

Paso Robles 93446

ZIP code · CA · California > San Luis Obispo County

SELLER'S MARKET

\$711K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

669

SALES (12 MO)

\$748K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



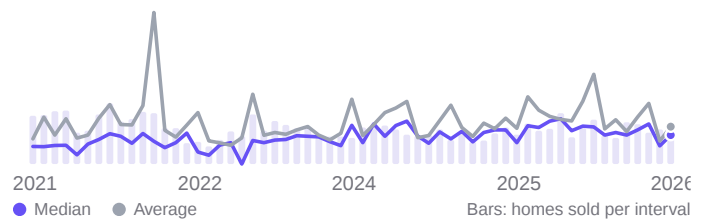
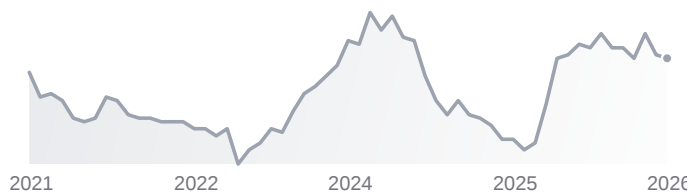
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$710K · Average \$777K

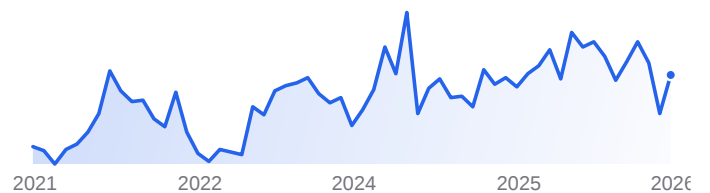
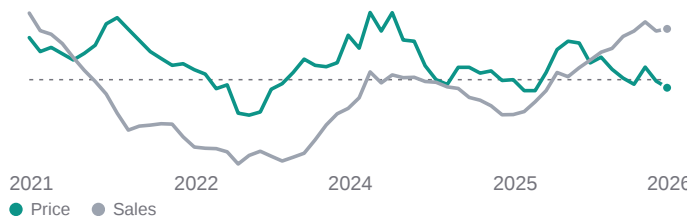


Growth (year over year)

Price -3.2% · Sales +20.5%

Price per square foot

\$423/ft²

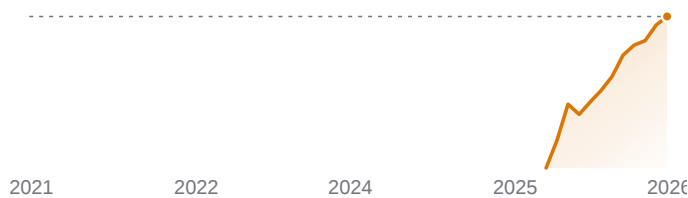


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

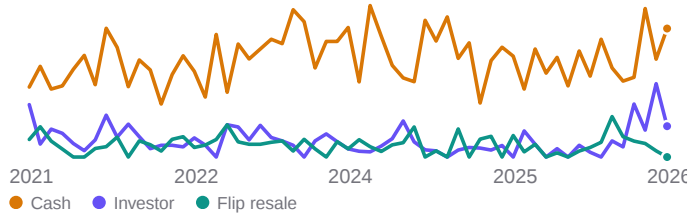
4.1%



BUYERS & OUTCOMES

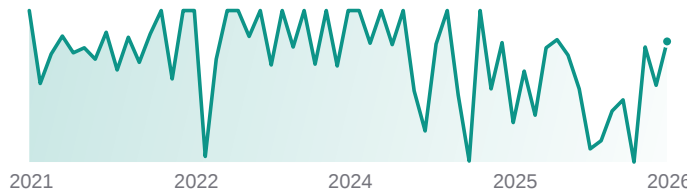
Buyer mix

Cash 40% · Investor 9.5% · Flip resale 0%



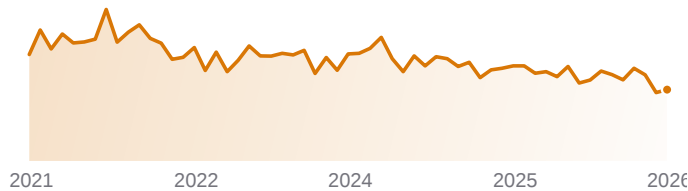
Sellers who sold at a gain

98%

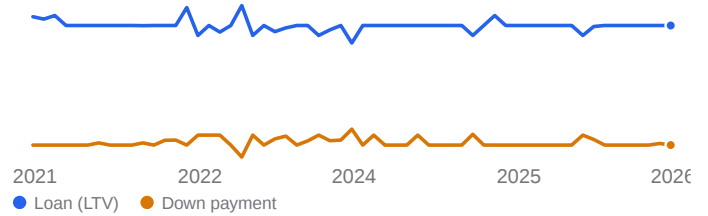


Median annualized return at resale

+4.5%

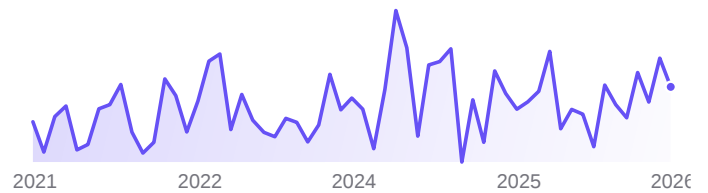


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



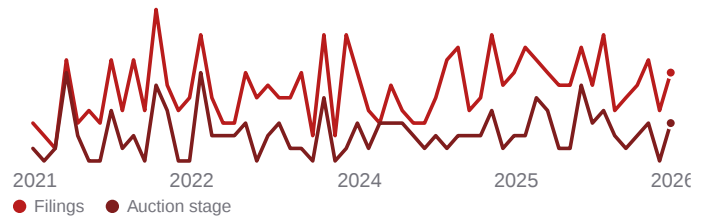
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	16,459
Median value (AVM)	\$748K
Median size	1,696 ft²
Median bedrooms	3
Median year built	1988
Single family	80%
Condos	2.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.4%
Owner occupied	62%
Company owned	52%
Median loan-to-value	43%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	45,714
Density	102 / mi²
Median household income	\$89K
Average household income	\$123K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	281
Homes occupied	88%
Bachelor's or higher	24%
Poverty rate	12.3%
Unemployment	1.2%
Average temp	59°F
Annual precip	18 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.