

El Cerrito 94530

ZIP code · CA · California > Contra Costa County > El Cerrito

BUYER'S MARKET

\$1.2M

MEDIAN SALE PRICE

-7.2%

1-YR CHANGE

201

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



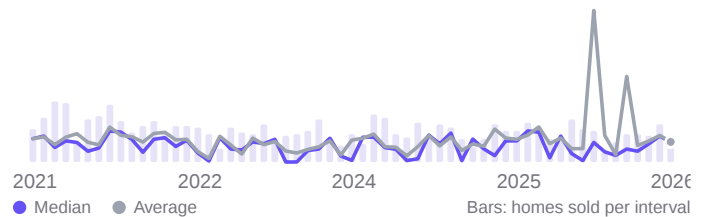
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$1.2M · Average \$1.2M

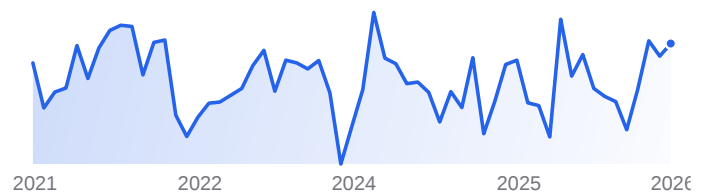
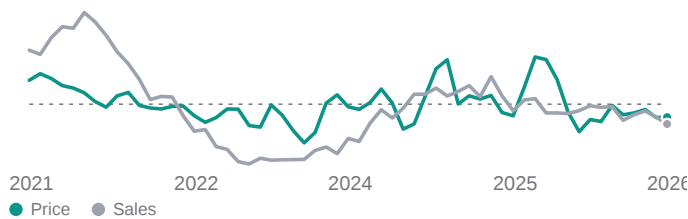


Growth (year over year)

Price -7.2% · Sales -11.1%

Price per square foot

\$820/ft²

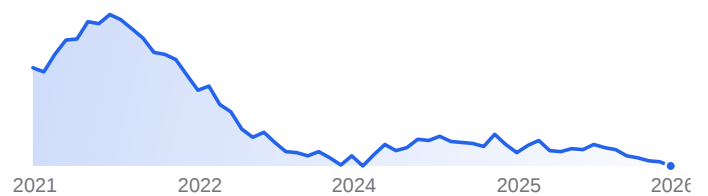
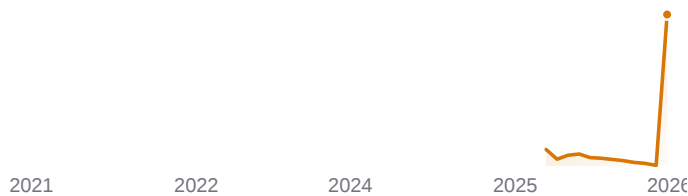


Sale premium vs estimated value

+13.0%

Annual turnover (share of homes sold)

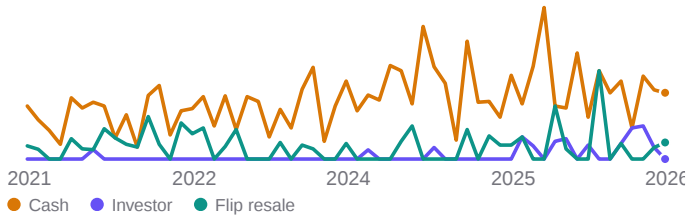
2.4%



BUYERS & OUTCOMES

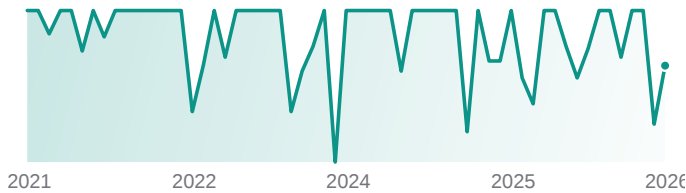
Buyer mix

Cash 25% · Investor 0% · Flip resale 6.3%



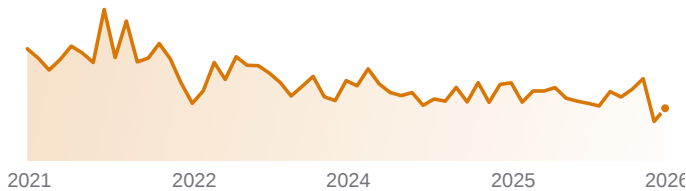
Sellers who sold at a gain

91%

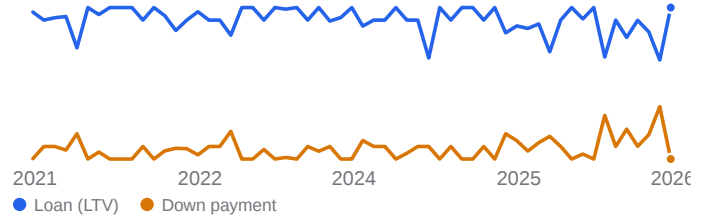


Median annualized return at resale

+3.6%

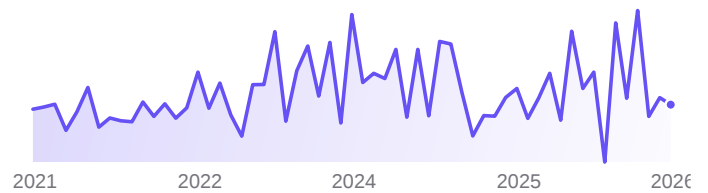


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



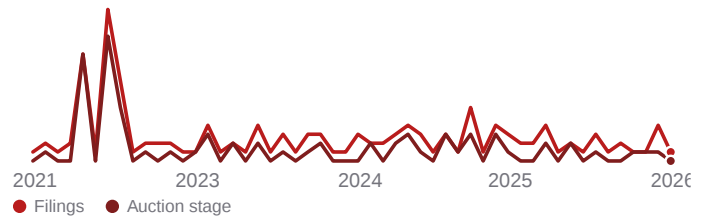
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	8,262
Median value (AVM)	\$1.1M
Median size	1,591 ft²
Median bedrooms	3
Median year built	1950
Single family	88%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.6%
Owner occupied	69%
Company owned	53%
Median loan-to-value	37%

Typical ownership tenure

22.0 yrs

COMMUNITY

Population	26,785
Density	5,604 / mi²
Median household income	\$126K
Average household income	\$156K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	602
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	8.0%
Unemployment	1.4%
Average temp	57°F
Annual precip	24 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.