

Pacifica 94044

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

BALANCED MARKET

\$1.3M

MEDIAN SALE PRICE

+1.7%

1-YR CHANGE

301

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



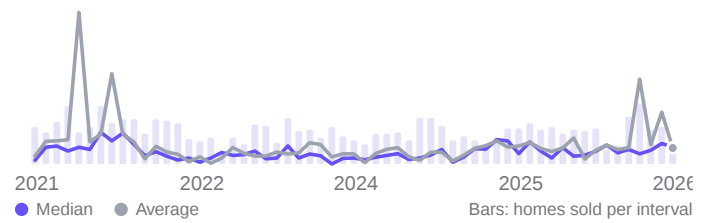
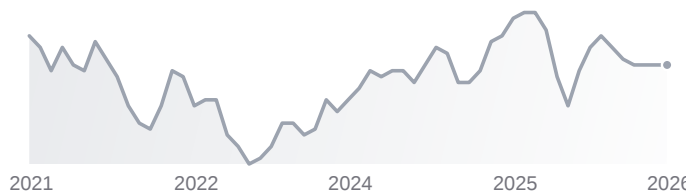
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$1.3M · Average \$1.3M

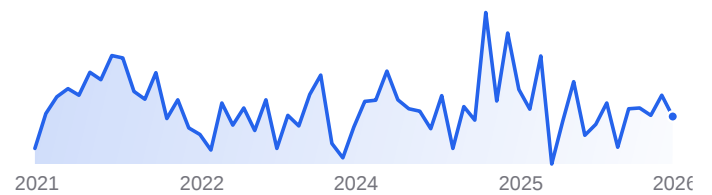
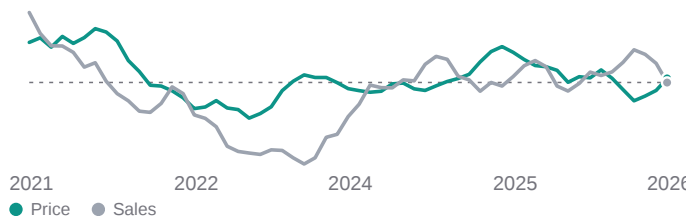


Growth (year over year)

Price +1.7% · Sales +0.0%

Price per square foot

\$864/ft²

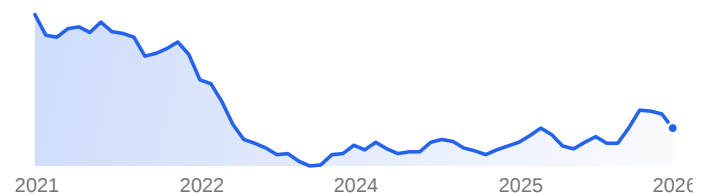


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

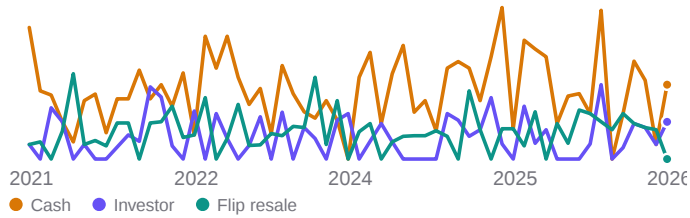
2.5%



BUYERS & OUTCOMES

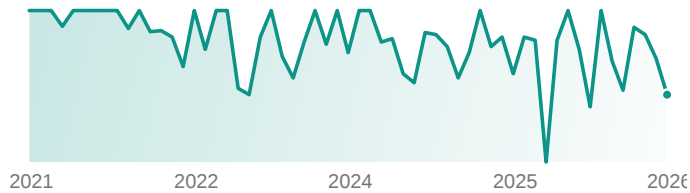
Buyer mix

Cash 18% · Investor 9.1% · Flip resale 0%



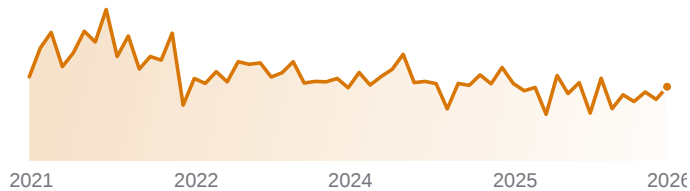
Sellers who sold at a gain

83%

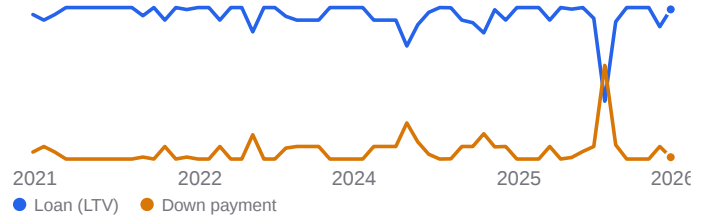


Median annualized return at resale

+4.6%

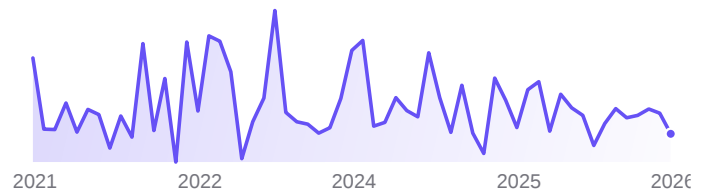


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



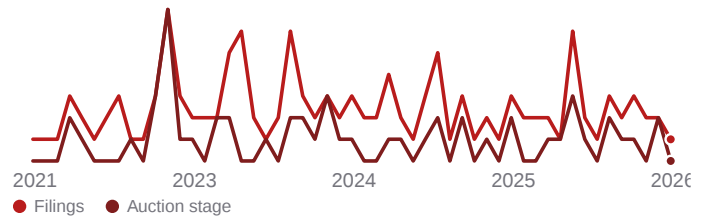
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	11,853
Median value (AVM)	\$1.2M
Median size	1,390 ft²
Median bedrooms	3
Median year built	1962
Single family	93%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.7%
Owner occupied	77%
Company owned	49%
Median loan-to-value	42%

Typical ownership tenure

23.8 yrs

COMMUNITY

Population	34,994
Density	2,071 / mi ²
Median household income	\$143K
Average household income	\$171K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	642
Homes occupied	96%
Bachelor's or higher	29%
Poverty rate	6.1%
Unemployment	1.2%
Average temp	56°F
Annual precip	31 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.