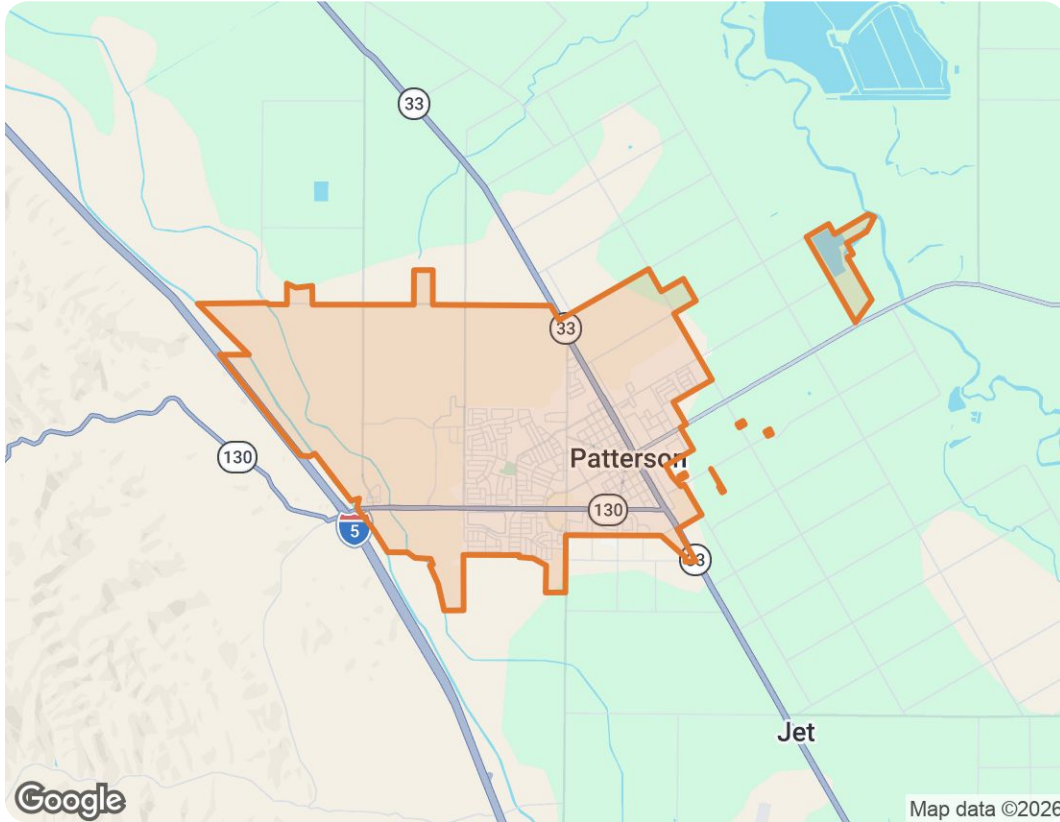


Patterson, California



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CA

Market Trends

Market Trends for Patterson, California

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

4.11

7.31% MoM

Sold to List Price %

99.2%

2.08% MoM

Median Days in RPR

22

52.17% MoM

Median Sold Price

\$492,770

4.84% MoM

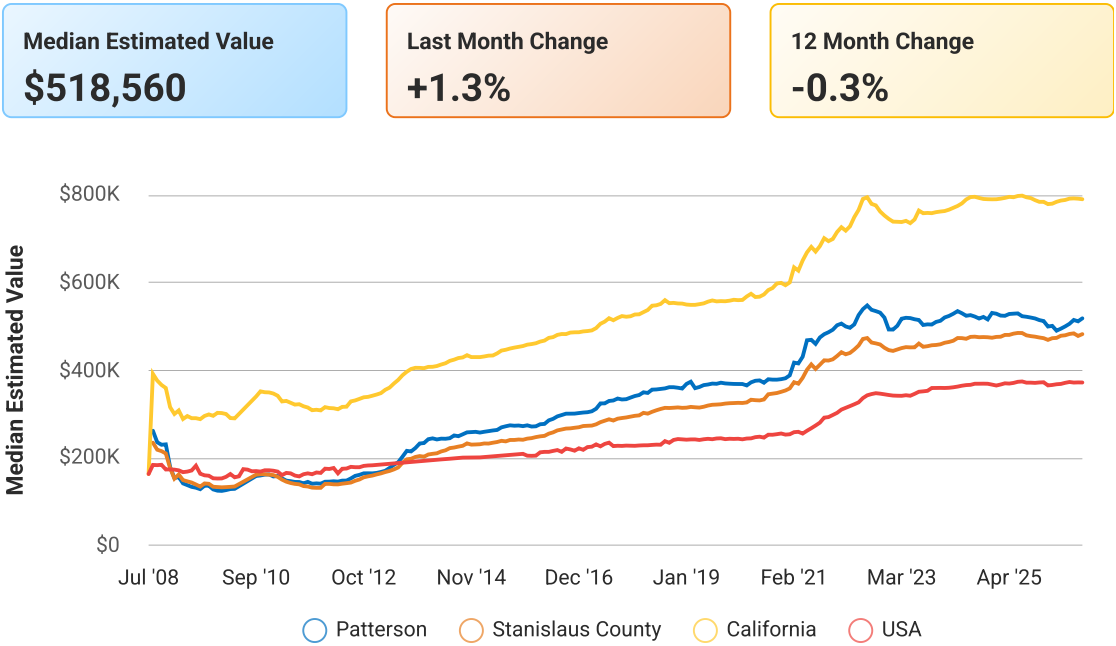
September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



Patterson, California

September 2026 Active Listings

Patterson, California

Single Family + Condo/Townhouse/Apt.

