

Bolinas

Community · CA · California > Marin County

BALANCED MARKET

\$1.8M

MEDIAN SALE PRICE

-27.7%

1-YR CHANGE

16

SALES (12 MO)

\$1.8M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



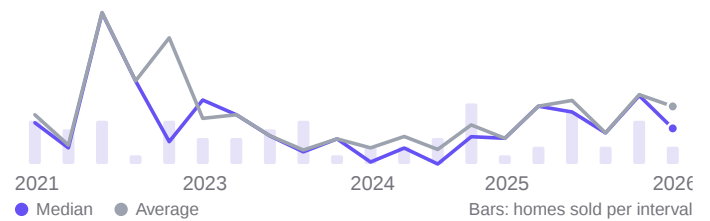
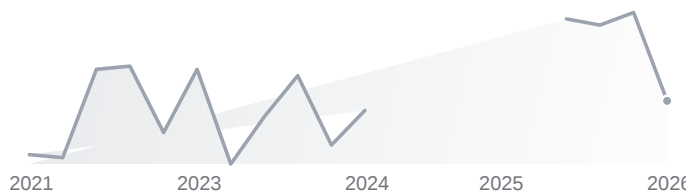
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$1.7M · Average \$2.2M

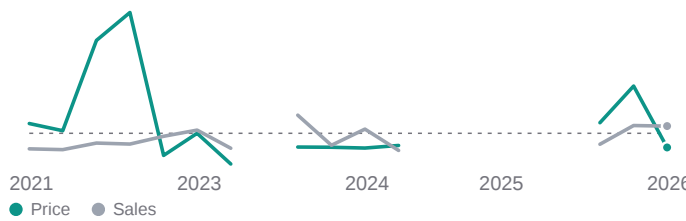


Growth (year over year)

Price -27.7% · Sales +14.3%

Price per square foot

\$1347/ft²

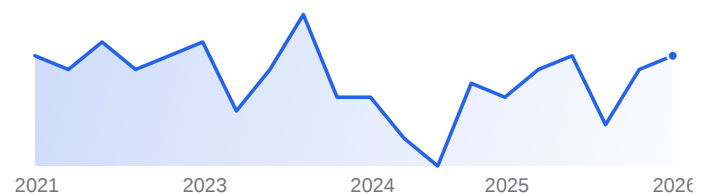


Sale premium vs estimated value

-4.4%

Annual turnover (share of homes sold)

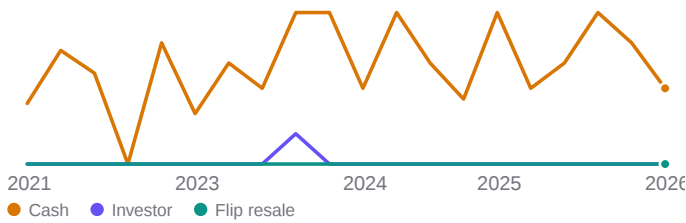
2.5%



BUYERS & OUTCOMES

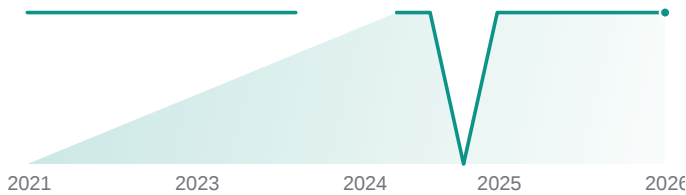
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



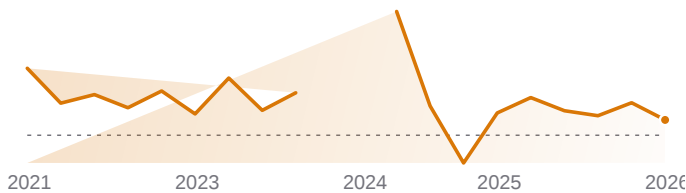
Sellers who sold at a gain

100%

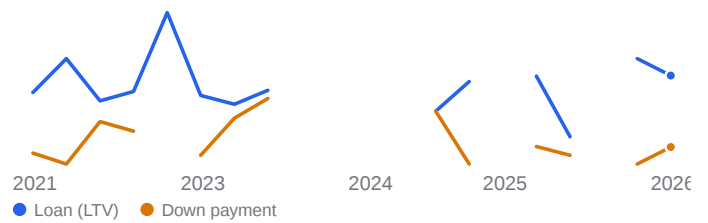


Median annualized return at resale

+3.7%

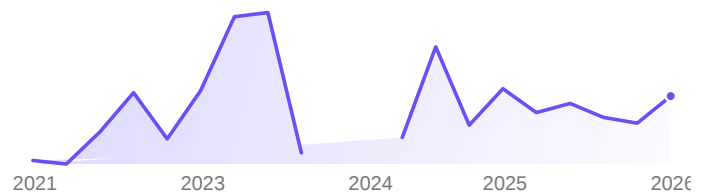


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



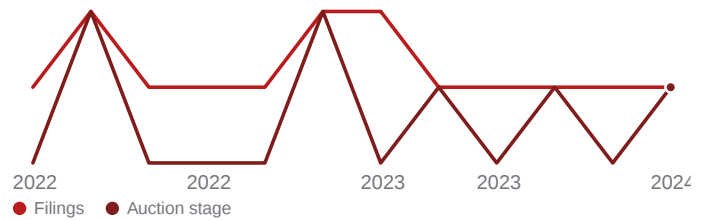
Typical hold before selling

16.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	633
Median value (AVM)	\$1.8M
Median size	1,327 ft²
Median bedrooms	2
Median year built	1961
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	0.5%
Owner occupied	38%
Company owned	71%
Median loan-to-value	9%
Typical ownership tenure	26.7 yrs

COMMUNITY

Population	1,409
Density	242 / mi²
Median household income	\$100K
Average household income	\$147K
Crime index (US avg 100)	180
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	595
Homes occupied	73%
Bachelor's or higher	27%
Poverty rate	10.9%
Unemployment	1.2%
Average temp	55°F
Annual precip	30 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.