

Atascadero 93422

ZIP code · CA · California > San Luis Obispo County > Atascadero

BALANCED MARKET

\$781K

MEDIAN SALE PRICE

+4.2%

1-YR CHANGE

346

SALES (12 MO)

\$757K

MEDIAN VALUE (AVM)

Market temperature

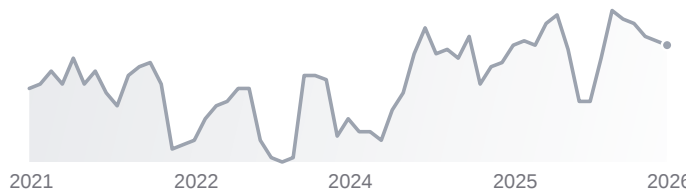
Balanced market · 57 / 100



MARKET TRENDS (5 YEARS)

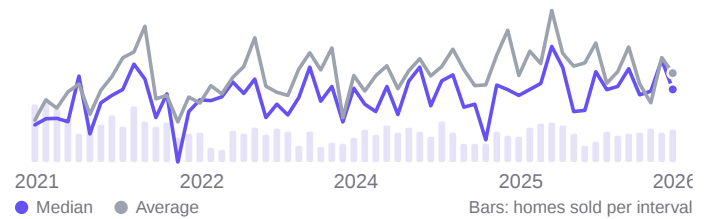
Market temperature (0–100)

57 / 100



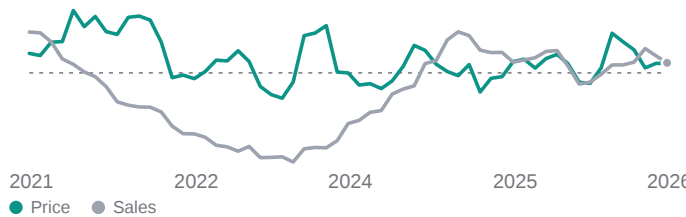
Sale prices

Median \$750K · Average \$805K



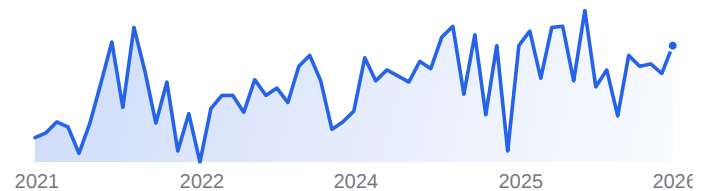
Growth (year over year)

Price +4.2% · Sales +4.5%



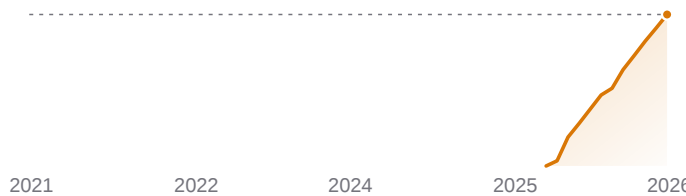
Price per square foot

\$461/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

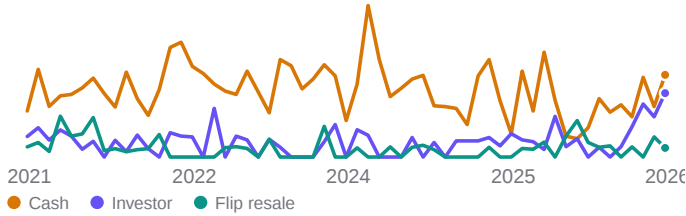
3.2%



BUYERS & OUTCOMES

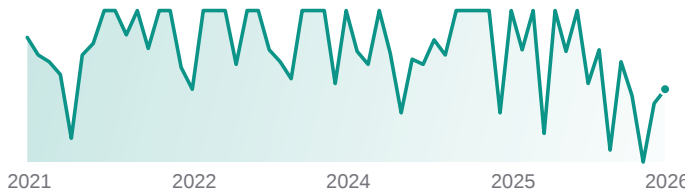
Buyer mix

Cash 28% · Investor 22% · Flip resale 3.1%



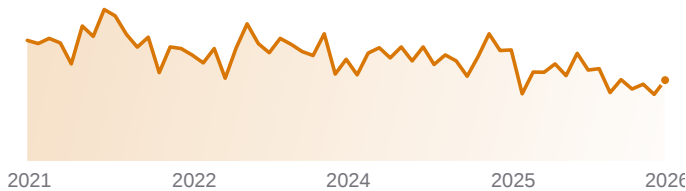
Sellers who sold at a gain

92%

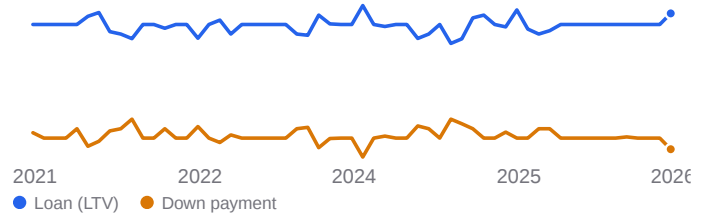


Median annualized return at resale

+4.9%

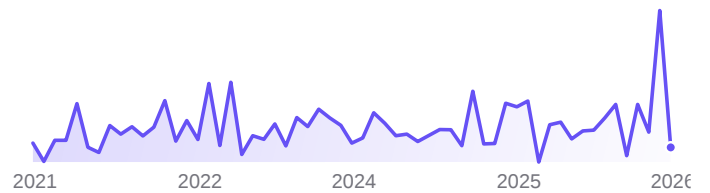


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



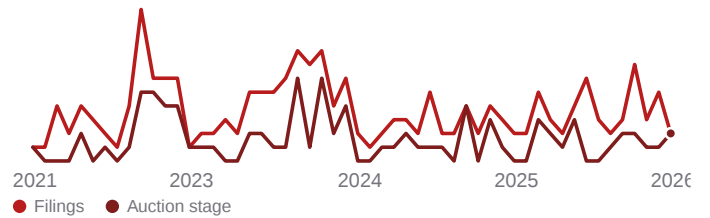
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,873
Median value (AVM)	\$757K
Median size	1,694 ft²
Median bedrooms	3
Median year built	1983
Single family	81%
Condos	7.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.3%
Owner occupied	72%
Company owned	50%
Median loan-to-value	43%

Typical ownership tenure

15.8 yrs

COMMUNITY

Population	32,708
Density	462 / mi²
Median household income	\$93K
Average household income	\$122K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	258
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	9.8%
Unemployment	1.3%
Average temp	58°F
Annual precip	24 in
Sunshine	75%

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.