

Walnut Creek 94597

ZIP code · CA · California > Contra Costa County > Walnut Creek

BALANCED MARKET

\$993K

MEDIAN SALE PRICE

+5.4%

1-YR CHANGE

272

SALES (12 MO)

\$942K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



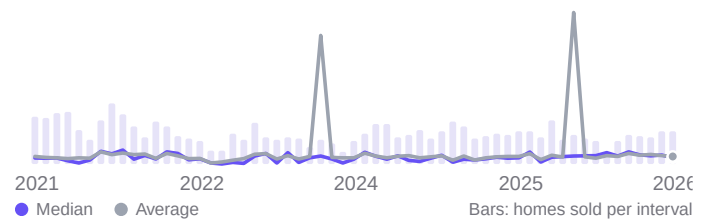
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$920K · Average \$982K

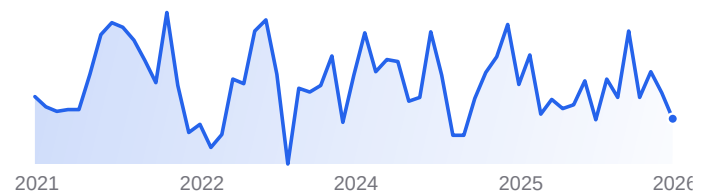
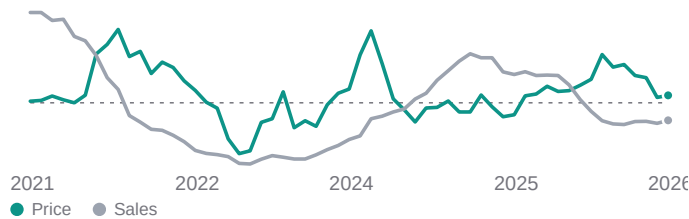


Growth (year over year)

Price +5.4% · Sales -12.5%

Price per square foot

\$557/ft²

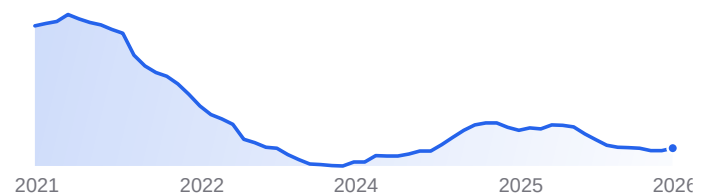


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

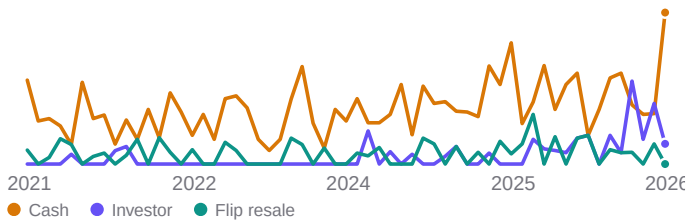
3.8%



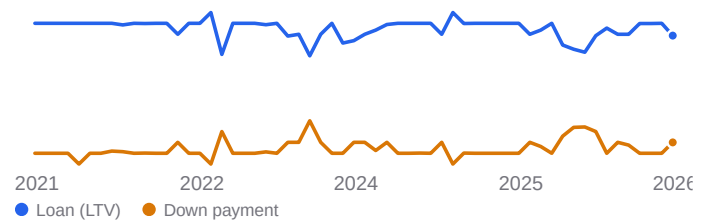
BUYERS & OUTCOMES

Buyer mix

Cash 56% · Investor 7.4% · Flip resale 0%

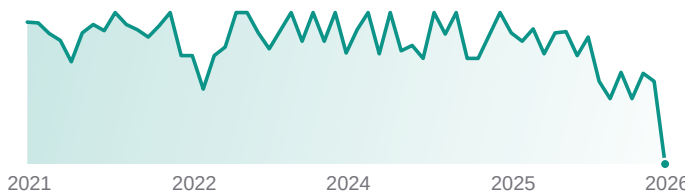


Financing (share of purchase price) Loan (LTV) 74% · Down payment 25%



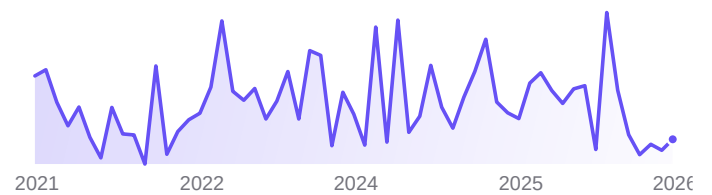
Sellers who sold at a gain

56%



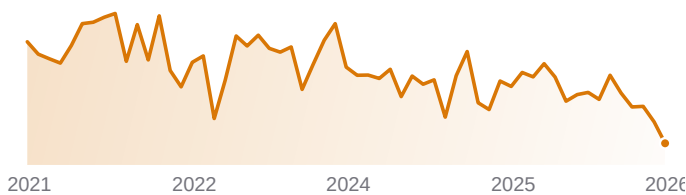
Typical hold before selling

6.4 yrs



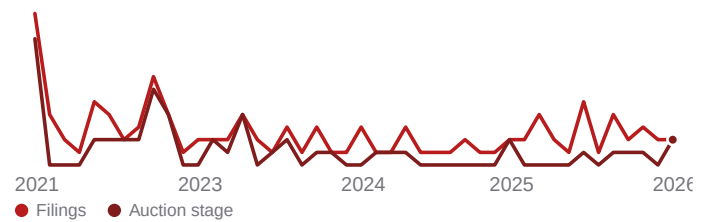
Median annualized return at resale

+1.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,103
Median value (AVM)	\$942K
Median size	1,461 ft²
Median bedrooms	3
Median year built	1973
Single family	51%
Condos	32%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.3%
Owner occupied	69%
Company owned	49%
Median loan-to-value	51%

Typical ownership tenure

15.3 yrs

COMMUNITY

Population	22,346
Density	5,786 / mi²
Median household income	\$133K
Average household income	\$160K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	490
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	6.5%
Unemployment	1.6%
Average temp	59°F
Annual precip	22 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.