

Marin County, CA

County · CA · California

BALANCED MARKET

\$1.5M

MEDIAN SALE PRICE

+2.7%

1-YR CHANGE

2,913

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



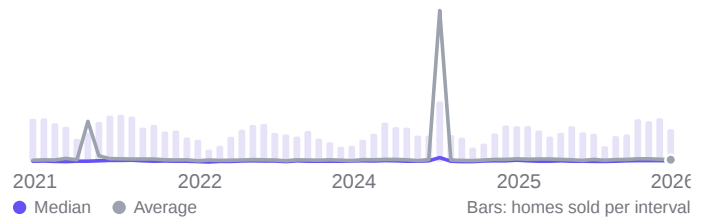
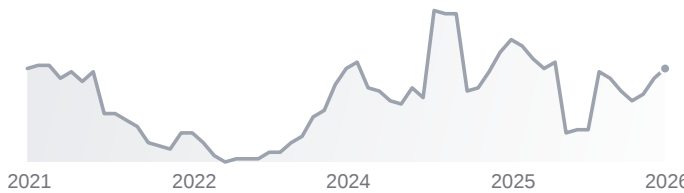
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$1.5M · Average \$1.9M

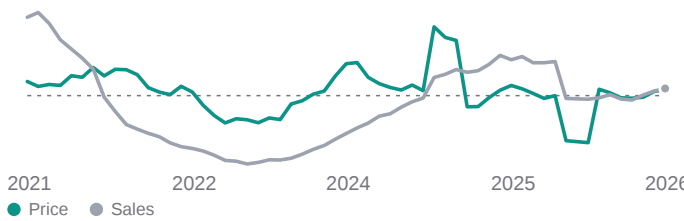


Growth (year over year)

Price +2.7% · Sales +3.3%

Price per square foot

\$831/ft²

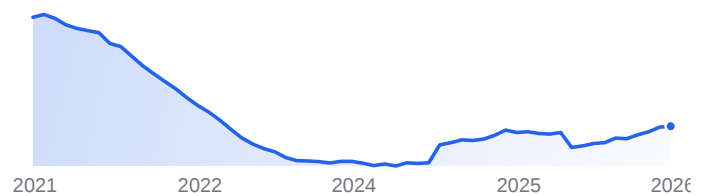
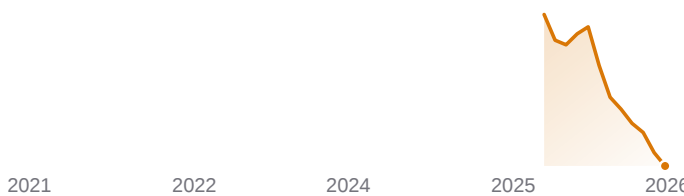


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

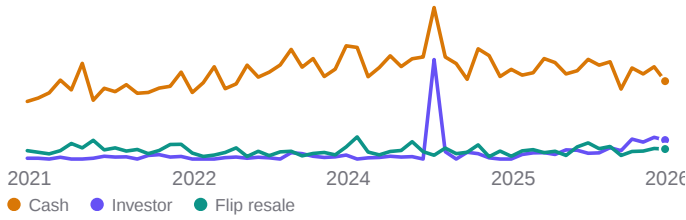
3.6%



BUYERS & OUTCOMES

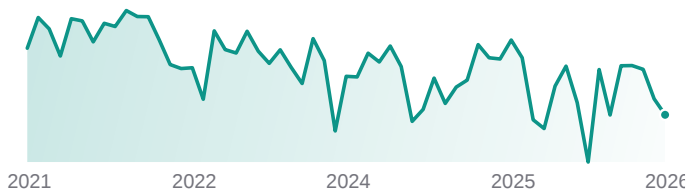
Buyer mix

Cash 31% · Investor 7.5% · Flip resale 4.0%



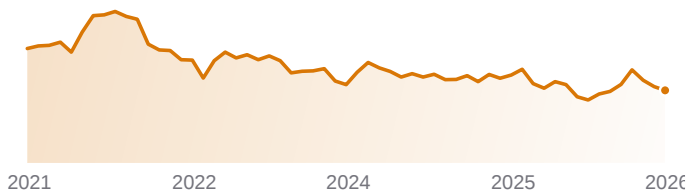
Sellers who sold at a gain

85%

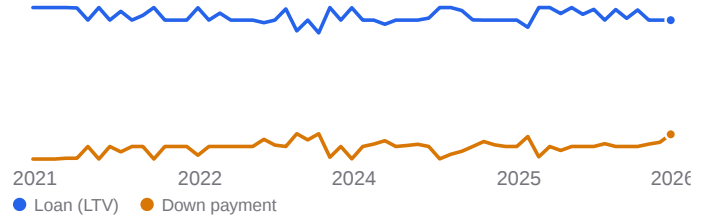


Median annualized return at resale

+3.6%

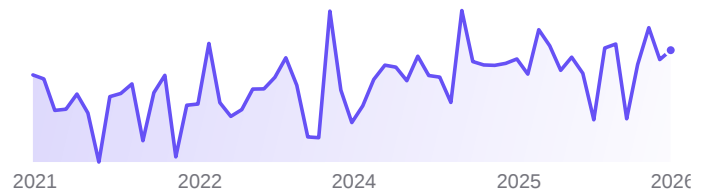


Financing (share of purchase price) Loan (LTV) 75% · Down payment 30%



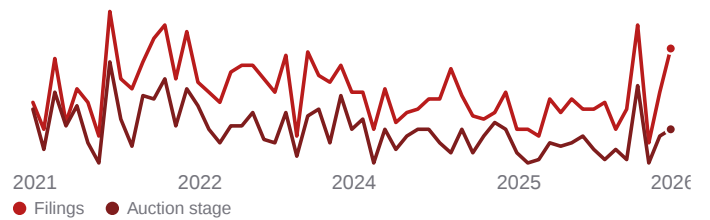
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 35 · Auction stage 11



HOUSING STOCK

Homes	81,718
Median value (AVM)	\$1.4M
Median size	1,819 ft²
Median bedrooms	3
Median year built	1963
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.8%
Owner occupied	72%
Company owned	62%
Median loan-to-value	41%
Typical ownership tenure	18.3 yrs

COMMUNITY

Population	256,258
Density	492 / mi²
Median household income	\$138K
Average household income	\$200K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	395
Homes occupied	93%
Bachelor's or higher	33%
Poverty rate	6.9%
Unemployment	1.1%
Average temp	58°F
Annual precip	36 in
Sunshine	78%

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