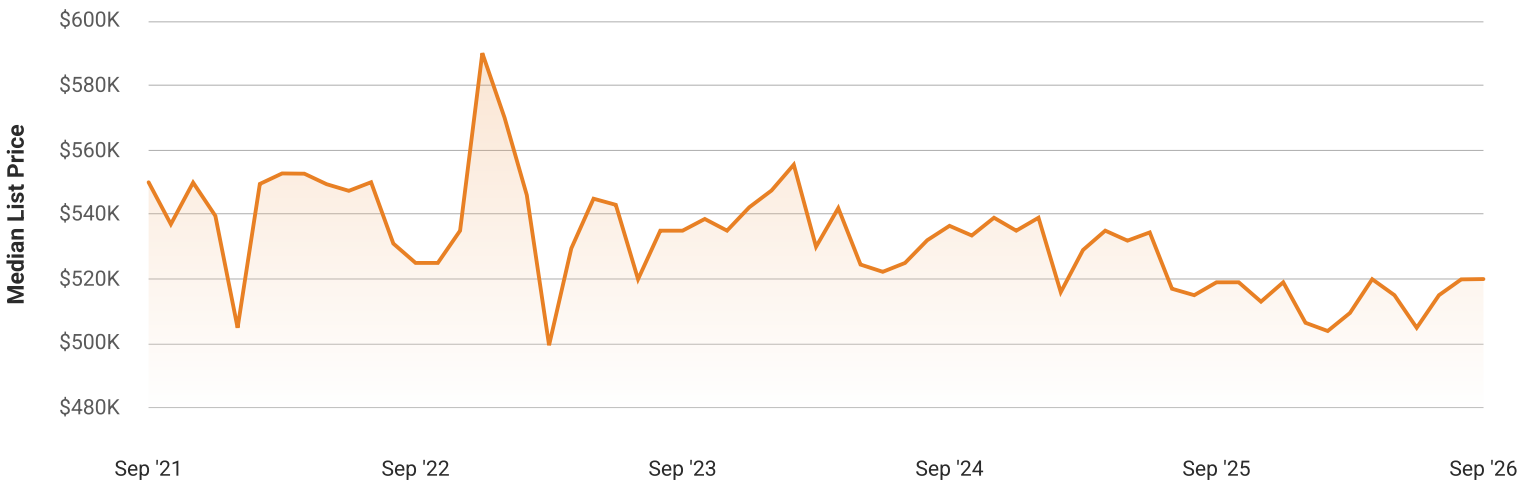
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$519,999

↑ 0% Month over Month



Patterson, California

September 2026 Sold Listings

Patterson, California

Single Family + Condo/Townhouse/Apt.

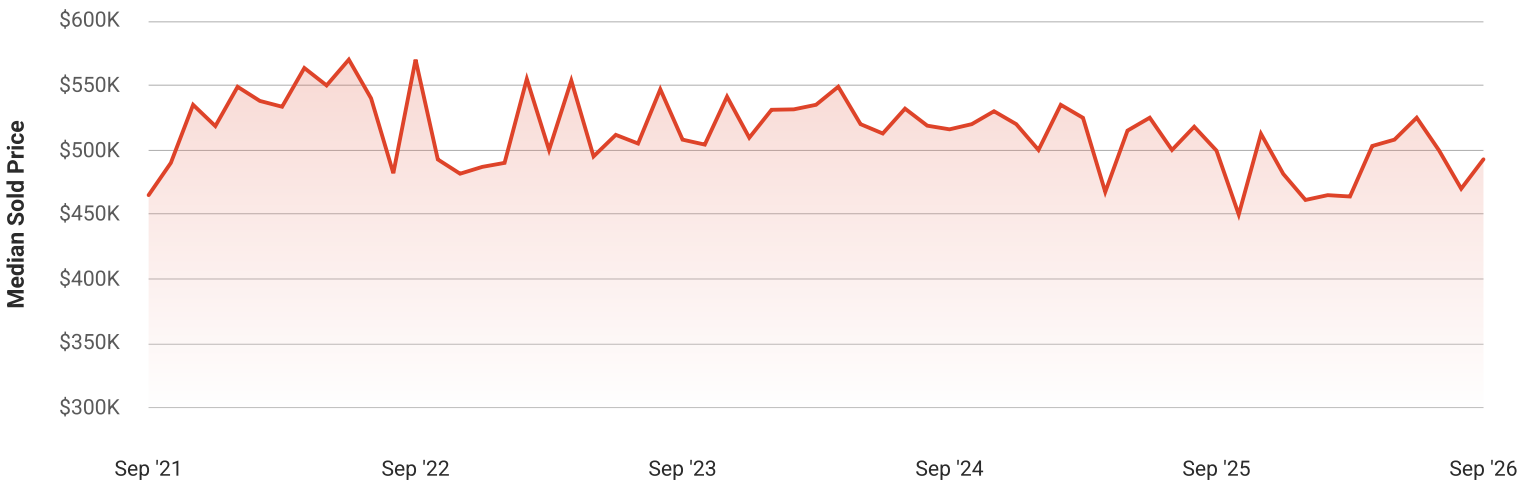
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$492,770

