

Creston 93432

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

BUYER'S MARKET

\$276K

MEDIAN SALE PRICE

-61.7%

1-YR CHANGE

17

SALES (12 MO)

\$904K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



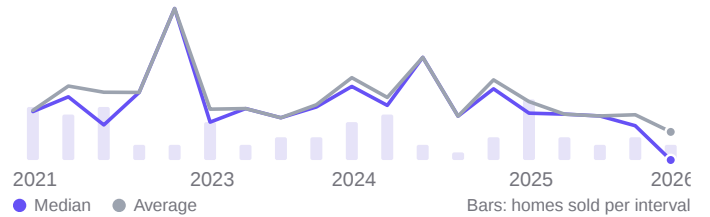
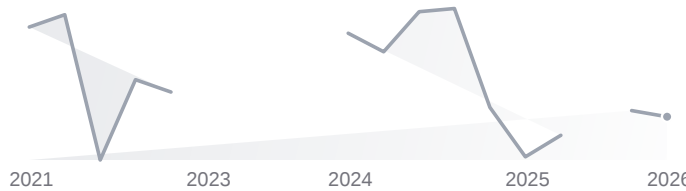
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$77K · Average \$501K

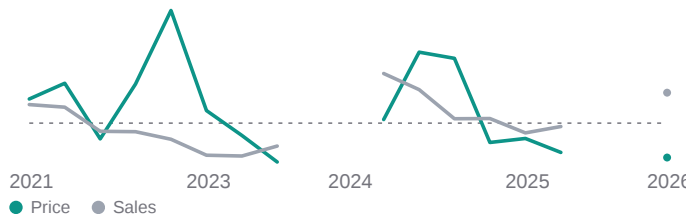


Growth (year over year)

Price -61.7% · Sales +54.5%

Price per square foot

\$58/ft²

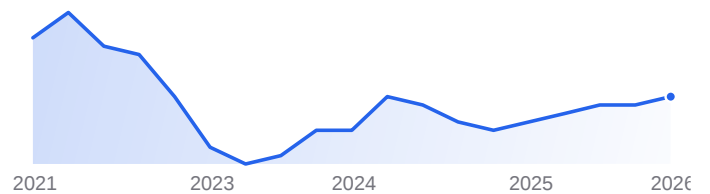
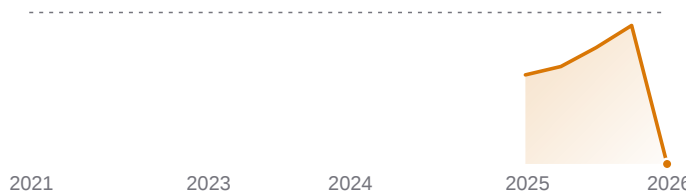


Sale premium vs estimated value

-5.1%

Annual turnover (share of homes sold)

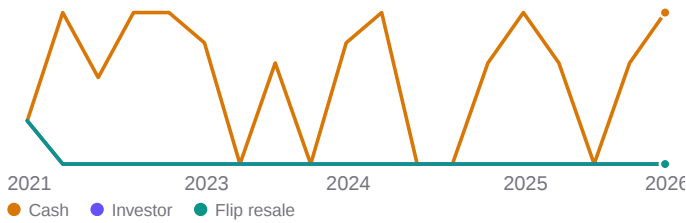
3.2%



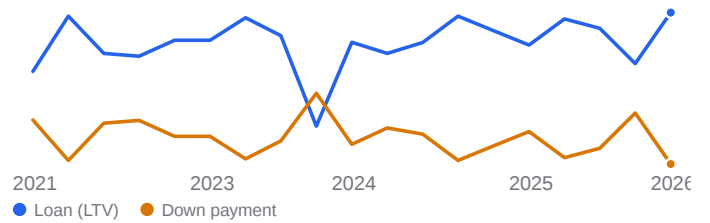
BUYERS & OUTCOMES

Buyer mix

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

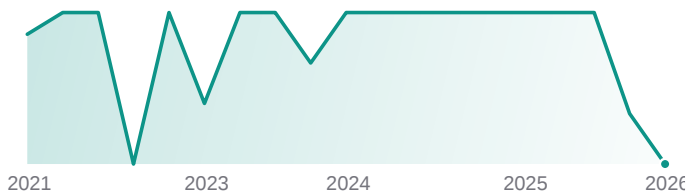


Financing (share of purchase price) Loan (LTV) 97% · Down payment 2.7%



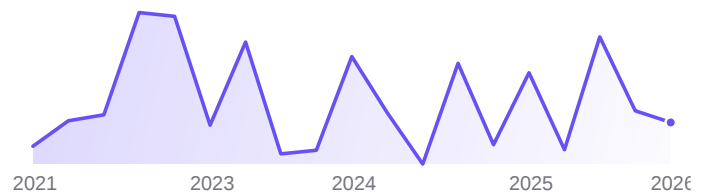
Sellers who sold at a gain

0%



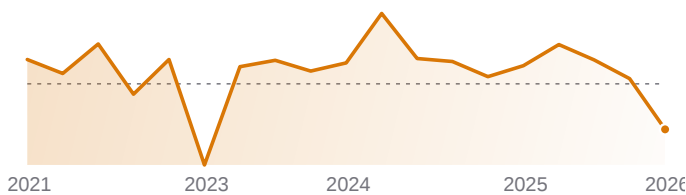
Typical hold before selling

9.8 yrs



Median annualized return at resale

-12.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	530
Median value (AVM)	\$904K
Median size	1,936 ft²
Median bedrooms	3
Median year built	1986
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.6%
Owner occupied	53%
Company owned	54%
Median loan-to-value	33%
Typical ownership tenure	24.1 yrs

COMMUNITY

Population	689
Density	8 / mi²
Median household income	\$107K
Average household income	\$146K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	304
Homes occupied	77%
Bachelor's or higher	37%
Poverty rate	4.4%
Unemployment	1.4%
Average temp	59°F
Annual precip	18 in
Sunshine	75%

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.