

Diablo 94528

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

SELLER'S MARKET

\$3.8M

MEDIAN SALE PRICE

+31.0%

1-YR CHANGE

16

SALES (12 MO)

\$3.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



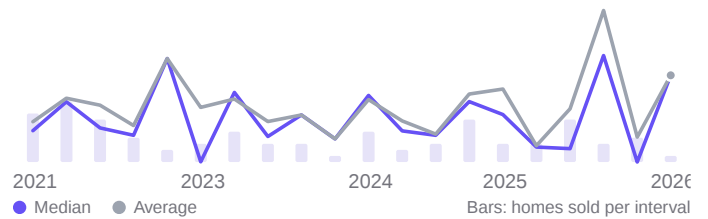
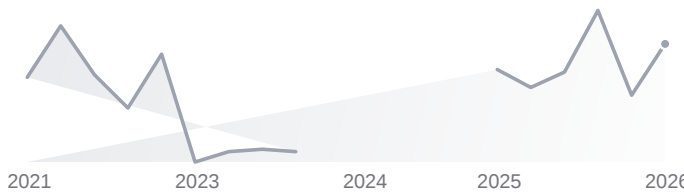
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$4.8M · Average \$4.8M

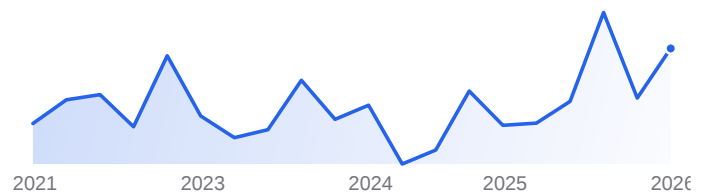
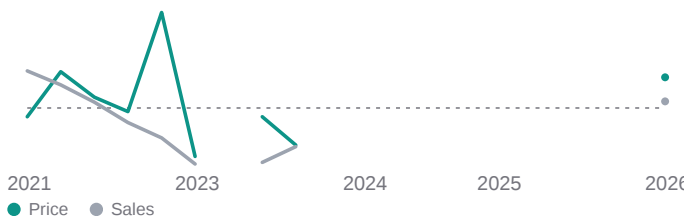


Growth (year over year)

Price +31.0% · Sales +6.7%

Price per square foot

\$1052/ft²

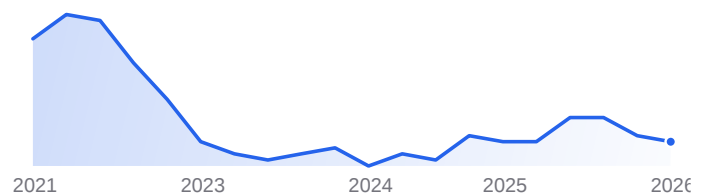
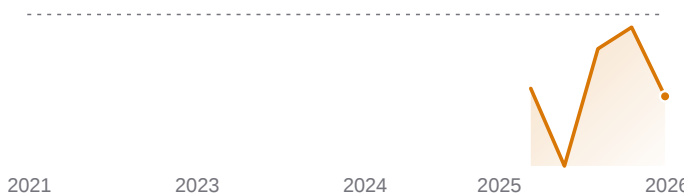


Sale premium vs estimated value

-2.6%

Annual turnover (share of homes sold)

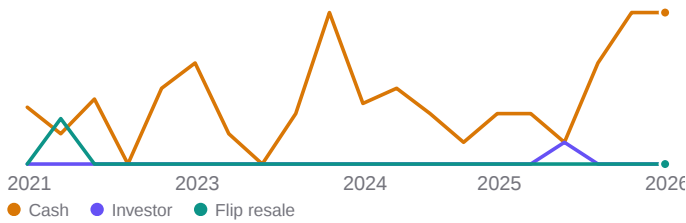
4.1%



BUYERS & OUTCOMES

Buyer mix

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



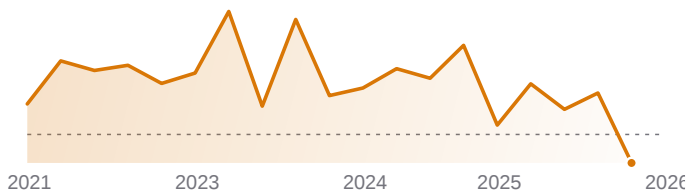
Sellers who sold at a gain

50%

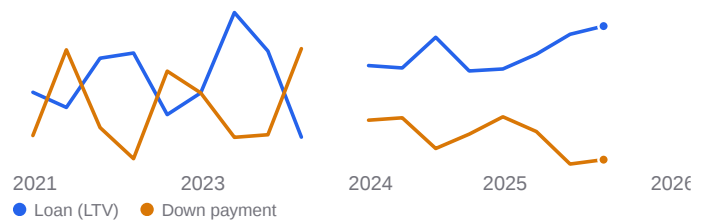


Median annualized return at resale

-2.4%

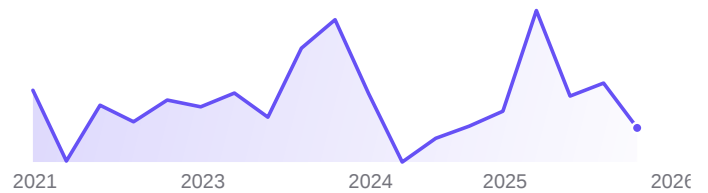


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



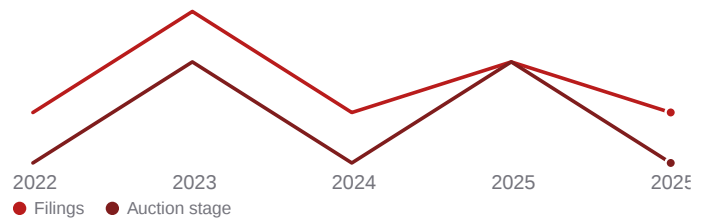
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	393
Median value (AVM)	\$3.2M
Median size	3,984 ft²
Median bedrooms	4
Median year built	1975
Single family	96%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.4%
Owner occupied	63%
Company owned	73%
Median loan-to-value	41%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	1,042
Density	1,912 / mi ²
Median household income	\$231K
Average household income	\$331K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	593
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	8.0%
Unemployment	1.2%
Average temp	59°F
Annual precip	20 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.