↑ 4.8% Month over Month



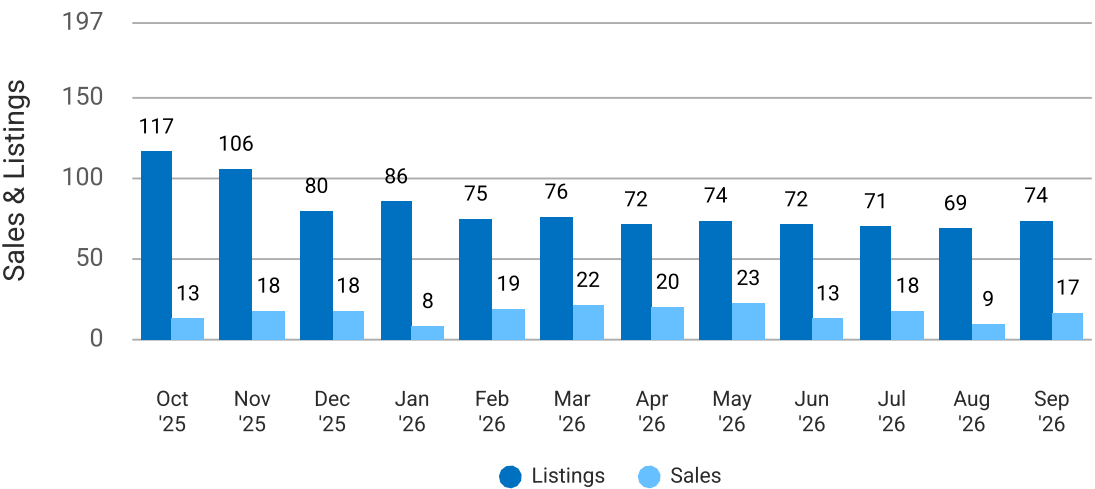
Total Sales and Active Listings in Patterson, California

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Patterson, California

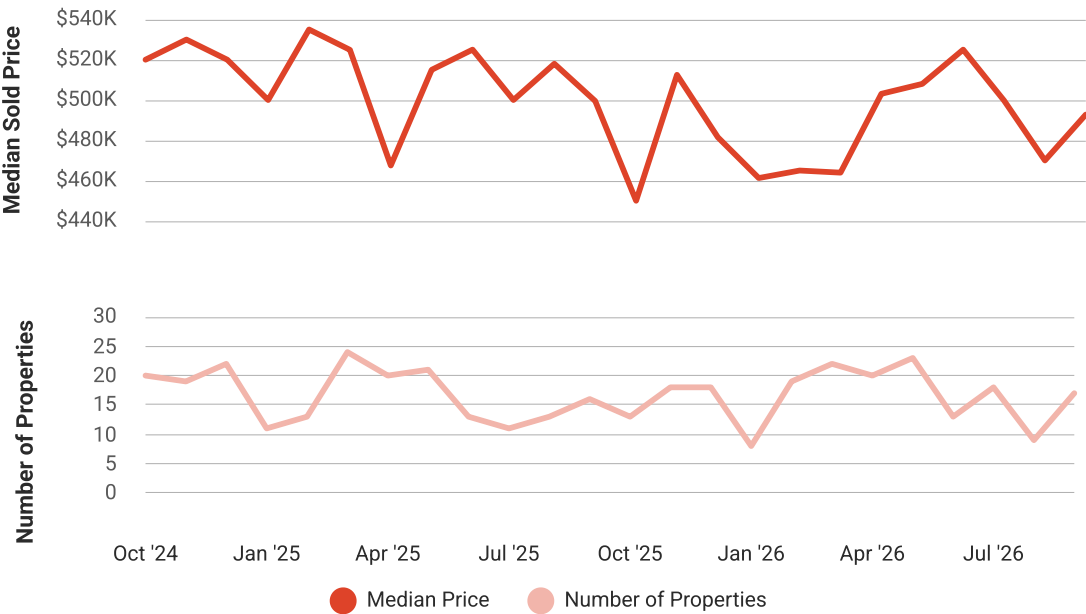
Median Sold Price vs Sold Listings in Patterson, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



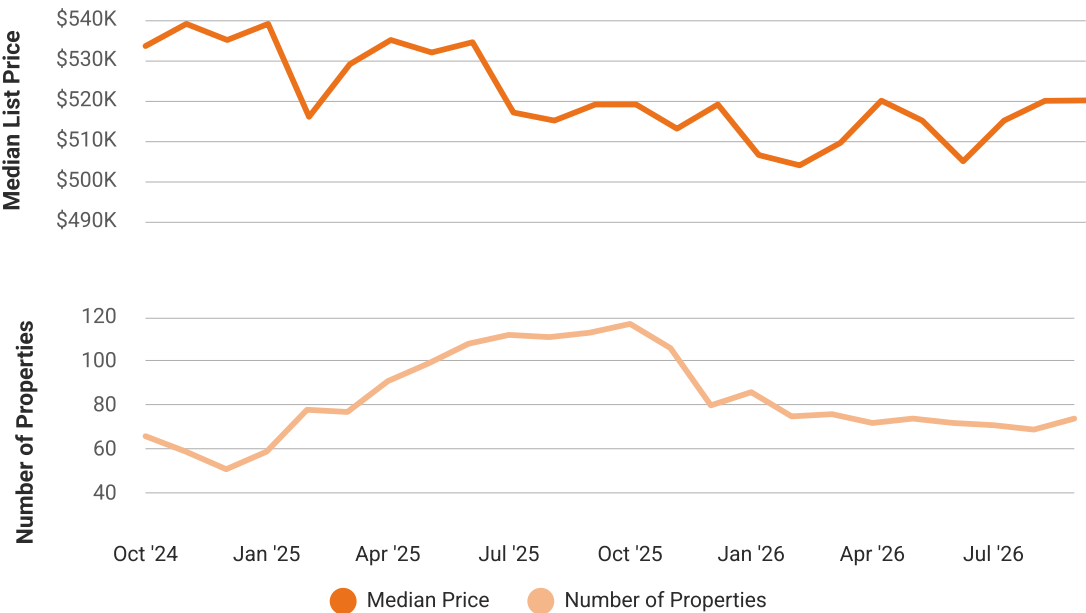
Median List Price vs Active Listings in Patterson, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2026	\$518,560	\$511,700 +1.34%	\$506,040 +2.47%	\$520,310 -0.34%	\$518,110 +0.09%	\$504,800 +2.73%
Median Sold Price Last Updated: 9/30/2026	\$492,770	\$470,000 +4.84%	\$525,000 -6.14%	\$499,500 -1.35%	\$515,990 -4.5%	\$508,000 -3%
Median List Price Last Updated: 9/30/2026	\$519,999	\$519,900 +0.02%	\$504,900 +2.99%	\$518,990 +0.19%	\$536,490 -3.07%	\$534,990 -2.8%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

