

Pebble Beach 93953

ZIP code · CA · California > Monterey County

SELLER'S MARKET

\$3.5M

MEDIAN SALE PRICE

+58.9%

1-YR CHANGE

110

SALES (12 MO)

\$2.6M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

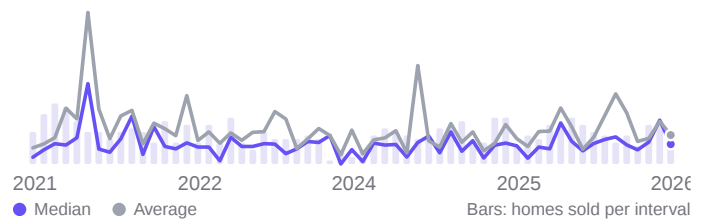
Market temperature (0–100)

79 / 100



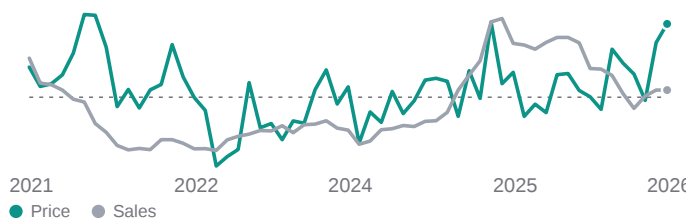
Sale prices

Median \$2.7M · Average \$3.5M



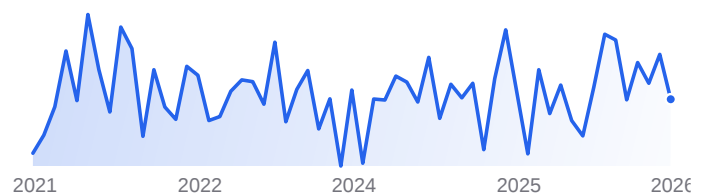
Growth (year over year)

Price +58.9% · Sales +5.8%



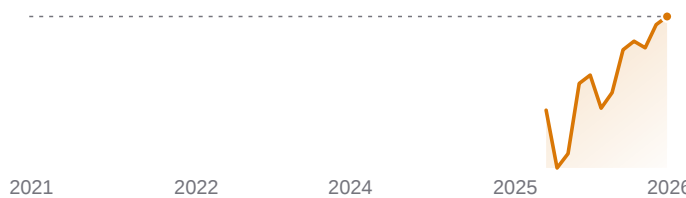
Price per square foot

\$1029/ft²



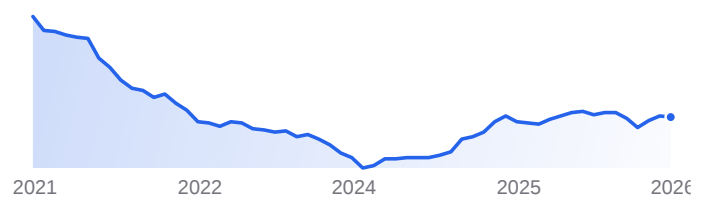
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

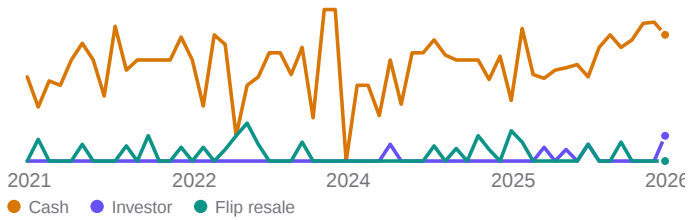
3.8%



BUYERS & OUTCOMES

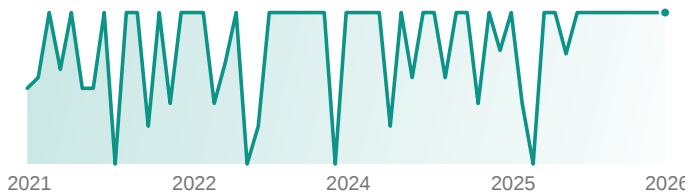
Buyer mix

Cash 83% · Investor 17% · Flip resale 0%



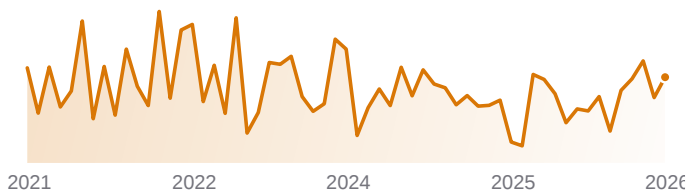
Sellers who sold at a gain

100%

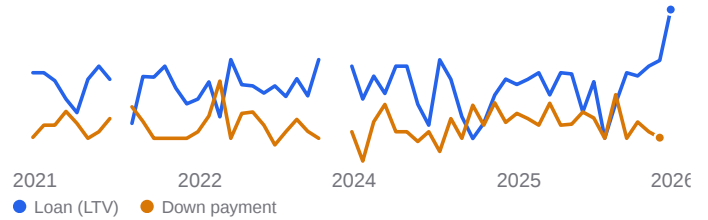


Median annualized return at resale

+8.2%

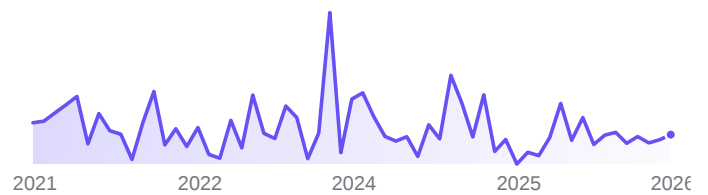


Financing (share of purchase price) Loan (LTV) 118% · Down payment 21%



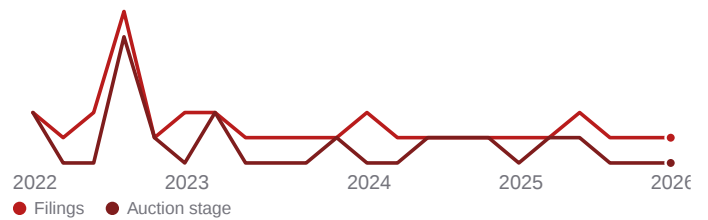
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,906
Median value (AVM)	\$2.6M
Median size	2,599 ft²
Median bedrooms	3
Median year built	1972
Single family	91%
Condos	8.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	0.9%
Owner occupied	41%
Company owned	78%
Median loan-to-value	18%

Typical ownership tenure

14.9 yrs

COMMUNITY

Population	4,193
Density	466 / mi²
Median household income	\$144K
Average household income	\$214K
Crime index (US avg 100)	182
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	377
Homes occupied	67%
Bachelor's or higher	25%
Poverty rate	3.6%
Unemployment	1.3%
Average temp	56°F
Annual precip	18 in
Sunshine	79%

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.