

San Miguel 93451

ZIP code · CA · California > Monterey County > San Miguel

BALANCED MARKET

\$570K

MEDIAN SALE PRICE

+1.2%

1-YR CHANGE

47

SALES (12 MO)

\$551K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



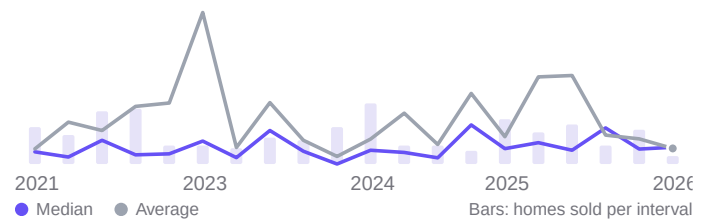
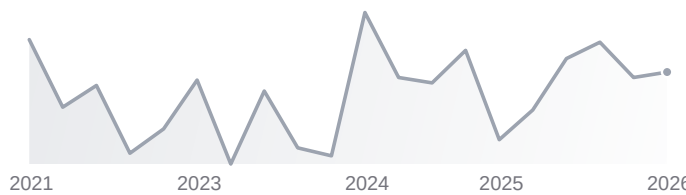
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$600K · Average \$590K

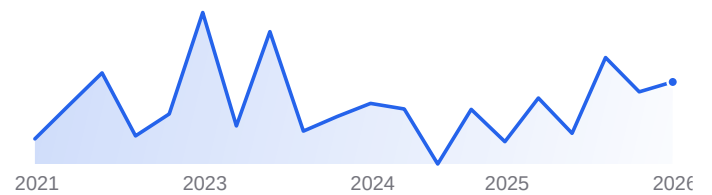
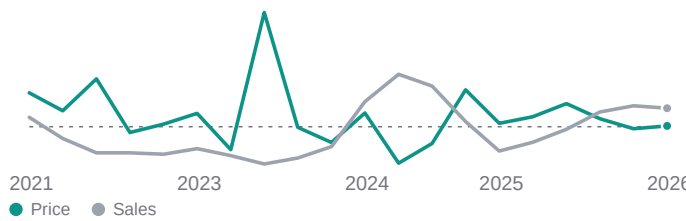


Growth (year over year)

Price +1.2% · Sales +27.0%

Price per square foot

\$409/ft²

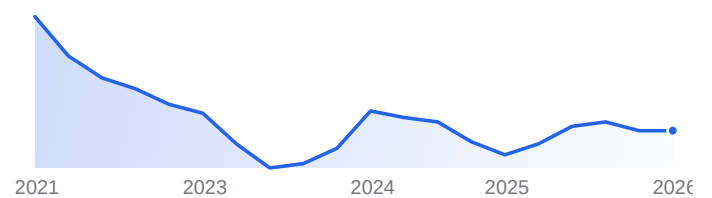


Sale premium vs estimated value

+0.2%

Annual turnover (share of homes sold)

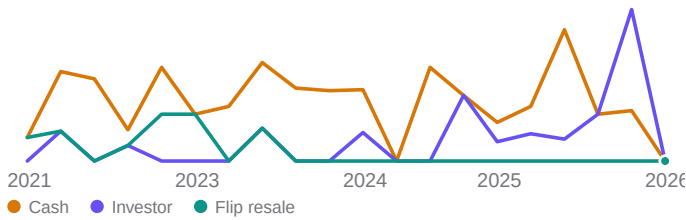
3.3%



BUYERS & OUTCOMES

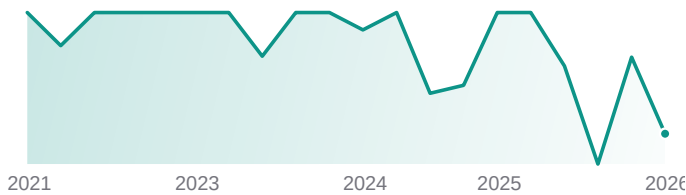
Buyer mix

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



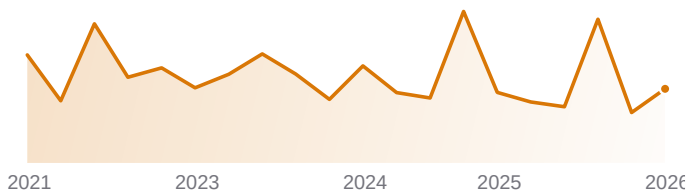
Sellers who sold at a gain

67%

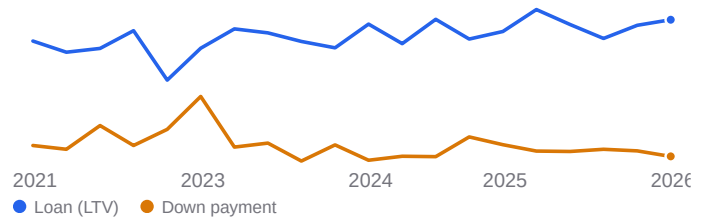


Median annualized return at resale

+5.7%

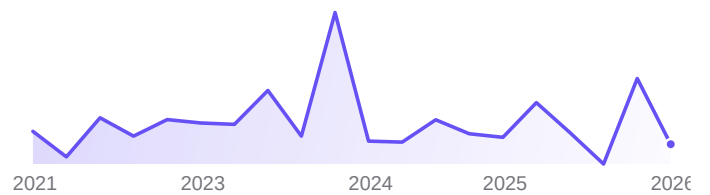


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.1%



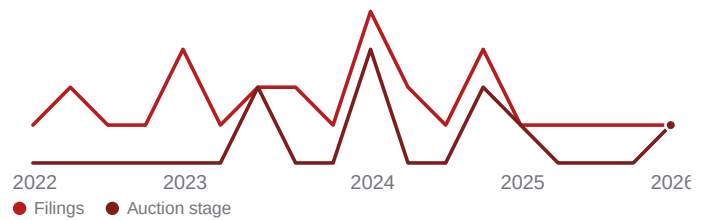
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,438
Median value (AVM)	\$551K
Median size	1,519 ft²
Median bedrooms	3
Median year built	2002
Single family	79%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.8%
Owner occupied	59%
Company owned	38%
Median loan-to-value	51%

Typical ownership tenure

12.7 yrs

COMMUNITY

Population	5,235
Density	9 / mi²
Median household income	\$70K
Average household income	\$92K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	373
Homes occupied	91%
Bachelor's or higher	16%
Poverty rate	14.6%
Unemployment	1.4%
Average temp	60°F
Annual precip	14 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.