

San Ramon 94583

ZIP code · CA · California > Contra Costa County > San Ramon

BUYER'S MARKET

\$1.4M

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

369

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



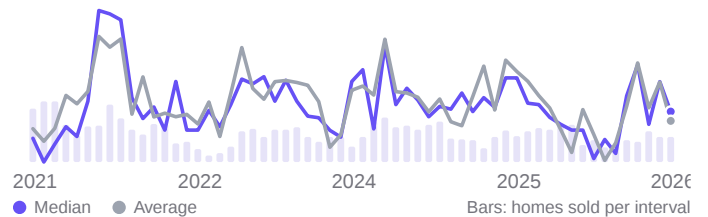
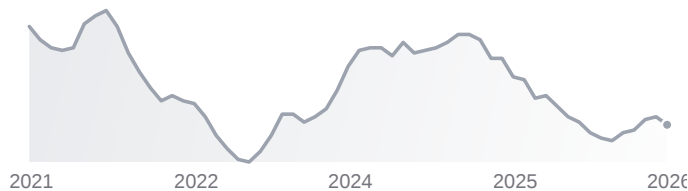
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$1.4M · Average \$1.3M

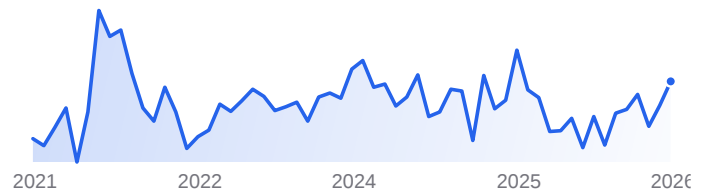
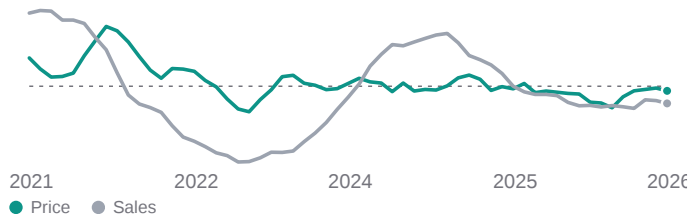


Growth (year over year)

Price -3.2% · Sales -11.9%

Price per square foot

\$762/ft²

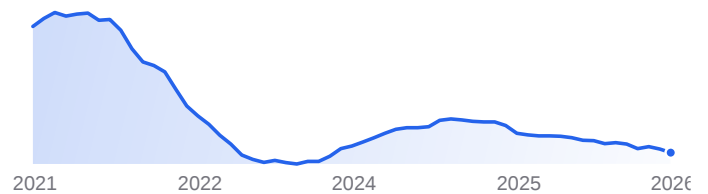
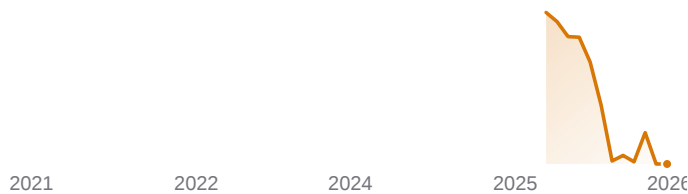


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

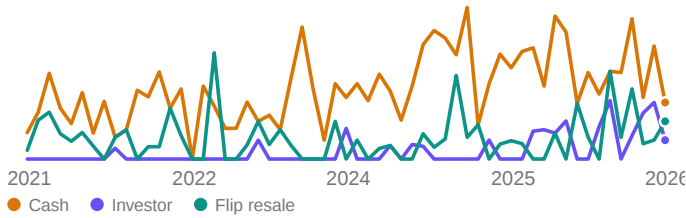
2.9%



BUYERS & OUTCOMES

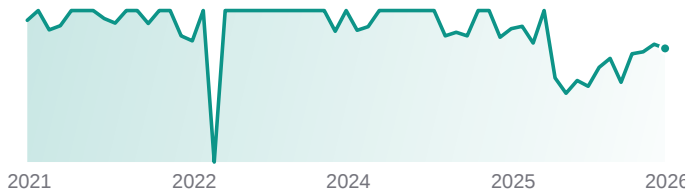
Buyer mix

Cash 9.7% · Investor 3.2% · Flip resale 6.5%



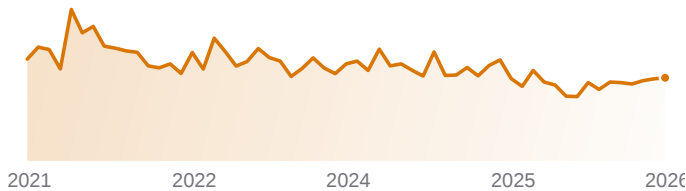
Sellers who sold at a gain

92%

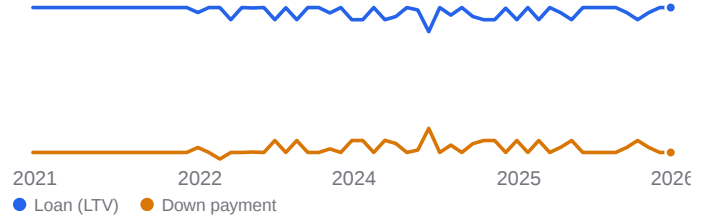


Median annualized return at resale

+5.1%

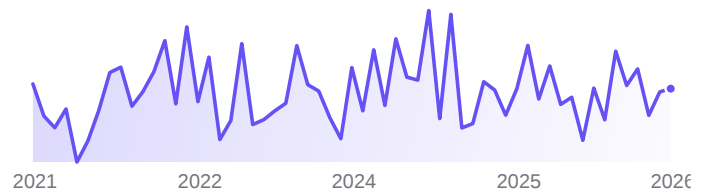


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



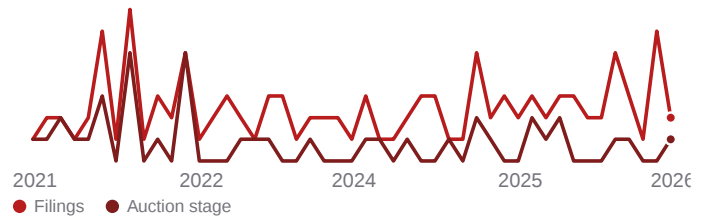
Typical hold before selling

12.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	12,589
Median value (AVM)	\$1.4M
Median size	1,880 ft²
Median bedrooms	4
Median year built	1979
Single family	72%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	4.3%
Owner occupied	72%
Company owned	50%
Median loan-to-value	45%

Typical ownership tenure

16.0 yrs

COMMUNITY

Population	40,588
Density	2,502 / mi²
Median household income	\$165K
Average household income	\$194K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	642
Homes occupied	98%
Bachelor's or higher	37%
Poverty rate	3.3%
Unemployment	1.6%
Average temp	58°F
Annual precip	25 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.