

Cayucos 93430

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

BALANCED MARKET

\$1.4M

MEDIAN SALE PRICE

-2.7%

1-YR CHANGE

58

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



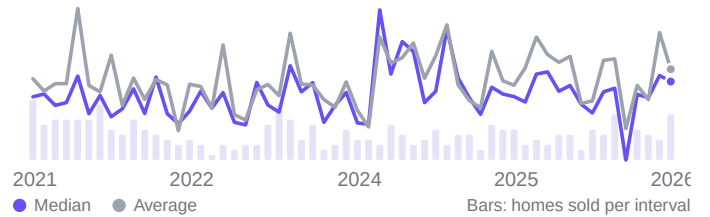
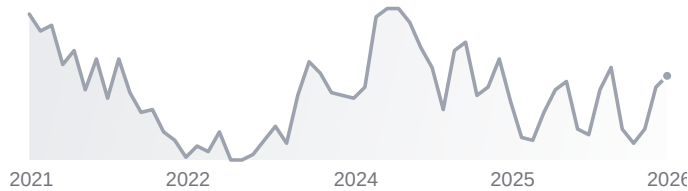
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$1.5M · Average \$1.7M

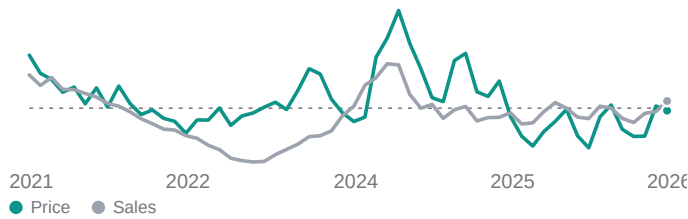


Growth (year over year)

Price -2.7% · Sales +7.4%

Price per square foot

\$833/ft²

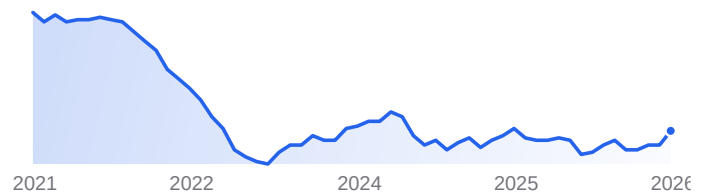
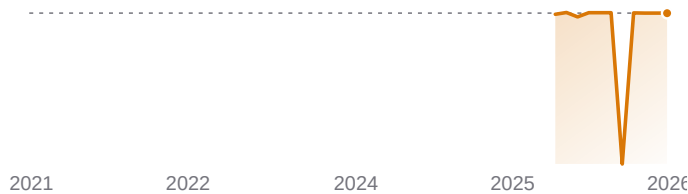


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

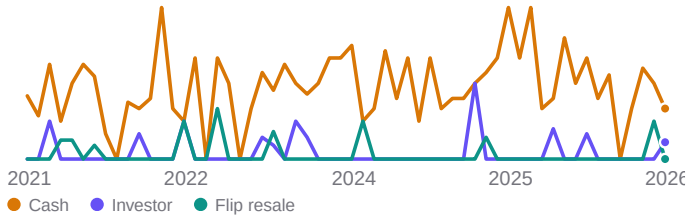
2.4%



BUYERS & OUTCOMES

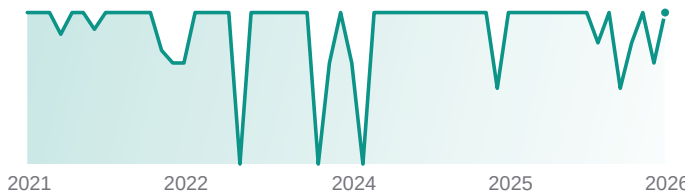
Buyer mix

Cash 33% · Investor 11% · Flip resale 0%



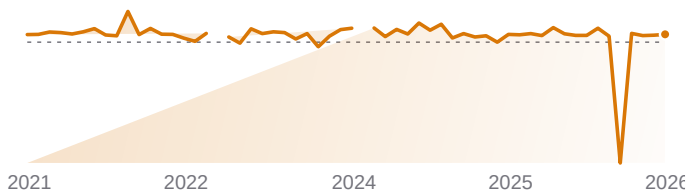
Sellers who sold at a gain

100%

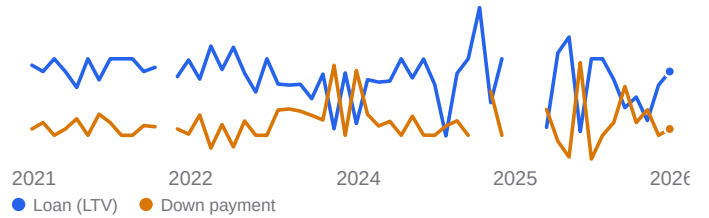


Median annualized return at resale

+5.6%

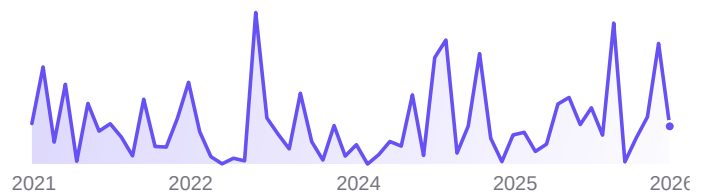


Financing (share of purchase price) Loan (LTV) 70% · Down payment 25%



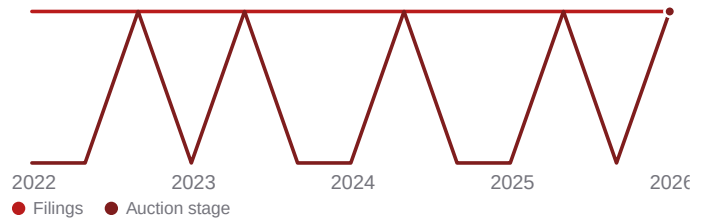
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,371
Median value (AVM)	\$1.3M
Median size	1,566 ft²
Median bedrooms	3
Median year built	1976
Single family	79%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0.7%
Owner occupied	29%
Company owned	77%
Median loan-to-value	17%

Typical ownership tenure

24.2 yrs

COMMUNITY

Population	2,883
Density	46 / mi²
Median household income	\$87K
Average household income	\$106K
Crime index (US avg 100)	174
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	313
Homes occupied	57%
Bachelor's or higher	27%
Poverty rate	11.3%
Unemployment	1.1%
Average temp	56°F
Annual precip	23 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.