

Moraga 94556

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

BALANCED MARKET

\$1.7M

MEDIAN SALE PRICE

+11.5%

1-YR CHANGE

167

SALES (12 MO)

\$1.7M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



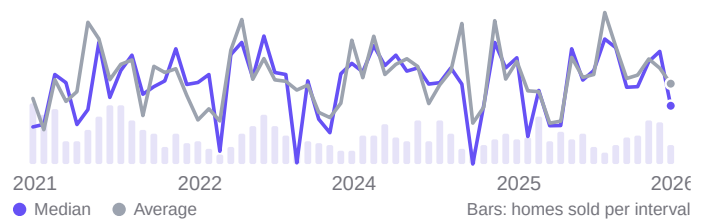
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$1.4M · Average \$1.6M

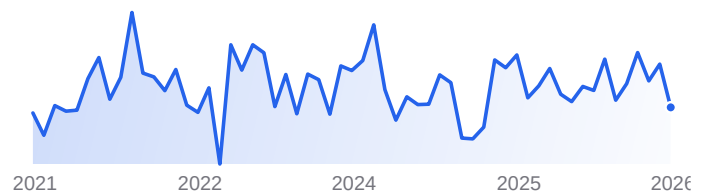
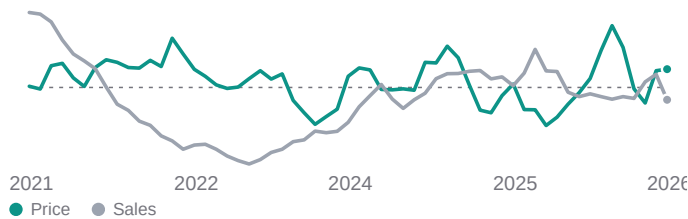


Growth (year over year)

Price +11.5% · Sales -7.7%

Price per square foot

\$667/ft²

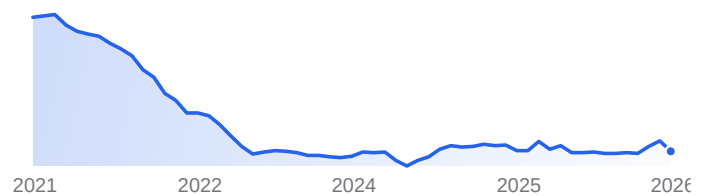
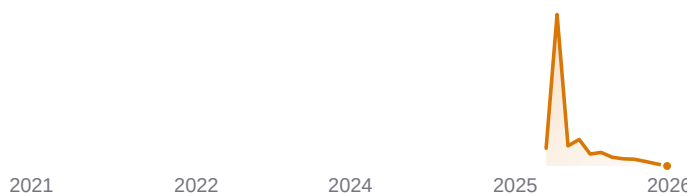


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

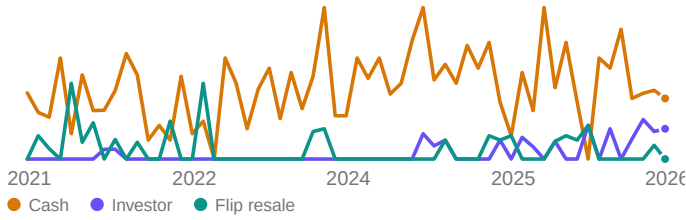
3.0%



BUYERS & OUTCOMES

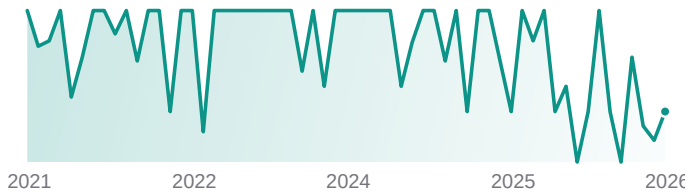
Buyer mix

Cash 20% · Investor 10% · Flip resale 0%



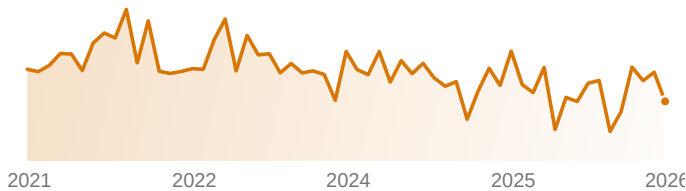
Sellers who sold at a gain

83%

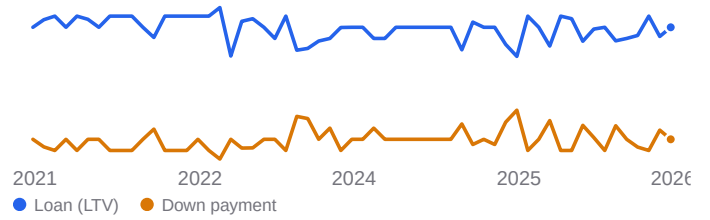


Median annualized return at resale

+3.1%

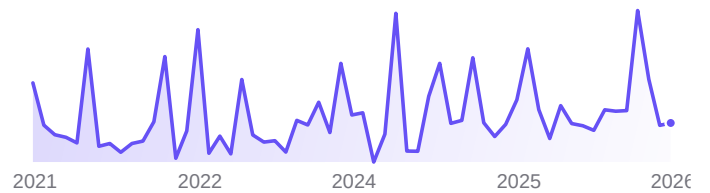


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



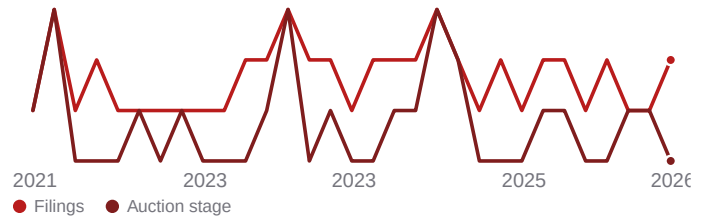
Typical hold before selling

10.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	5,584
Median value (AVM)	\$1.7M
Median size	2,165 ft²
Median bedrooms	4
Median year built	1970
Single family	72%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.0%
Owner occupied	74%
Company owned	62%
Median loan-to-value	43%

Typical ownership tenure

16.6 yrs

COMMUNITY

Population	15,389
Density	830 / mi²
Median household income	\$193K
Average household income	\$242K
Crime index (US avg 100)	32
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	459
Homes occupied	97%
Bachelor's or higher	40%
Poverty rate	5.5%
Unemployment	1.3%
Average temp	57°F
Annual precip	27 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.