

Clayton 94517

ZIP code · CA · California > Contra Costa County > Clayton

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+1.1%

1-YR CHANGE

164

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

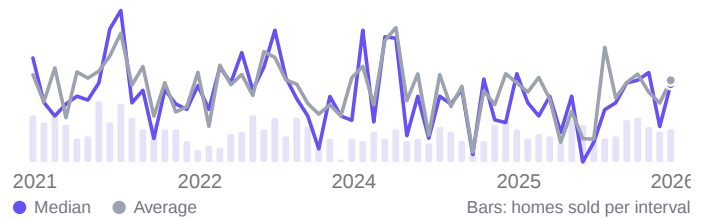
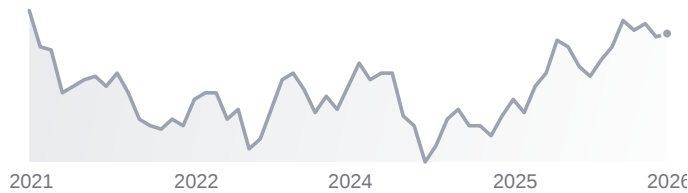
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$1.1M · Average \$1.1M

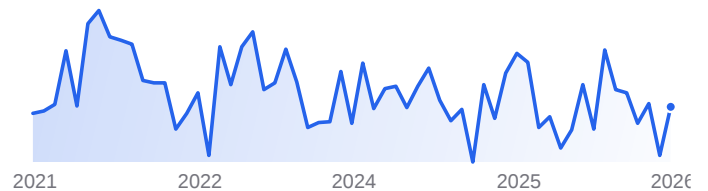
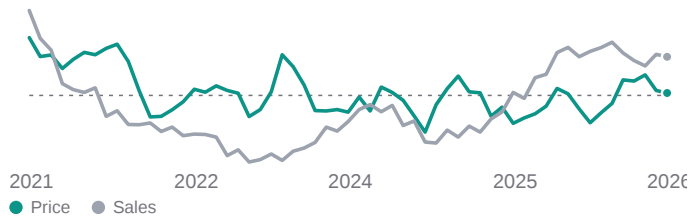


Growth (year over year)

Price +1.1% · Sales +18.8%

Price per square foot

\$494/ft²

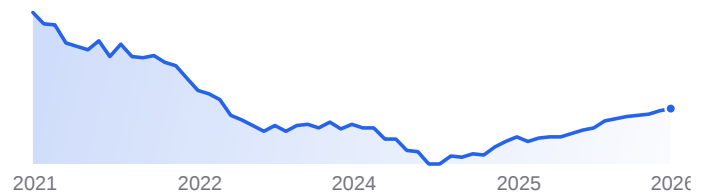


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

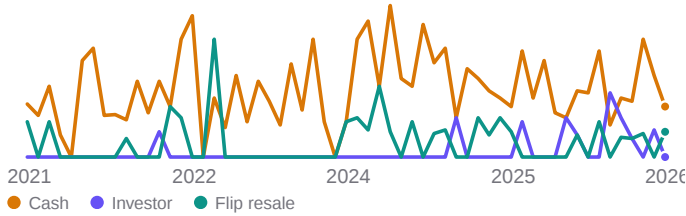
3.6%



BUYERS & OUTCOMES

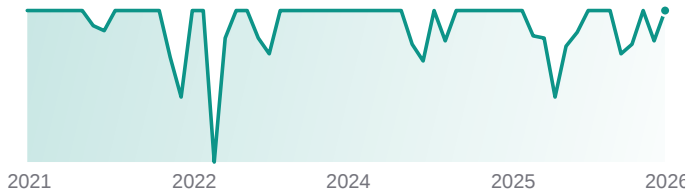
Buyer mix

Cash 14% · Investor 0% · Flip resale 7.1%



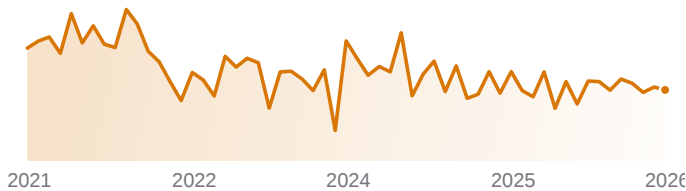
Sellers who sold at a gain

100%

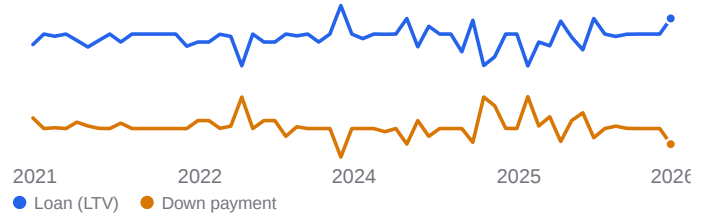


Median annualized return at resale

+3.7%

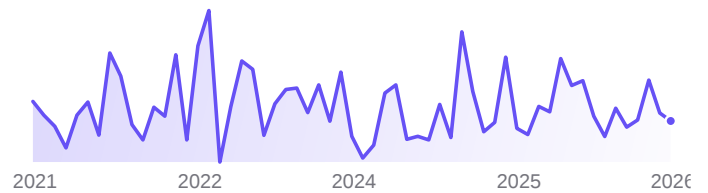


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



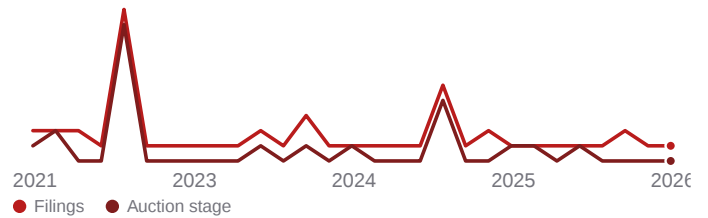
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,550
Median value (AVM)	\$1M
Median size	2,045 ft²
Median bedrooms	4
Median year built	1980
Single family	75%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.1%
Owner occupied	80%
Company owned	50%
Median loan-to-value	51%

Typical ownership tenure

17.3 yrs

COMMUNITY

Population	12,675
Density	266 / mi²
Median household income	\$151K
Average household income	\$185K
Crime index (US avg 100)	38
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	481
Homes occupied	98%
Bachelor's or higher	37%
Poverty rate	2.8%
Unemployment	1.4%
Average temp	58°F
Annual precip	22 in
Sunshine	78%

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.