

Richmond 94805

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

SELLER'S MARKET

\$693K

MEDIAN SALE PRICE

+7.3%

1-YR CHANGE

135

SALES (12 MO)

\$666K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

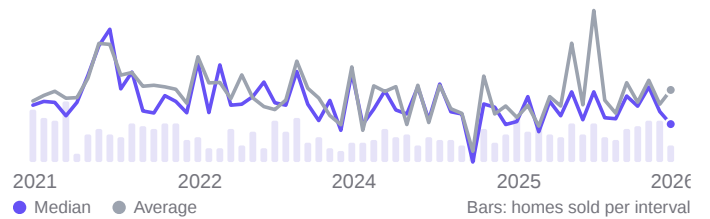
Market temperature (0–100)

66 / 100



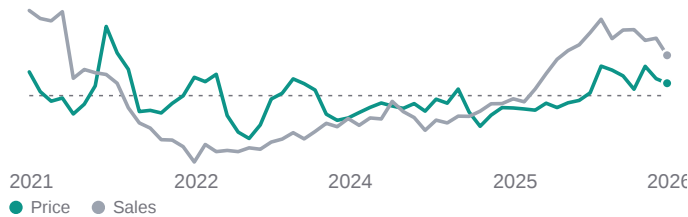
Sale prices

Median \$607K · Average \$785K



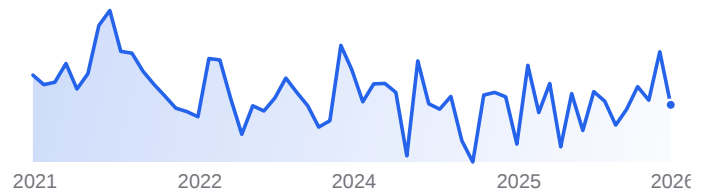
Growth (year over year)

Price +7.3% · Sales +23.9%



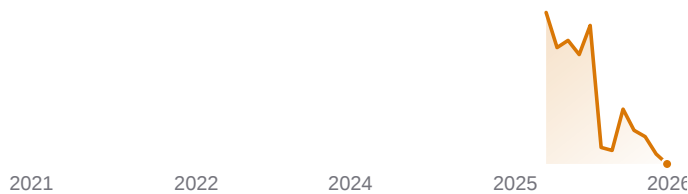
Price per square foot

\$553/ft²



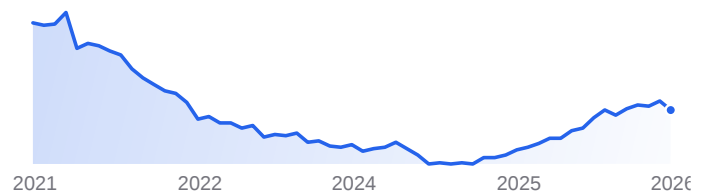
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

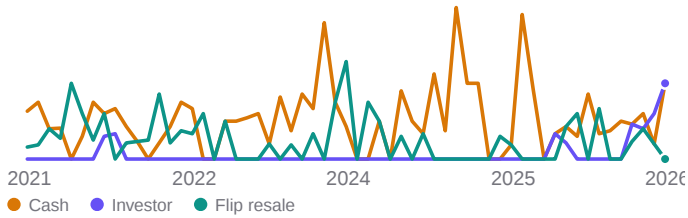
3.0%



BUYERS & OUTCOMES

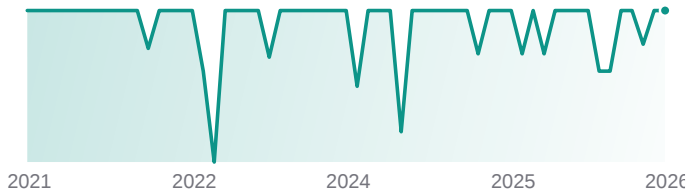
Buyer mix

Cash 33% · Investor 33% · Flip resale 0%



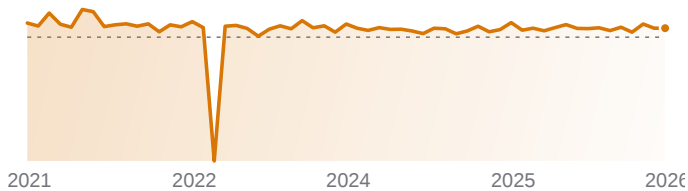
Sellers who sold at a gain

100%

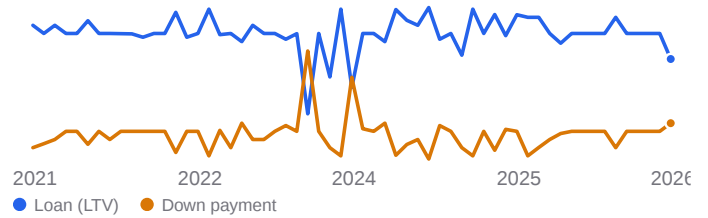


Median annualized return at resale

+5.0%

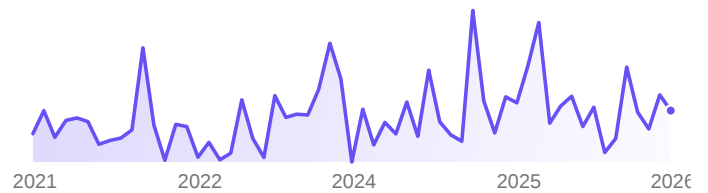


Financing (share of purchase price) Loan (LTV) 64% · Down payment 25%



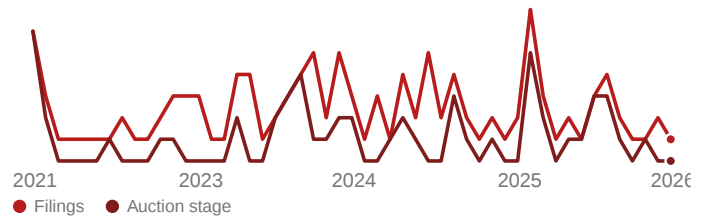
Typical hold before selling

10.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,505
Median value (AVM)	\$666K
Median size	1,303 ft²
Median bedrooms	3
Median year built	1945
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.2%
Owner occupied	71%
Company owned	38%
Median loan-to-value	44%
Typical ownership tenure	19.2 yrs

COMMUNITY

Population	15,814
Density	8,276 / mi²
Median household income	\$102K
Average household income	\$136K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	614
Homes occupied	97%
Bachelor's or higher	27%
Poverty rate	6.3%
Unemployment	1.5%
Average temp	57°F
Annual precip	23 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.