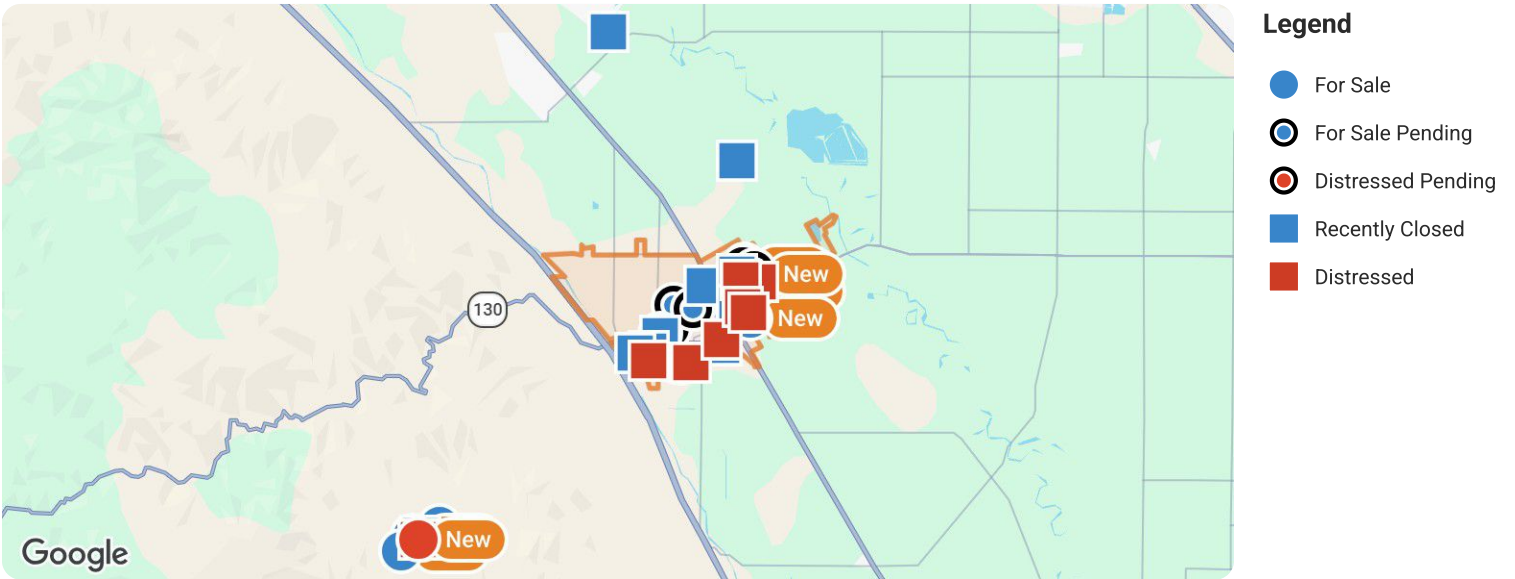
Market Activity Filters

- Sort Order: Recently updated
- Maximum Properties Per Change Type: 10
- Change Types: New Listings, Distressed, Pending, Closed
- Property Types: Single Family, Condo/Townhouse/Apt
- Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

