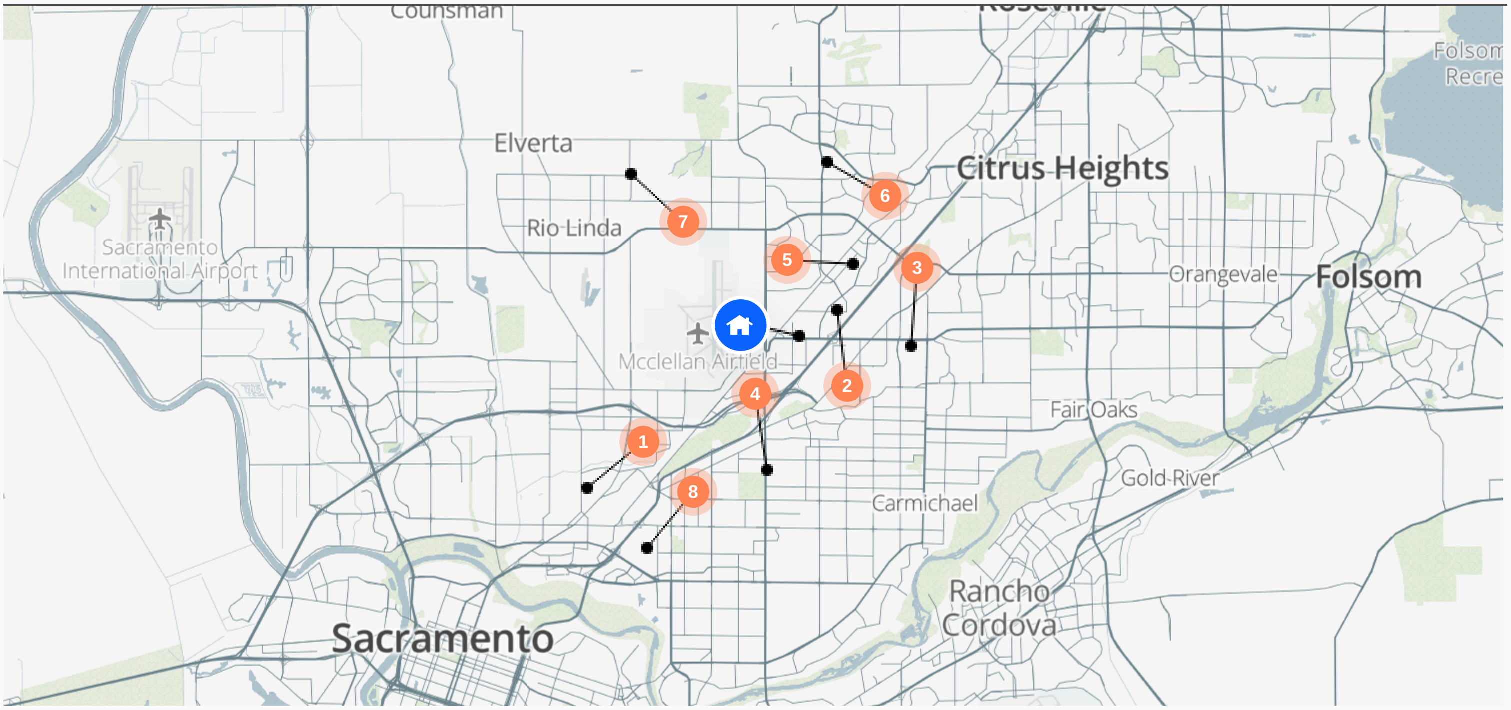
PROPERTY EXPLORER

HouseCanary Suggested Rental Comparables



Similarity

High Moderate Low Subject

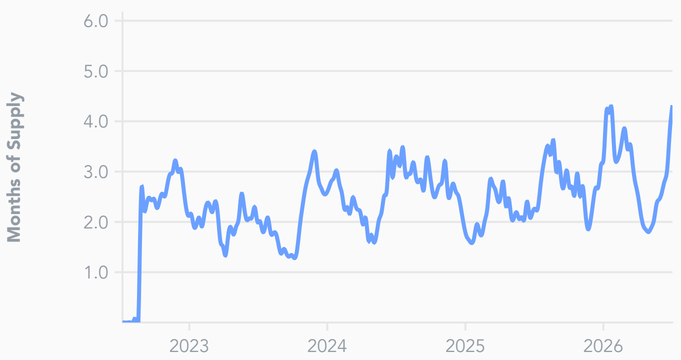
#	Address	Distance	Rental Listing Status	Rental $	Rental $ Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	3939 Madison Ave Apt 233	**—**	**—**	**$—/mo.**	**—**	**2**	**2**	**826 ft²**	**— ft²**	**Condominium**	**1985**
1	963 Olive Branch Pl Unit 959 Sacramento, CA 95815	4.83 mi	Closed	$2,650/mo.	12/31/2025	3	2.5	1,681 ft²	— ft²	Condominium	2023
2	4512 Greenholme Dr Apt 4 Sacramento, CA 95842	0.86 mi	Active	$1,950/mo.	5/17/2026	2	1	924 ft²	1,919 ft²	Condominium	1970
3	5104 Rhode Island Dr Apt 3 Sacramento, CA 95841	2.11 mi	Closed	$1,595/mo.	5/5/2025	2	1	840 ft²	2,917 ft²	Condominium	1969
4	3605 Larchmont Square Ln Sacramento, CA 95821	2.56 mi	Closed	$2,095/mo.	12/1/2025	3	2.5	1,374 ft²	864 ft²	Condominium	1973
5	6014 Ogden Nash Way Sacramento, CA 95842	1.66 mi	Closed	$2,450/mo.	3/26/2026	3	2	1,104 ft²	3,538 ft²	Condominium	1981
6	7784 Megan Ann Way Antelope, CA 95843	3.25 mi	Active	$4,500/mo.	4/20/2026	5	3	3,753 ft²	8,461 ft²	Condominium	2002
7	7604 16th St Elverta, CA 95626	4.30 mi	Active	$2,900/mo.	4/12/2026	3	1	925 ft²	20,909 ft²	Condominium	1958
8	2116 Waterford Rd Sacramento, CA 95815	4.86 mi	Active	$2,795/mo.	6/24/2026	4	2	1,387 ft²	5,663 ft²	Condominium	1955

