

Novato 94945

ZIP code · CA · California > Marin County > Novato

BALANCED MARKET

\$959K

MEDIAN SALE PRICE

-12.8%

1-YR CHANGE

195

SALES (12 MO)

\$955K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



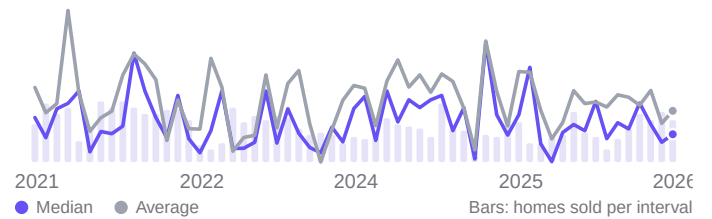
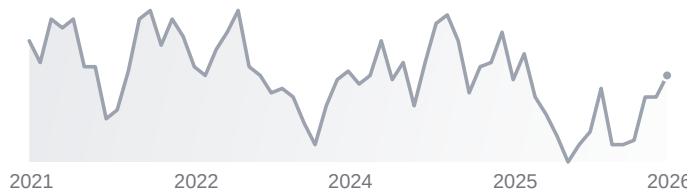
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$955K · Average \$1.1M

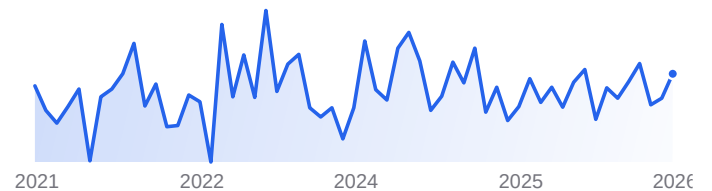
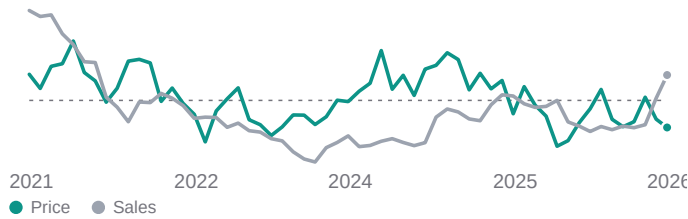


Growth (year over year)

Price -12.8% · Sales +12.1%

Price per square foot

\$599/ft²

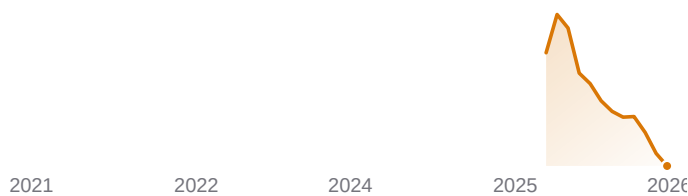


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

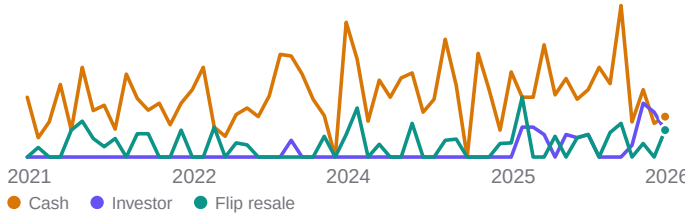
3.3%



BUYERS & OUTCOMES

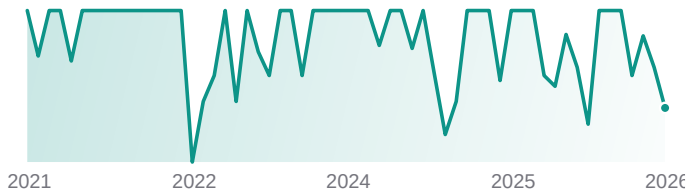
Buyer mix

Cash 15% · Investor 10% · Flip resale 10%



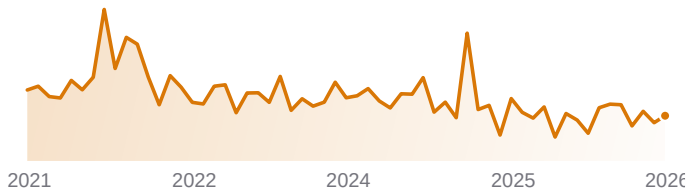
Sellers who sold at a gain

79%

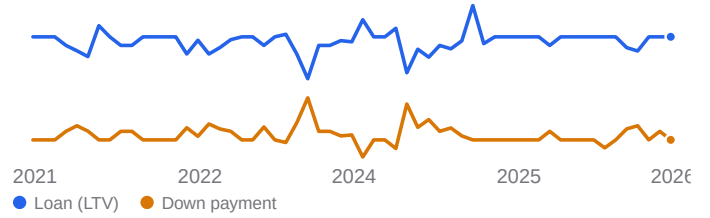


Median annualized return at resale

+3.1%

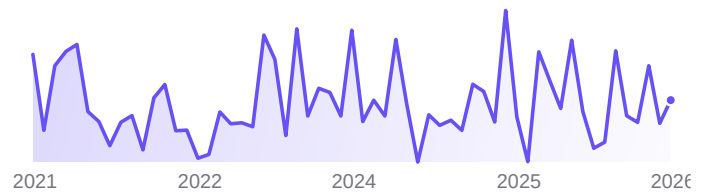


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



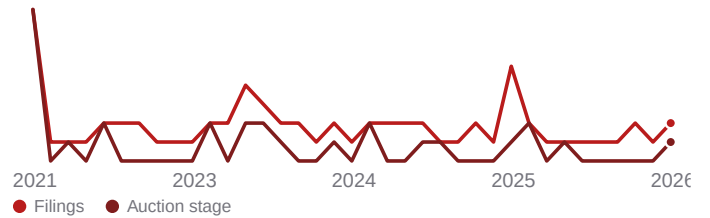
Typical hold before selling

11.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	5,910
Median value (AVM)	\$955K
Median size	1,815 ft²
Median bedrooms	3
Median year built	1974
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.4%
Owner occupied	77%
Company owned	58%
Median loan-to-value	48%
Typical ownership tenure	17.9 yrs

COMMUNITY

Population	18,041
Density	609 / mi²
Median household income	\$122K
Average household income	\$168K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	343
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	7.1%
Unemployment	1.2%
Average temp	58°F
Annual precip	31 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.