

Point Richmond

Neighborhood · CA · California > Contra Costa County > Richmond

BUYER'S MARKET

\$853K

MEDIAN SALE PRICE

-20.0%

1-YR CHANGE

56

SALES (12 MO)

\$821K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



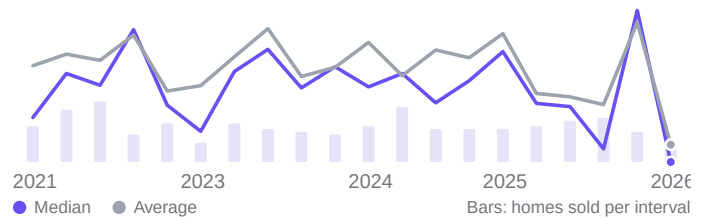
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$500K · Average \$593K

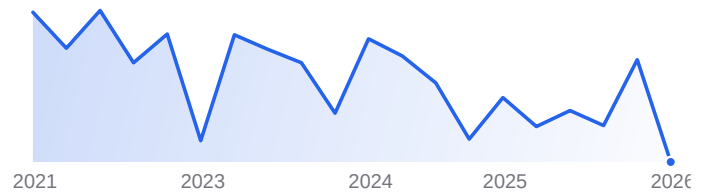
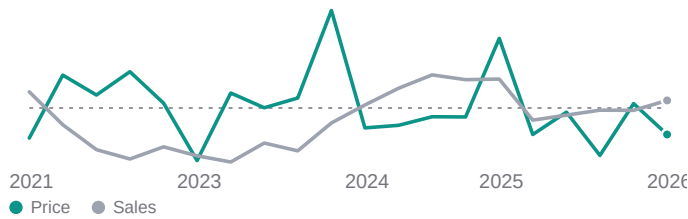


Growth (year over year)

Price -20.0% · Sales +5.7%

Price per square foot

\$359/ft²

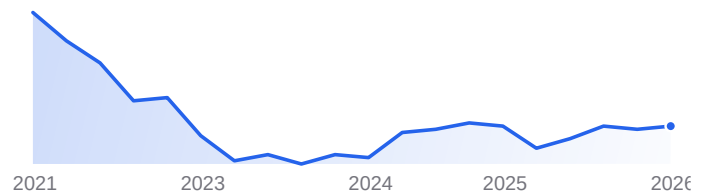
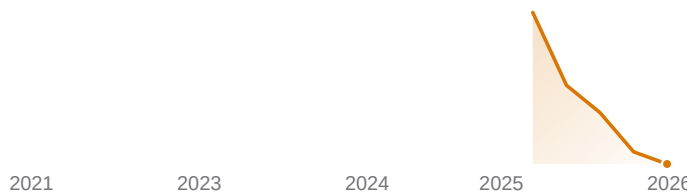


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

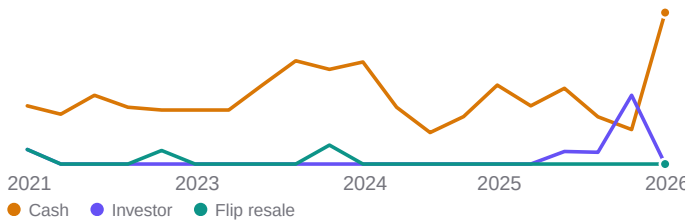
4.1%



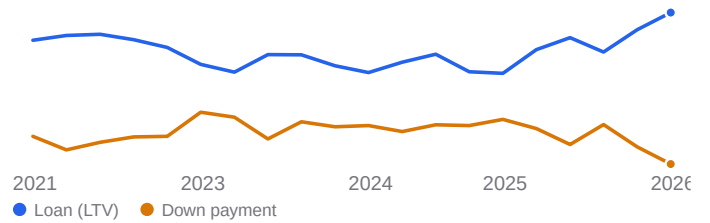
BUYERS & OUTCOMES

Buyer mix

Cash 80% · Investor 0% · Flip resale 0%

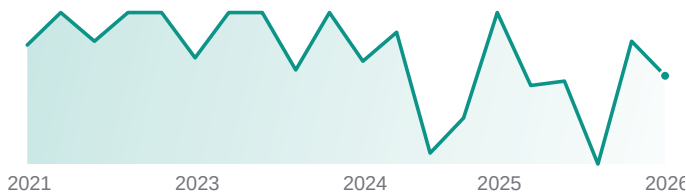


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



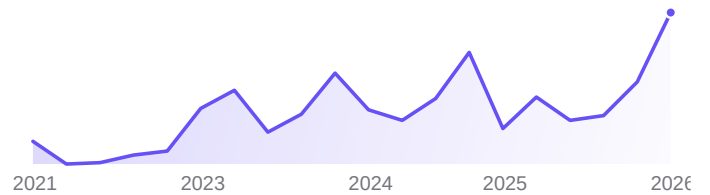
Sellers who sold at a gain

80%



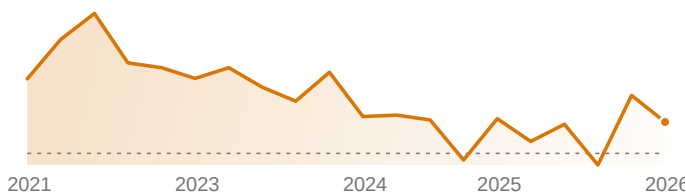
Typical hold before selling

20.3 yrs



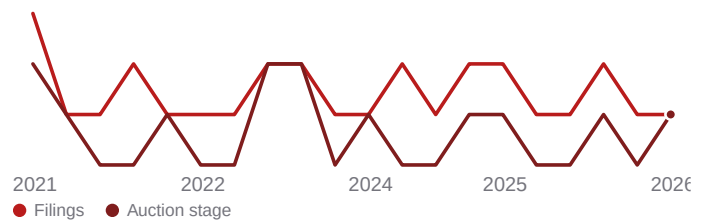
Median annualized return at resale

+1.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,366
Median value (AVM)	\$821K
Median size	1,668 ft²
Median bedrooms	3
Median year built	1983
Single family	57%
Condos	32%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.7%
Owner occupied	61%
Company owned	54%
Median loan-to-value	47%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	904
Density	574 / mi²
Median household income	\$138K
Average household income	\$190K
Crime index (US avg 100)	192
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	564
Homes occupied	94%
Bachelor's or higher	36%
Poverty rate	5.4%
Unemployment	1.5%
Average temp	57°F
Annual precip	23 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.