

Angwin 94508

ZIP code · CA · California > Napa County > Angwin

BALANCED MARKET

\$1.4M

MEDIAN SALE PRICE

+201.6%

1-YR CHANGE

14

SALES (12 MO)

\$892K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



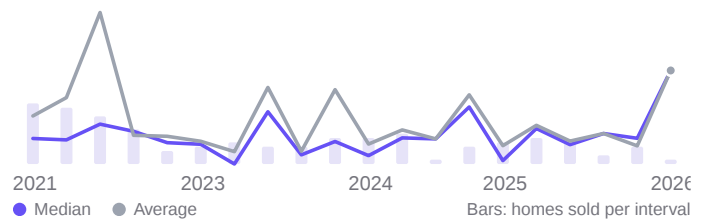
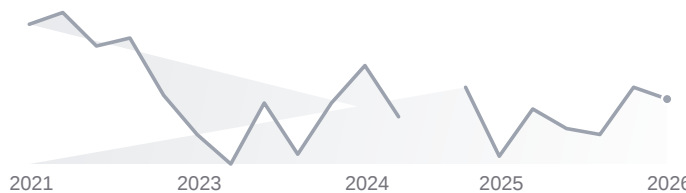
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$2.1M · Average \$2.1M

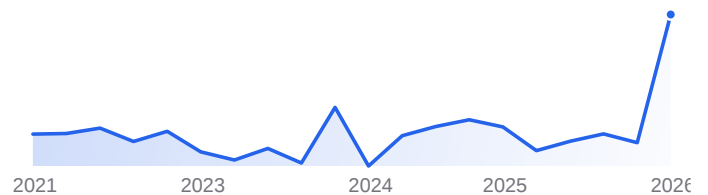
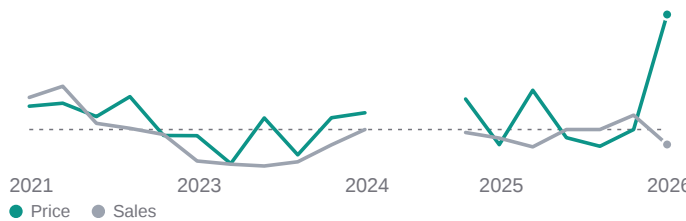


Growth (year over year)

Price +201.6% · Sales -26.3%

Price per square foot

\$1029/ft²

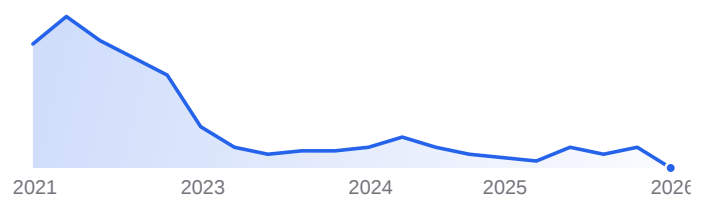


Sale premium vs estimated value

-4.5%

Annual turnover (share of homes sold)

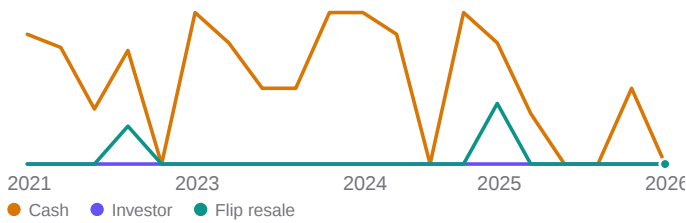
1.8%



BUYERS & OUTCOMES

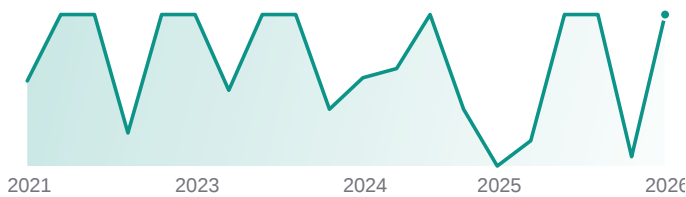
Buyer mix

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



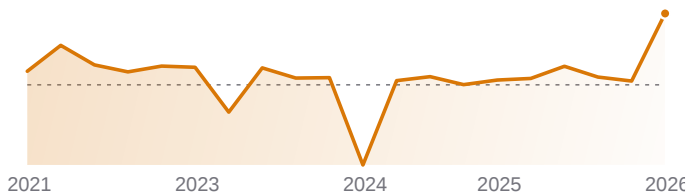
Sellers who sold at a gain

100%

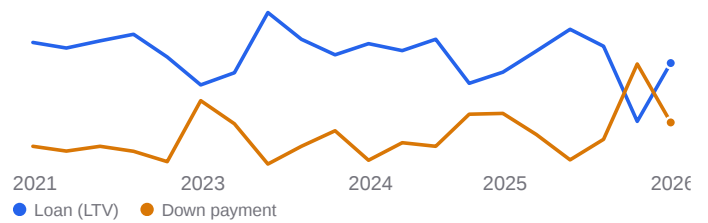


Median annualized return at resale

+21.4%

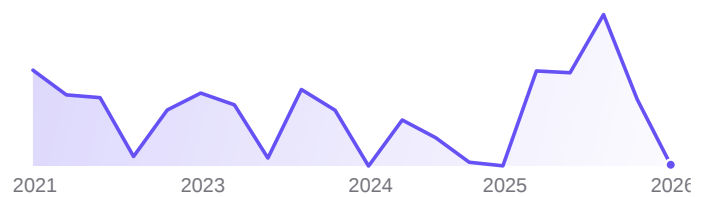


Financing (share of purchase price) Loan (LTV) 67% · Down payment 33%



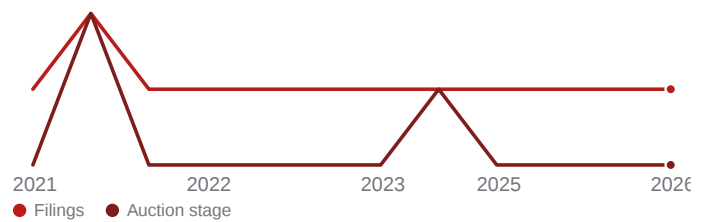
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	794
Median value (AVM)	\$892K
Median size	1,932 ft²
Median bedrooms	3
Median year built	1963
Single family	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.6%
Owner occupied	70%
Company owned	36%
Median loan-to-value	45%
Typical ownership tenure	14.0 yrs

COMMUNITY

Population	2,626
Density	150 / mi²
Median household income	\$96K
Average household income	\$134K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	285
Homes occupied	89%
Bachelor's or higher	25%
Poverty rate	9.8%
Unemployment	1.3%
Average temp	58°F
Annual precip	42 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.