

El Sobrante 94803

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

BALANCED MARKET

\$757K

MEDIAN SALE PRICE

+6.8%

1-YR CHANGE

228

SALES (12 MO)

\$676K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



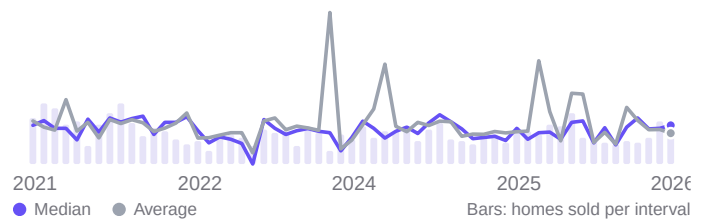
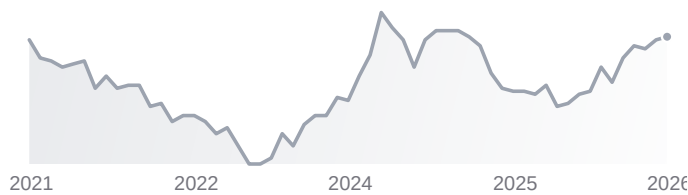
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$775K · Average \$710K

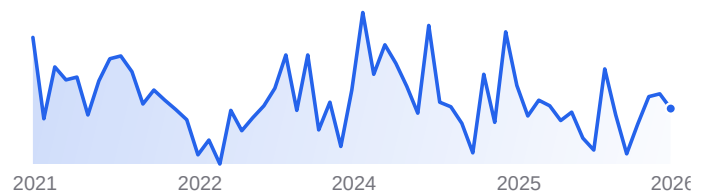
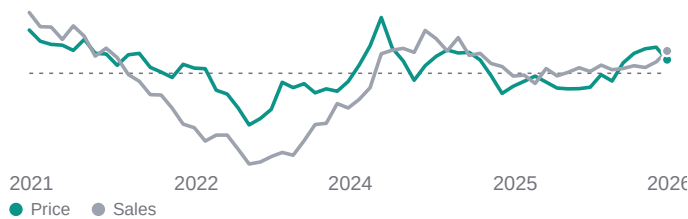


Growth (year over year)

Price +6.8% · Sales +11.2%

Price per square foot

\$433/ft²

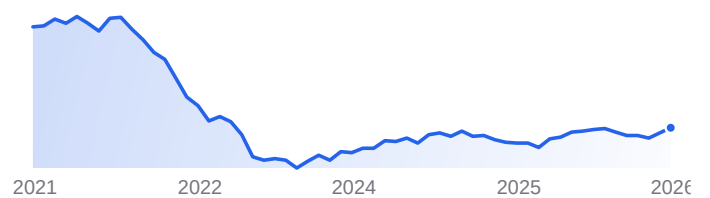
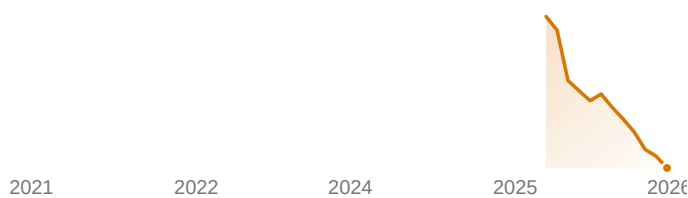


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

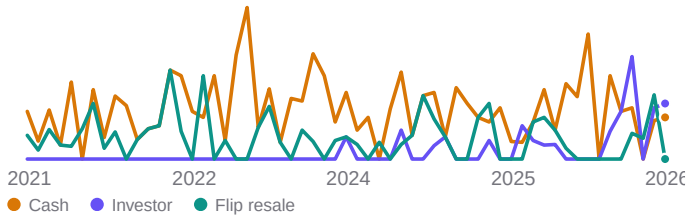
2.8%



BUYERS & OUTCOMES

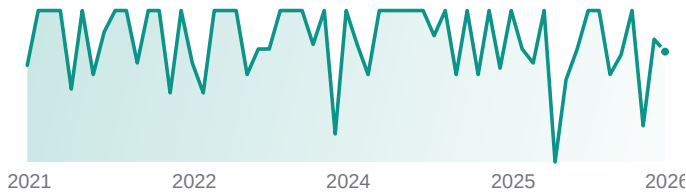
Buyer mix

Cash 13% · Investor 17% · Flip resale 0%



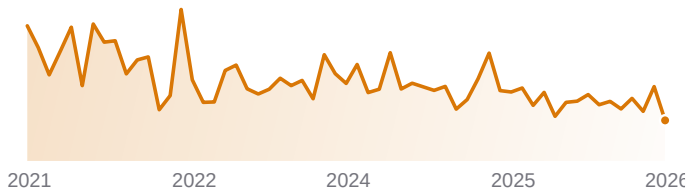
Sellers who sold at a gain

93%

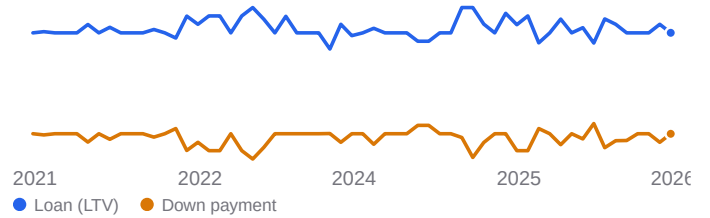


Median annualized return at resale

+2.5%

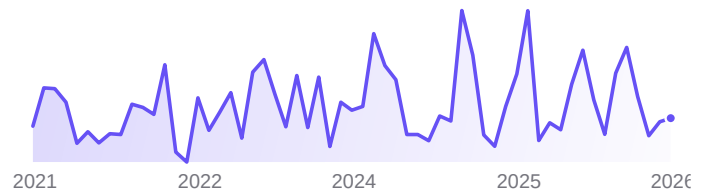


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



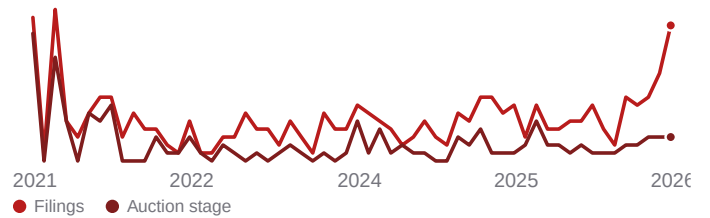
Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 17 · Auction stage 3



HOUSING STOCK

Homes	8,233
Median value (AVM)	\$676K
Median size	1,630 ft²
Median bedrooms	3
Median year built	1967
Single family	86%
Condos	6.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.7%
Owner occupied	75%
Company owned	37%
Median loan-to-value	52%

Typical ownership tenure

18.5 yrs

COMMUNITY

Population	23,834
Density	1,605 / mi²
Median household income	\$110K
Average household income	\$139K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	560
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	8.3%
Unemployment	1.4%
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.