

Belmont 94002

ZIP code · CA · California > San Mateo County > Belmont

BALANCED MARKET

\$2.3M

MEDIAN SALE PRICE

+1.5%

1-YR CHANGE

195

SALES (12 MO)

\$2.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



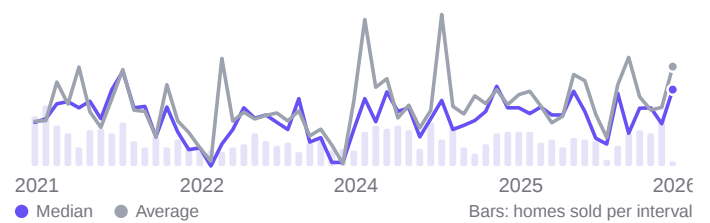
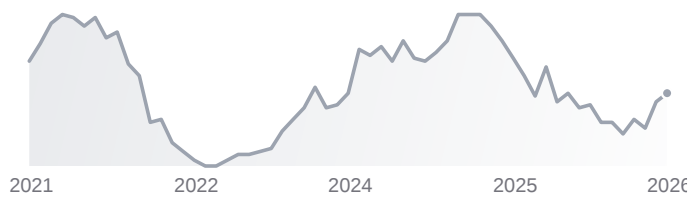
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$2.6M · Average \$2.9M

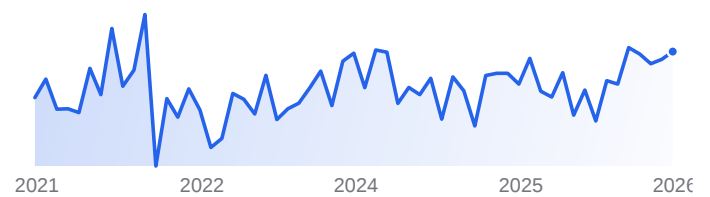
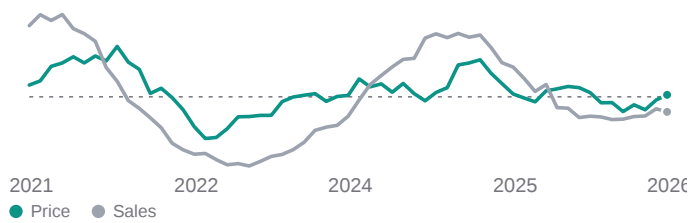


Growth (year over year)

Price +1.5% · Sales -10.6%

Price per square foot

\$1414/ft²

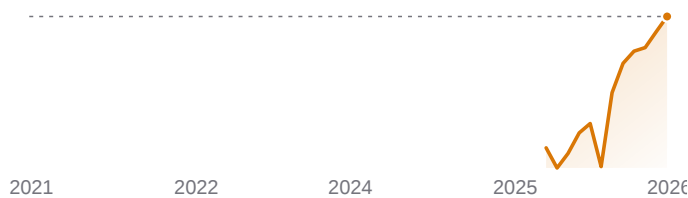


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

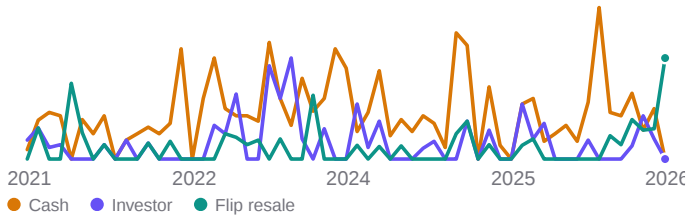
2.6%



BUYERS & OUTCOMES

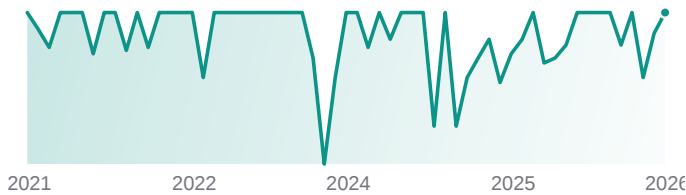
Buyer mix

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



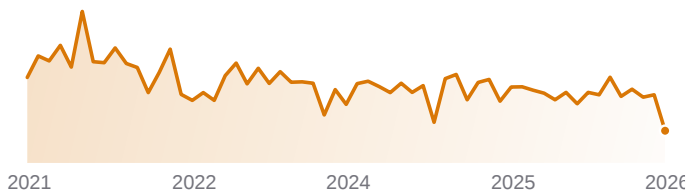
Sellers who sold at a gain

100%

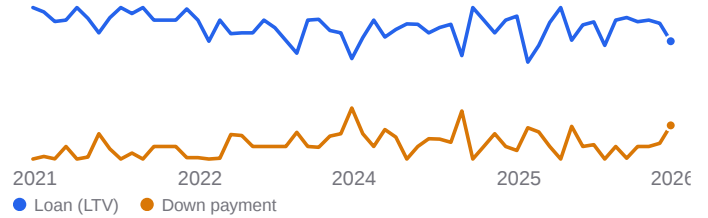


Median annualized return at resale

+2.4%

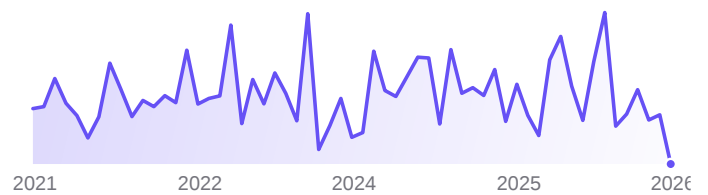


Financing (share of purchase price) Loan (LTV) 67% · Down payment 33%



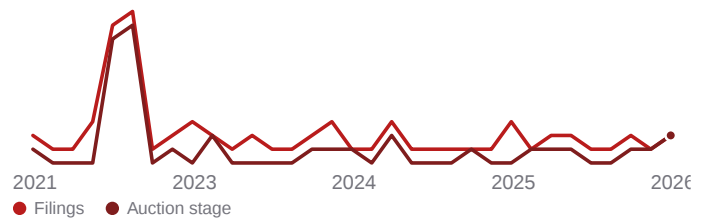
Typical hold before selling

0.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,604
Median value (AVM)	\$2.1M
Median size	1,820 ft²
Median bedrooms	3
Median year built	1959
Single family	89%
Condos	7.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.0%
Owner occupied	77%
Company owned	59%
Median loan-to-value	36%

Typical ownership tenure

20.5 yrs

COMMUNITY

Population	27,900
Density	4,367 / mi²
Median household income	\$173K
Average household income	\$213K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	598
Homes occupied	95%
Bachelor's or higher	34%
Poverty rate	7.1%
Unemployment	1.2%
Average temp	58°F
Annual precip	25 in
Sunshine	66%

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.