Patterson, California

Summary

For Sale Activity in the Last 3 Months



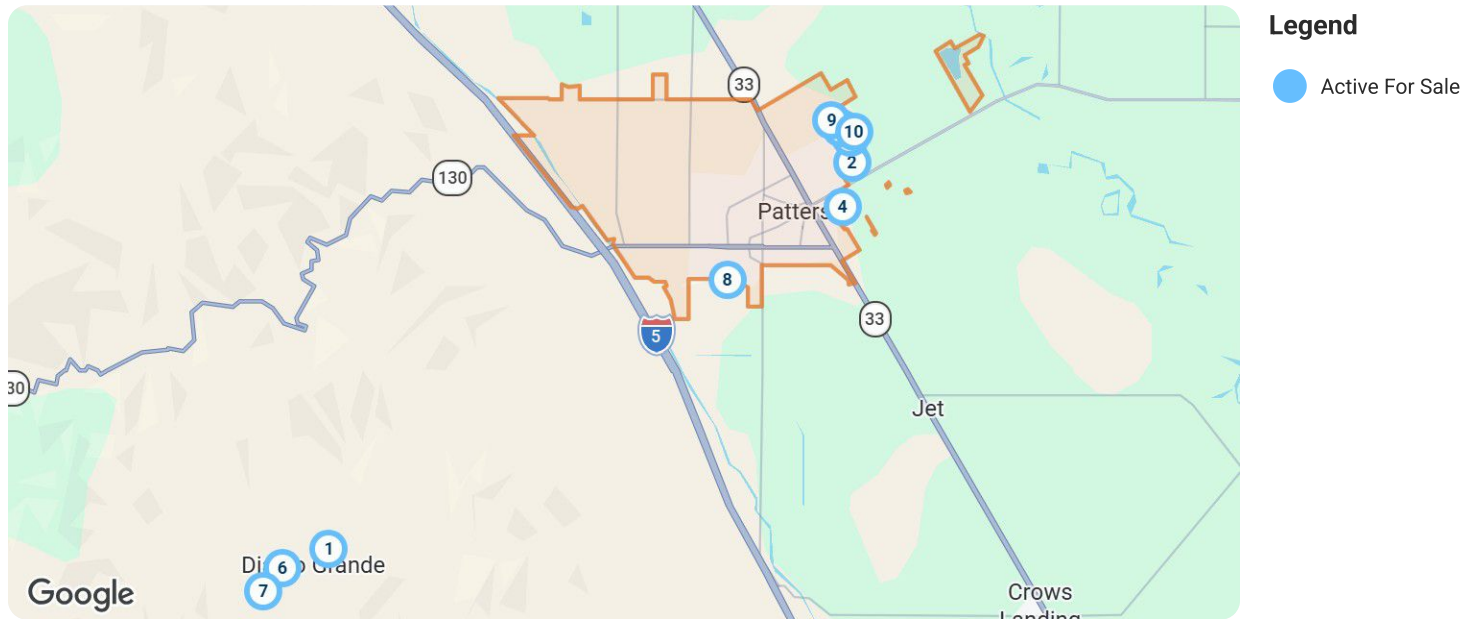
	New	Pending	Closed	Distressed
Number of Properties	10	10	10	10
Lowest Listing Price / Est.Value	\$349,999	\$354,999	\$385,000	\$350,660
Median Listing Price / Est.Value	\$547,000	\$470,495	\$474,671	\$465,710
Highest Listing Price / Est.Value	\$579,900	\$579,900	\$660,000	\$609,710
Average Price / sqft	\$210	\$234	\$271	\$247
Median Price / sqft	\$204	\$240	\$276	\$254
Average Days in RPR	27	19	34	18
Median Days in RPR	25	15	21	18
Total Volume	\$4,957,799	\$4,669,859	\$4,989,628	\$4,716,830
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Patterson, California

