

Canyon 94516

ZIP code · CA · California > Contra Costa County

\$500K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

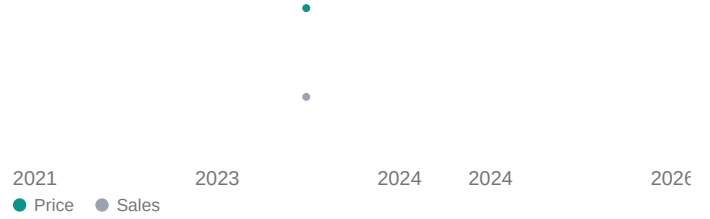
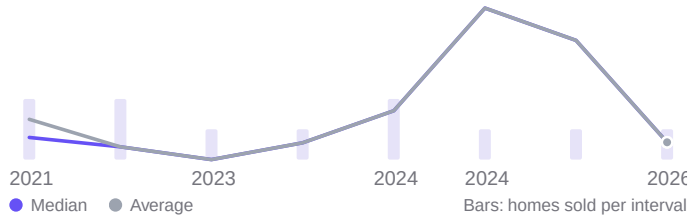
MARKET TRENDS (5 YEARS)

Sale prices

Median \$500K · Average \$500K

Growth (year over year)

Price +483.3% · Sales +200.0%

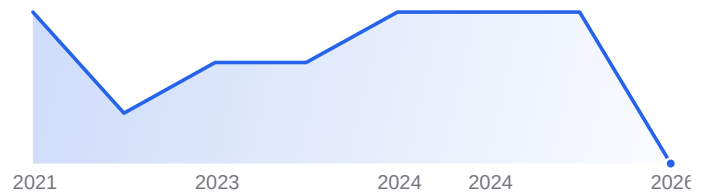
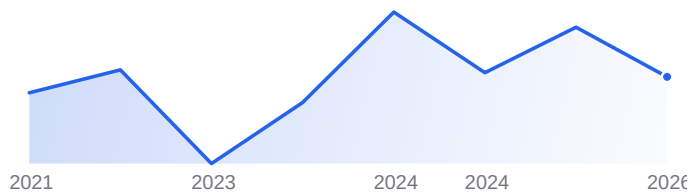


Price per square foot

\$600/ft²

Annual turnover (share of homes sold)

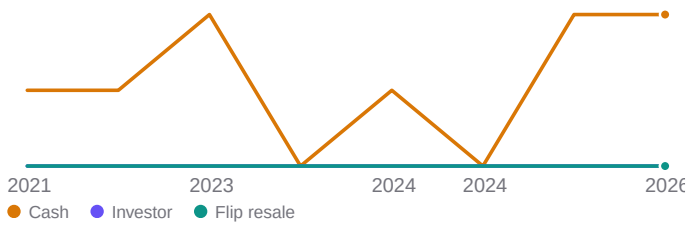
2.0%



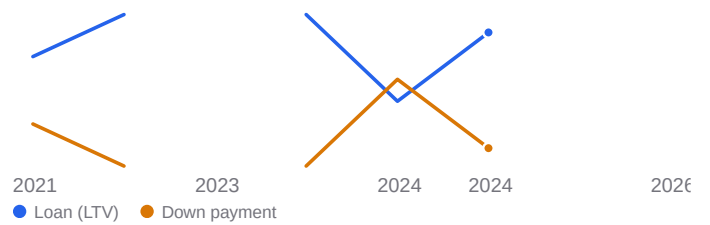
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

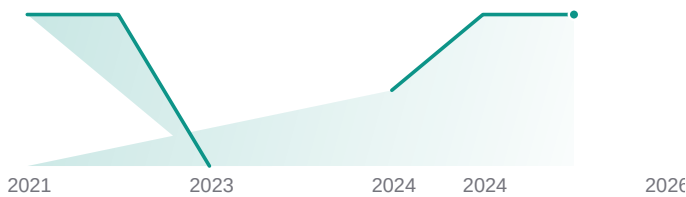


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



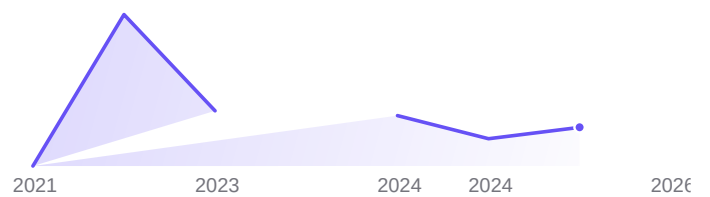
Sellers who sold at a gain

100%



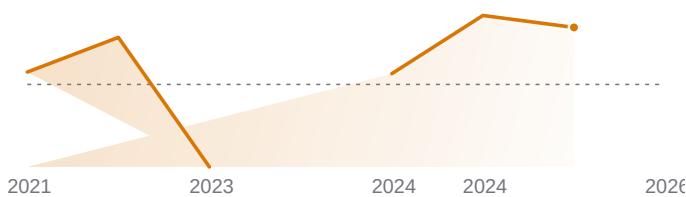
Typical hold before selling

12.5 yrs



Median annualized return at resale

+5.7%



HOUSING STOCK

Homes	50
Median value (AVM)	\$1.1M
Median size	1,185 ft²
Median bedrooms	2
Median year built	1927
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	0%
Owner occupied	50%
Company owned	50%
Median loan-to-value	12%
Typical ownership tenure	29.4 yrs

COMMUNITY

Population	1,715
Density	516 / mi²
Median household income	\$179K
Average household income	\$213K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	584
Homes occupied	95%
Bachelor's or higher	50%
Poverty rate	4.7%
Unemployment	1.4%
Average temp	57°F
Annual precip	27 in
Sunshine	78%

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.