

Bethel Island 94511

ZIP code · CA · California > Contra Costa County > Bethel Island

BUYER'S MARKET

\$579K

MEDIAN SALE PRICE

-7.2%

1-YR CHANGE

48

SALES (12 MO)

\$734K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



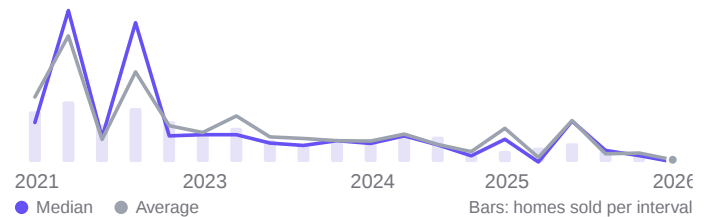
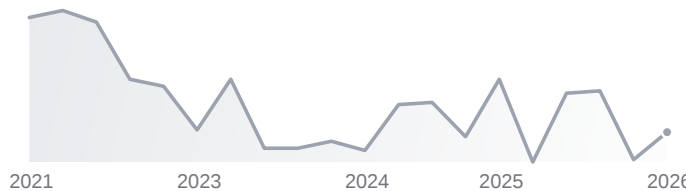
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$450K · Average \$520K

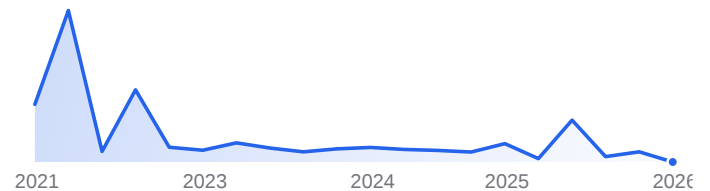
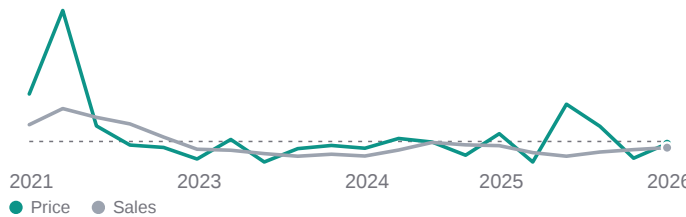


Growth (year over year)

Price -7.2% · Sales -20.0%

Price per square foot

\$300/ft²

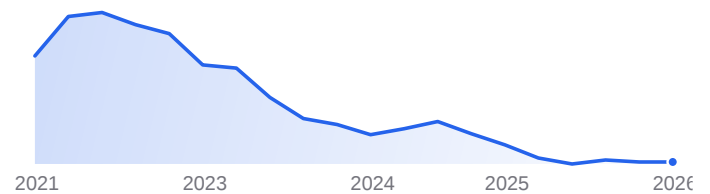


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

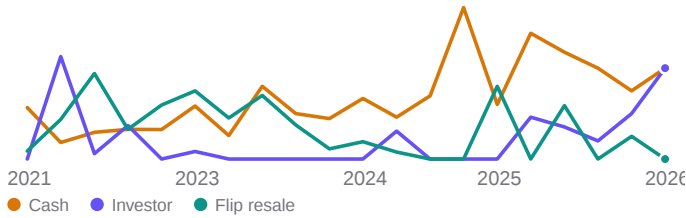
4.1%



BUYERS & OUTCOMES

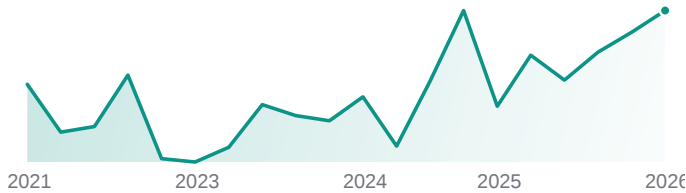
Buyer mix

Cash 50% · Investor 50% · Flip resale 0%



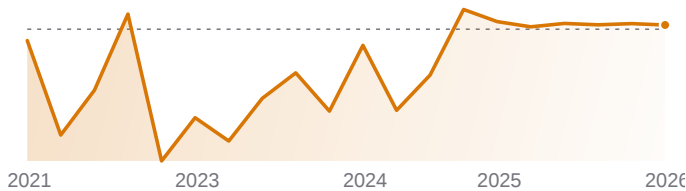
Sellers who sold at a gain

100%

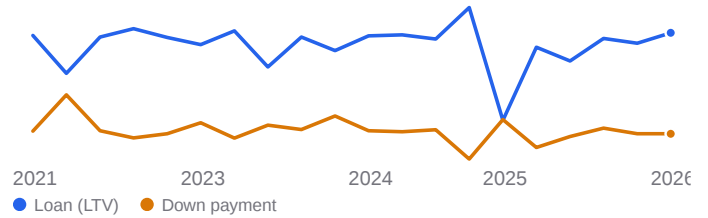


Median annualized return at resale

+2.1%

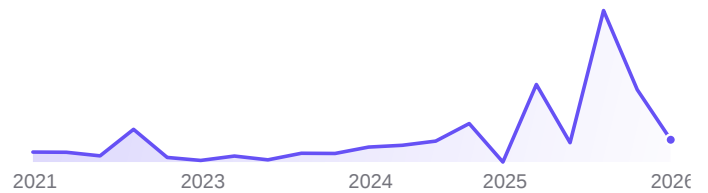


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



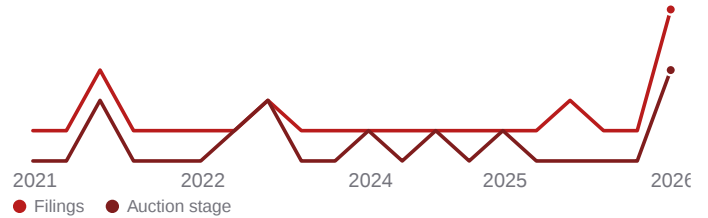
Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	1,165
Median value (AVM)	\$734K
Median size	1,655 ft²
Median bedrooms	3
Median year built	1984
Single family	76%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.2%
Owner occupied	37%
Company owned	39%
Median loan-to-value	28%

Typical ownership tenure

11.4 yrs

COMMUNITY

Population	1,877
Density	334 / mi²
Median household income	\$88K
Average household income	\$114K
Crime index (US avg 100)	180
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	298
Homes occupied	84%
Bachelor's or higher	10%
Poverty rate	8.7%
Unemployment	1.6%
Average temp	60°F
Annual precip	15 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.