Market Activity Breakdown

New

Source: Listings

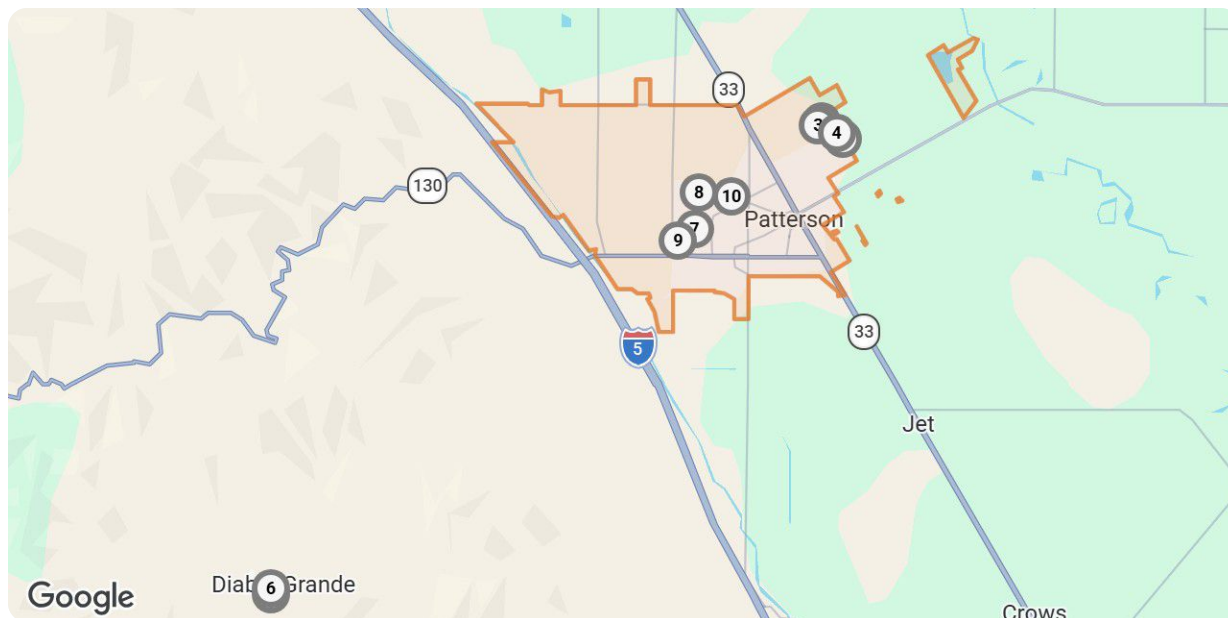


New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	520 Bennett Dr Patterson, CA 95363 MLS ID: 226122276 ● Active / For Sale <i>Listing Courtesy of Kidder Mathews</i>	Single Family	3/2	1,238	4,095 sqft	1996	10/1/2026 26 days	\$365,000 \$295/sq ft
2	1402 Mesa Creek Dr Patterson, CA 95363 MLS ID: 226121259 ● Active / For Sale <i>Listing Courtesy of Bertrand Realty</i>	Single Family	3/2	2,696	5,502 sqft	2005	9/28/2026 29 days	\$545,000 \$202/sq ft
3	9670 Cabernet Ct Patterson, CA 95363 MLS ID: 226131440 ● Active / For Sale <i>Listing Courtesy of Grand Properties</i>	Single Family	4/3	2,004	5,793 sqft	2017	10/23/2026 4 days	\$380,000 \$190/sq ft
4	1322 Pinto Way Patterson, CA 95363 MLS ID: 82064399 ● Active / For Sale <i>Listing Courtesy of Real Brokerage Technologies</i>	Single Family	5/3	2,802	5,400 sqft	2004	10/12/2026 15 days	\$579,000 \$207/sq ft
5	9100 Golf Canyon Dr Patterson, CA 95363 MLS ID: 41147127 ● Active / For Sale <i>Listing Courtesy of Keller Williams Tri-Valley</i>	Single Family	6/2	2,959	6,148 sqft	2008	9/3/2026 54 days	\$550,000 \$186/sq ft

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 607 N 4th St Patterson, CA 95363 MLS ID: 82064001 ● Active / For Sale Listing Courtesy of Intero Real Estate Services	Single Family	4/3	2,600	0.34 acres	1964	10/8/2026 19 days	\$549,000 \$211/sq ft
7	 331 Durer Dr Patterson, CA 95363 MLS ID: 82061894 ● Active / For Sale Listing Courtesy of Sunshine Investment	Single Family	5/4	3,122	7,150 sqft	2005	9/18/2026 39 days	\$499,900 \$160/sq ft
8	 9345 Jacks Pl Patterson, CA 95363 MLS ID: 41152081 ● Active / For Sale Listing Courtesy of Palo Rojo	Single Family	3/2	1,932	6,443 sqft	2004	10/23/2026 4 days	\$349,999 \$181/sq ft
9	 805 Linford Dr Patterson, CA 95363 MLS ID: 226123899 ● Active / For Sale Listing Courtesy of Sandra Oliveira, Broker	Single Family	5/3	2,667	4,700 sqft	2024	10/3/2026 24 days	\$579,900 \$217/sq ft
10	 927 Grimsby Ln Patterson, CA 95363 MLS ID: 226110180 ● Active / For Sale Listing Courtesy of KW Central Valley	Single Family	4/3	2,189	5,500 sqft	2022	9/3/2026 54 days	\$560,000 \$256/sq ft