Market Risk

Risk of Decline	Risk Level	This month last year
35.5%	**Neutral**	**42.5%**

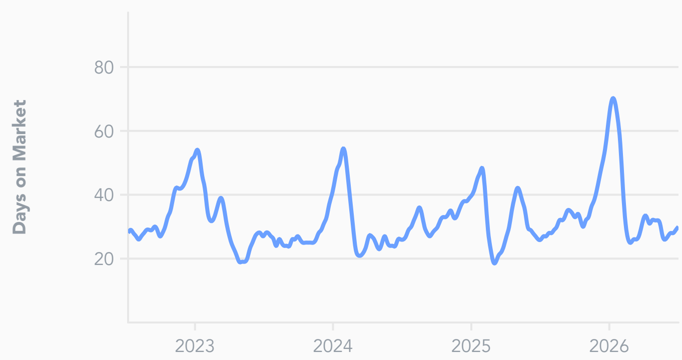
Neighborhood & Subject Marketability

Months of Supply - ZIP



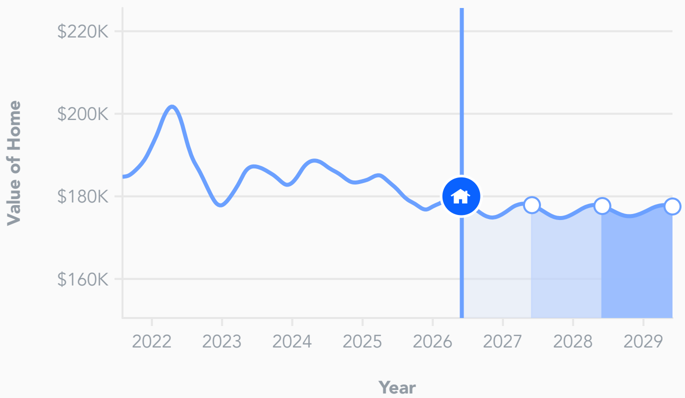
This month last year	This month
2	**4**

Days on Market - Sold or De-listed Properties - ZIP



This month last year	This month
27	**30**

HouseCanary Forecast Based on Zipcode Market Conditions



3 Year Growth

1 Year	-1%	2 Year	-1%	3 Year	-1%
2027	**$177,871**	2028	**$177,655**	2029	**$177,547**

Glossary

HouseCanary Value	This is HouseCanary's estimated market value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's value. Source: HouseCanary analysis
HouseCanary Rental Value	This is HouseCanary's estimated monthly rental value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's rent. Source: HouseCanary analysis
Active	Active listings within a 1 year timeframe near the subject property. Source: Local MLS
Comparable Properties	All nearby properties of the same property and sales type that have been ranked according to their similarity to the subject property's locational and physical characteristics. Source: Public Record, HouseCanary analysis
Current Value	Current Value of the similar property represents HouseCanary's most recent value estimate of the respective property. HouseCanary's valuation model adjusts for price changes through time with a proprietary block level home price appreciation index. Source: Public Record, HouseCanary Automated Valuation Model
Days on Market	The current days on market is the average number of days since listing for all current listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data. Source: Local MLS, HouseCanary analysis
Forecast Standard Deviation (FSD)	A statistical measure of model uncertainty in the value estimate generated by the AVM. Lower values of FSD imply less uncertainty in the value estimate. FSD is measured in percentage terms relative to the value estimate to allow for comparison of model uncertainty across multiple properties, regardless of the actual dollar value of those individual estimates. FSD below 0.15 implies high model confidence, FSD between 0.15-0.3 implies average model confidence, and FSD above 0.3 implies low model confidence. Source: House Canary analysis
HouseCanary Suggested Comps	HouseCanary's suggested comparables based on similarity and property type, within the same state and a 6-month timeframe. Source: HouseCanary analysis
MSA 1-Year Risk of Decline	The one year risk of decline is a proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. This one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators. Source: Local MLS, HouseCanary analysis
Months of Supply	The months of supply is a metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary. Source: Local MLS, HouseCanary analysis

Glossary Continued

Non-Disclosure State	In non-disclosure states (or counties) both the transaction sales price and date may be unavailable. This is because these states are not required or cannot legally disclose such information to the public. As a result, HouseCanary relies on other sources (like MLS) to complement the data when possible. The following eleven states are considered non-disclosure: Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, Texas, Utah and Wyoming. Source: Public Record, MLS
Occupancy Type	Owner occupancy indicates whether the owner of the home is the primary resident Source: Public Record
Property Type	Property Type indicates the classification of the building based upon public record information. HouseCanary has normalized property type information into five groupings: Single Family Detached, Condominium, Townhouse, Manufactured/Mobile Home and Multifamily. Note that buildings that do not fall into these categories, i.e. apartment houses, highrise apartments, etc. will not be mapped into one of these categories. Source: Public Record
Similarity	HouseCanary proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property. Source: Public Records, MLS, HouseCanary analysis
Subject's Comparability to Market	All nearby properties and associated attributes. This chart allows for comparison of the subject property attributes with nearby properties. Source: Public Record, HouseCanary analysis

Data Sources

HouseCanary accesses up-to-date data from county recorders and local Multiple Listing Service (MLS). Recency of certain data is reflected by the effective date on the report. We use this data combined with HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Property Explorer for every property.

For questions, please contact HouseCanary at support@housecanary.com.

Disclaimer

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