

Pescadero 94060

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

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+14.3%

1-YR CHANGE

13

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

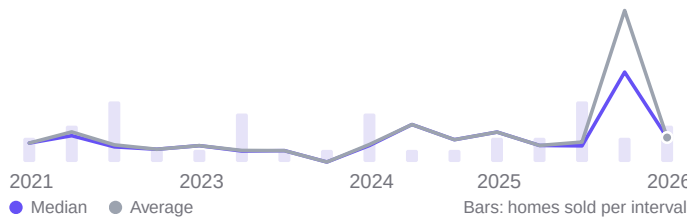
MARKET TRENDS (5 YEARS)

Sale prices

Median \$1.1M · Average \$1.1M

Growth (year over year)

Price +14.3% · Sales +62.5%

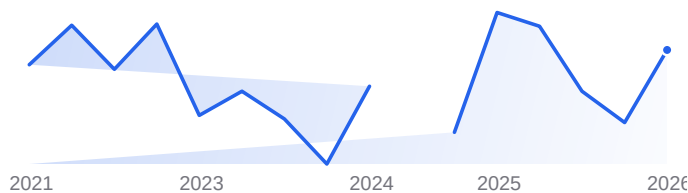


Price per square foot

\$795/ft²

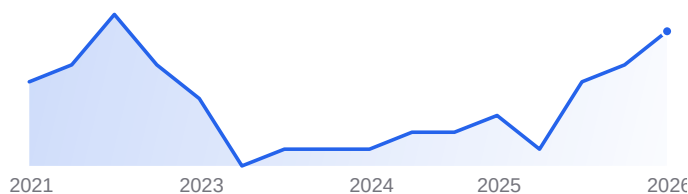
Sale premium vs estimated value

+3.8%



Annual turnover (share of homes sold)

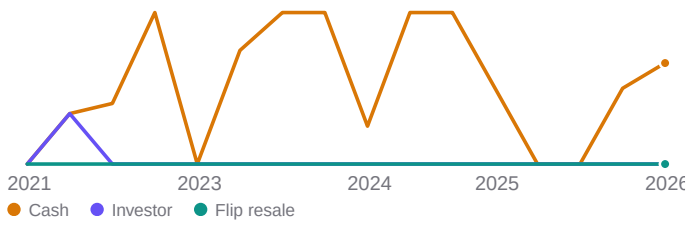
3.5%



BUYERS & OUTCOMES

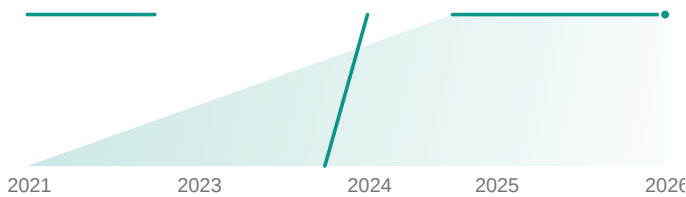
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



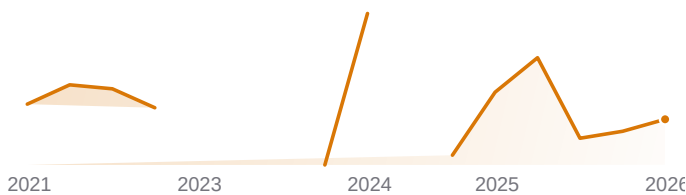
Sellers who sold at a gain

100%



Median annualized return at resale

+3.9%

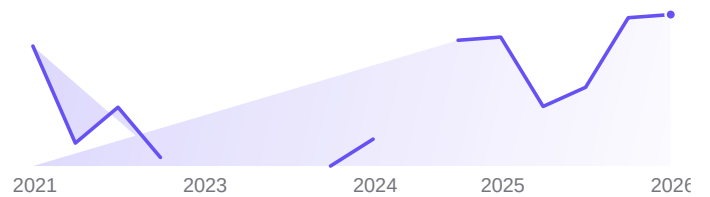


Financing (share of purchase price) Loan (LTV) 41% · Down payment 59%



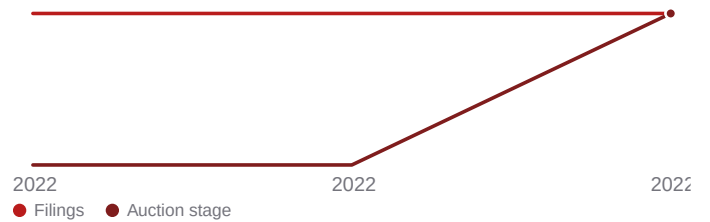
Typical hold before selling

26.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	368
Median value (AVM)	\$1M
Median size	1,290 ft²
Median bedrooms	2
Median year built	1949
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.6%
Owner occupied	36%
Company owned	62%
Median loan-to-value	21%
Typical ownership tenure	22.7 yrs

COMMUNITY

Population	1,364
Density	19 / mi²
Median household income	\$112K
Average household income	\$145K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	440
Homes occupied	81%
Bachelor's or higher	21%
Poverty rate	14.7%
Unemployment	1.2%
Average temp	57°F
Annual precip	33 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.