Pending

Source: Listings



Legend

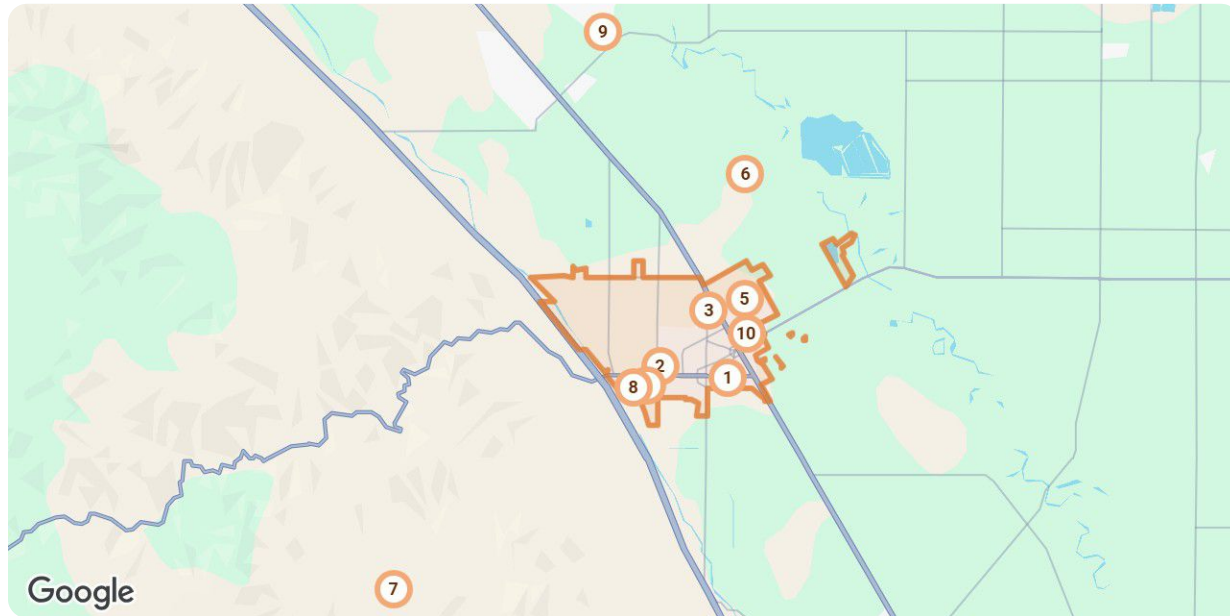
● Pending

Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1		425 Sanderling Dr Patterson, CA 95363 MLS ID: 226117305 🔵 Pending / For Sale <i>Listing Courtesy of HomeSmart PV & Associates</i>	Single Family	3/2	1,773	6,360 sqft 1999	9/17/2026 \$499,490 \$282/sq ft	10/21/2026 34 days
2		20633 Sarazen Pl Patterson, CA 95363 MLS ID: 226123205 🔵 Pending / For Sale <i>Listing Courtesy of Berkshire Hathaway HomeServices-Drysdale Properties</i>	Single Family	3/2	1,932	5,602 sqft 2005	10/1/2026 \$367,500 \$190/sq ft	10/22/2026 21 days
3		1435 Mesa Creek Dr Patterson, CA 95363 MLS ID: 226123551 🔵 Pending / For Sale <i>Listing Courtesy of KW Central Valley</i>	Single Family	4/3	3,327	5,580 sqft 2005	10/7/2026 \$510,000 \$153/sq ft	10/19/2026 12 days
4		564 Millwood Dr Patterson, CA 95363 MLS ID: 226120334 🔵 Pending / For Sale <i>Listing Courtesy of Berkshire Hathaway HomeServices-Drysdale Properties</i>	Single Family	5/3	3,249	8,634 sqft 2004	9/24/2026 \$579,900 \$178/sq ft	10/15/2026 21 days
5		1617 Hito Dr Patterson, CA 95363 MLS ID: 41150046 🔵 Pending / For Sale <i>Listing Courtesy of De Novo Real Estate</i>	Single Family	3/2	1,542	9,583 sqft 1990	10/1/2026 \$449,000 \$291/sq ft	10/13/2026 12 days
6		504 Nordell Pl Patterson, CA 95363 MLS ID: 226125287 🔵 Pending / For Sale <i>Listing Courtesy of eXp Realty of California Inc.</i>	Single Family	3/2	1,601	8,403 sqft 1989	10/7/2026 \$465,000 \$290/sq ft	10/14/2026 7 days
7		20617 Sarazen Pl Patterson, CA 95363 MLS ID: 226084417 🔵 Pending / For Sale <i>Listing Courtesy of eXp Realty of California Inc.</i>	Single Family	3/2	1,932	5,388 sqft 2005	7/6/2026 \$354,999 \$184/sq ft	8/29/2026 54 days
8		920 Summerhouse Dr Patterson, CA 95363 MLS ID: 226098011 🔵 Pending / For Sale <i>Listing Courtesy of KB HOME Sales-Northern California Inc</i>	Single Family	3/2	1,884	5,650 sqft –	8/3/2026 \$475,990 \$253/sq ft	8/5/2026 2 days
9		924 Summerhouse Dr Patterson, CA 95363 MLS ID: 226098016 🔵 Pending / For Sale <i>Listing Courtesy of KB HOME Sales-Northern California Inc</i>	Single Family	3/2	1,593	5,743 sqft –	8/3/2026 \$457,990 \$288/sq ft	8/20/2026 17 days
10		624 Cheshire Dr Patterson, CA 95363 MLS ID: 226109926 🔵 Pending / For Sale <i>Listing Courtesy of KB HOME Sales-Northern California Inc</i>	Single Family	4/3	2,251	5,000 sqft –	9/1/2026 \$509,990 \$227/sq ft	9/11/2026 10 days

