

Greenbrae 94904

ZIP code · CA · California > Marin County

BALANCED MARKET

\$2.5M

MEDIAN SALE PRICE

+29.5%

1-YR CHANGE

141

SALES (12 MO)

\$2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



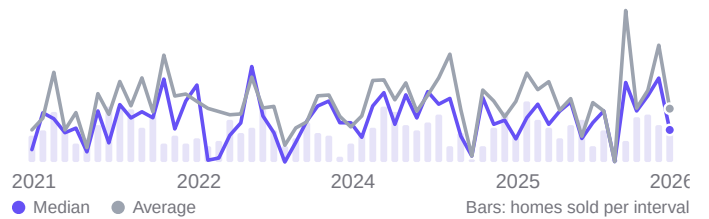
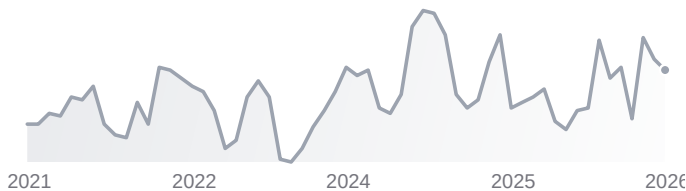
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$1.6M · Average \$2.3M

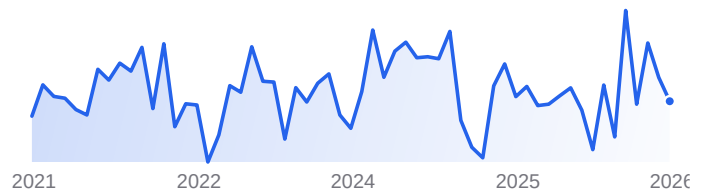
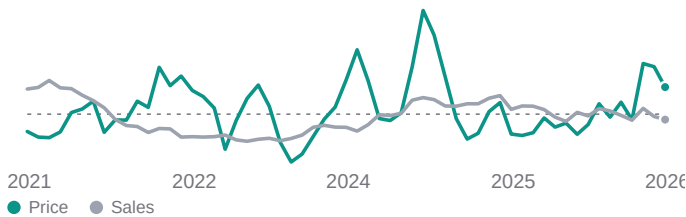


Growth (year over year)

Price +29.5% · Sales -6.0%

Price per square foot

\$905/ft²

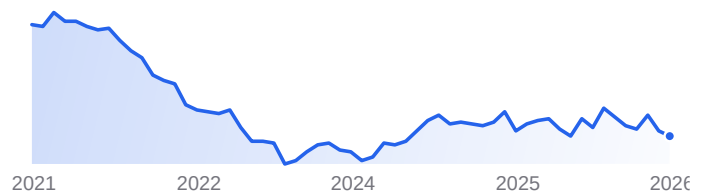
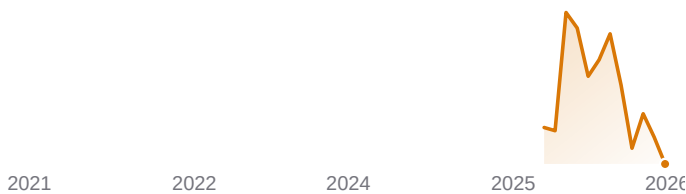


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

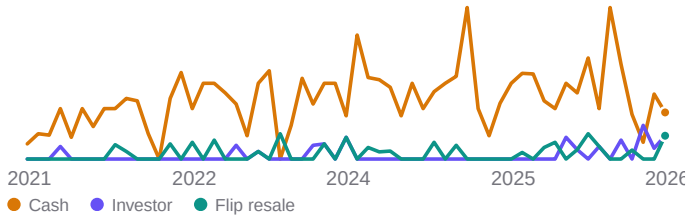
3.6%



BUYERS & OUTCOMES

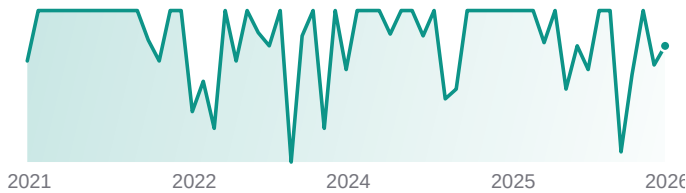
Buyer mix

Cash 31% · Investor 15% · Flip resale 15%



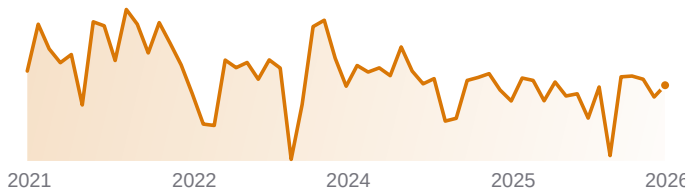
Sellers who sold at a gain

90%

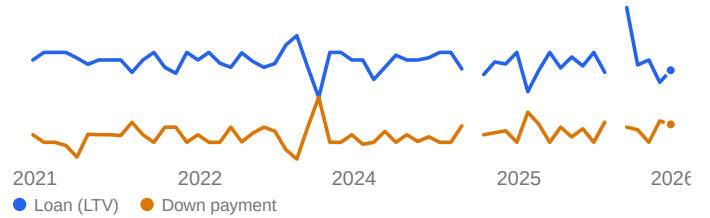


Median annualized return at resale

+4.1%

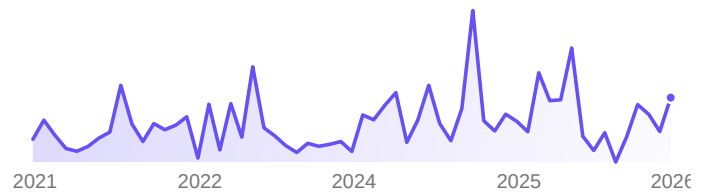


Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



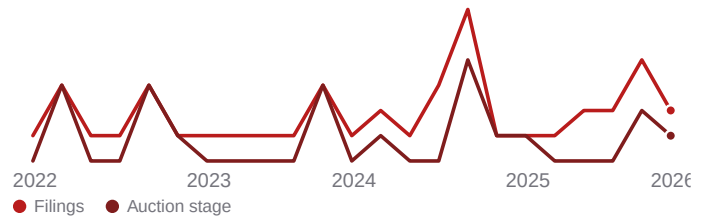
Typical hold before selling

14.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,926
Median value (AVM)	\$2M
Median size	2,158 ft²
Median bedrooms	3
Median year built	1960
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.7%
Owner occupied	73%
Company owned	70%
Median loan-to-value	41%
Typical ownership tenure	16.4 yrs

COMMUNITY

Population	12,542
Density	2,071 / mi²
Median household income	\$169K
Average household income	\$251K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	370
Homes occupied	95%
Bachelor's or higher	38%
Poverty rate	6.1%
Unemployment	1.1%
Average temp	58°F
Annual precip	45 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.