

Orinda 94563

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

SELLER'S MARKET

\$2M

MEDIAN SALE PRICE

+6.8%

1-YR CHANGE

266

SALES (12 MO)

\$1.9M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



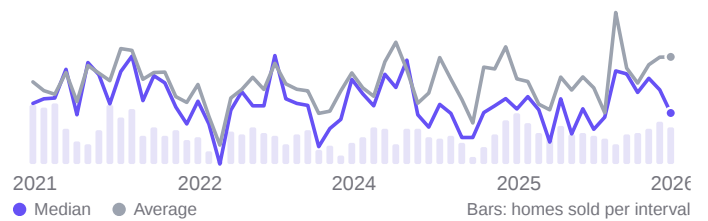
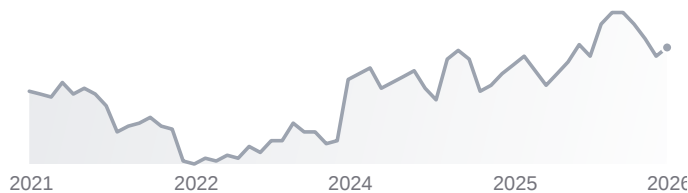
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$1.8M · Average \$2.4M

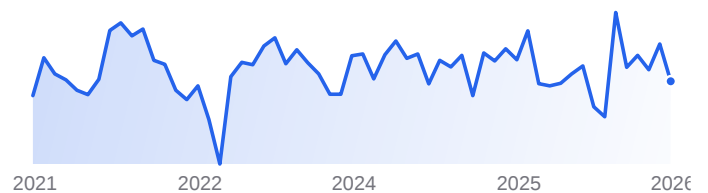
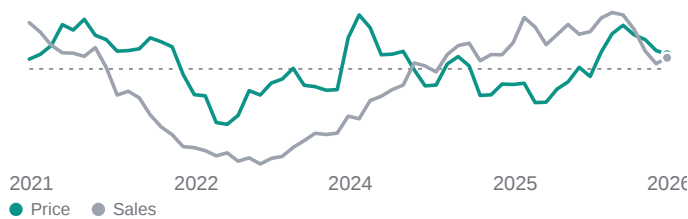


Growth (year over year)

Price +6.8% · Sales +5.1%

Price per square foot

\$754/ft²

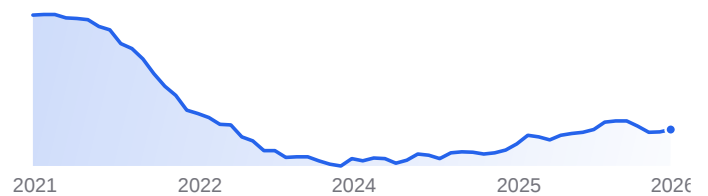


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

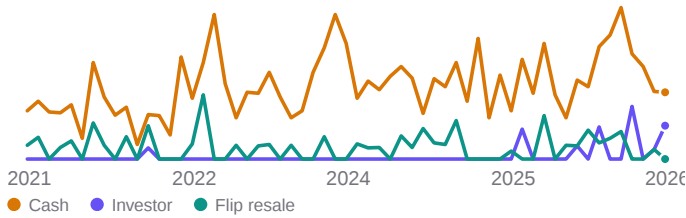
3.8%



BUYERS & OUTCOMES

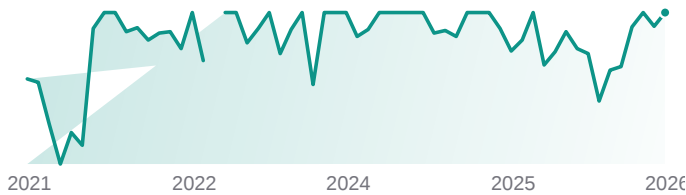
Buyer mix

Cash 23% · Investor 12% · Flip resale 0%



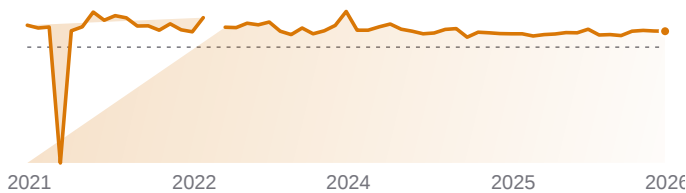
Sellers who sold at a gain

100%

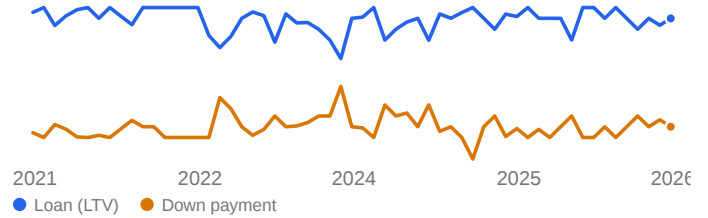


Median annualized return at resale

+4.1%

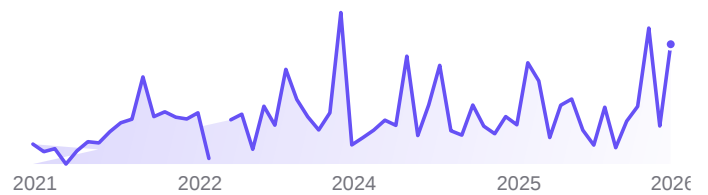


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



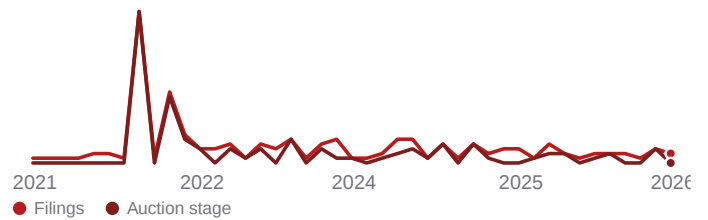
Typical hold before selling

21.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	7,027
Median value (AVM)	\$1.9M
Median size	2,527 ft²
Median bedrooms	4
Median year built	1958
Single family	96%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.5%
Owner occupied	76%
Company owned	64%
Median loan-to-value	45%

Typical ownership tenure

16.0 yrs

COMMUNITY

Population	19,466
Density	850 / mi²
Median household income	\$218K
Average household income	\$332K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	469
Homes occupied	96%
Bachelor's or higher	39%
Poverty rate	3.6%
Unemployment	1.4%
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.