Patterson, California

Closed

Source: Public Records and Listings



Legend

Closed

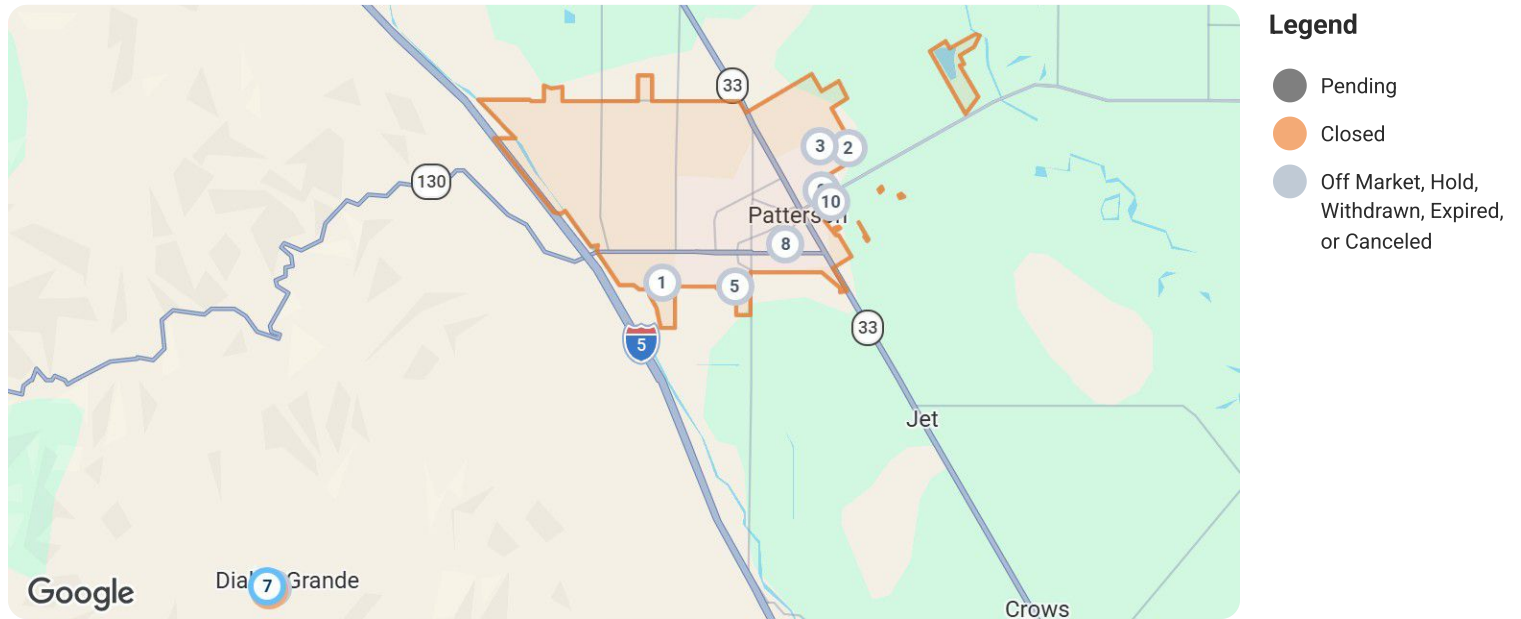
Closed: 10 properties

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 1426 Nubian St Patterson, CA 95363 MLS ID: 226096886 Closed / For Sale Courtesy of eXp Realty of Northern California, Inc.	Single Family	5/4	3,312	6,299 sqft 2004	10/23/2026 60 days	\$660,000 \$199/sq ft	–
2	 216 Barros St Patterson, CA 95363 MLS ID: 226098257 Closed / For Sale Courtesy of Century 21 Select Real Estate	Single Family	3/2	1,332	5,702 sqft 1986	10/23/2026 43 days	\$400,000 \$300/sq ft	↓ 4.53%
3	 901 Farnham Dr Patterson, CA 95363 MLS ID: 226122657 Closed / For Sale Courtesy of Klemm Real Estate	Single Family	3/2	1,593	5,493 sqft 2025	10/23/2026 21 days	\$486,000 \$305/sq ft	↓ 1.82%
4	 932 Arambel Dr Patterson, CA 95363 Closed / Public Record Google	Single Family	3/2	1,398	5,662 sqft 1986	10/9/2026 – days	\$455,000 \$291/sq ft	–
5	 2308 Rankin Ct Patterson, CA 95363 Closed / Public Record Google	Single Family	3/2	1,507	6,916 sqft –	10/9/2026 – days	\$474,500 \$326/sq ft	–
6	 9417 California Oak Cir Patterson, CA 95363 MLS ID: 226111107 Closed / For Sale Courtesy of PMZ Real Estate	Single Family	3/2	2,010	6,447 sqft 2006	10/19/2026 15 days	\$385,000 \$192/sq ft	–

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
7	 316 Finster St Patterson, CA 95363 Closed / Public Record	Single Family	4/2	1,215	6,951 sqft 1986	9/18/2026 – days	\$539,386 \$344/sq ft	–
8	 905 Ryton Ln Patterson, CA 95363 MLS ID: 226059677 Closed / For Sale Courtesy of KB HOME Sales-Northern California Inc	Single Family	3/2	1,891	5,000 sqft –	10/13/2026 9 days	\$474,842 \$251/sq ft	↑ 2.56%
9	 536 Red Robin Dr Patterson, CA 95363 MLS ID: 226110400 Closed / For Sale Courtesy of Realty World -RW Properties	Single Family	3/2	2,237	5,998 sqft 2001	10/15/2026 8 days	\$465,000 \$208/sq ft	↓ 3.1%
10	 1527 Phlox Dr Patterson, CA 95363 MLS ID: 226082272 Closed / For Sale Courtesy of PMZ Real Estate	Single Family	5/3	3,835	6,752 sqft 2006	10/13/2026 82 days	\$649,900 \$169/sq ft	–

Distressed

Source: Public Records and Listings



Distressed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1		20640 Sarazen Pl Patterson, CA 95363 MLS ID: 41140248		2,685	6,493 sqft 2005	7/1/2026 18 days	\$399,000 \$149/sq ft	8/25/2026 Short Sale
	● Pending / For Sale							
	Listing Courtesy of Wealth Managers							

Distressed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type	
2		939 Grimsby Ln Patterson, CA 95363 Off Market / Public Record	Single Family	4/3	2,508	6,246 sqft 2022	– – days	– \$242/sq ft	10/5/2026 Notice of Default
3		645 Headley Ln Patterson, CA 95363 Off Market / Public Record	Single Family	4/3	2,309	6,700 sqft 2021	– – days	– \$264/sq ft	8/21/2026 Notice of Default
4		140 Ivy Ave, #H57 Patterson, CA 95363 Off Market / Public Record	Condo/Townhouse/Apt.	3/2	1,281	1,076 sqft 2017	– – days	– \$274/sq ft	9/21/2026 Notice of Lis Pendens
5		636 Pine Creek Ln Patterson, CA 95363 Closed / Public Record	Single Family	3/2	1,629	7,871 sqft 2005	– – days	– \$301/sq ft	8/17/2026 Notice of Foreclosure Sale
6		936 Somerset Way Patterson, CA 95363 Off Market / Public Record	Single Family	4/2	1,893	5,715 sqft 2025	– – days	– \$276/sq ft	9/15/2026 Notice of Default
7		2213 Stagecoach Rd Patterson, CA 95363 Off Market / Public Record	Single Family	4/3	1,868	5,824 sqft 2024	– – days	– \$290/sq ft	9/3/2026 Notice of Default
8		9413 Vintner Cir Patterson, CA 95363 Off Market / Public Record	Single Family	3/2	1,565	5,590 sqft 2008	– – days	– \$227/sq ft	8/28/2026 Notice of Default
9		135 Walker Ranch Pkwy Patterson, CA 95363 Off Market / Public Record	Single Family	3/2	2,173	6,969 sqft 2005	– – days	– \$237/sq ft	9/11/2026 Notice of Default
10		8401 Wilson St Patterson, CA 95363 Off Market / Public Record	Single Family	3/2	1,542	5,662 sqft 1990	– – days	– \$270/sq ft	9/17/2026 Notice of Default

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- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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