

Nicasio 94946

ZIP code · CA · California > Marin County > Nicasio

\$8.3M

MEDIAN SALE PRICE

5

SALES (12 MO)

\$2.2M

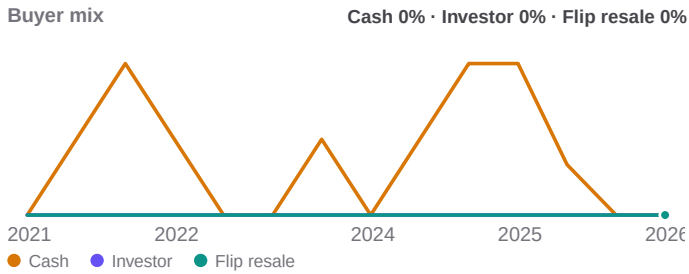
MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

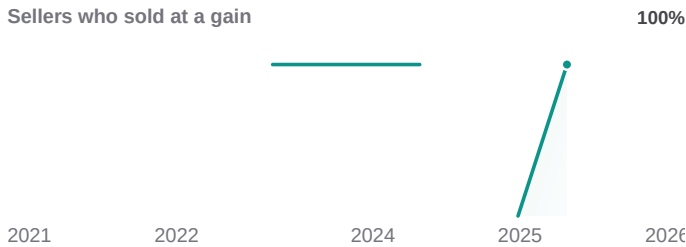


BUYERS & OUTCOMES

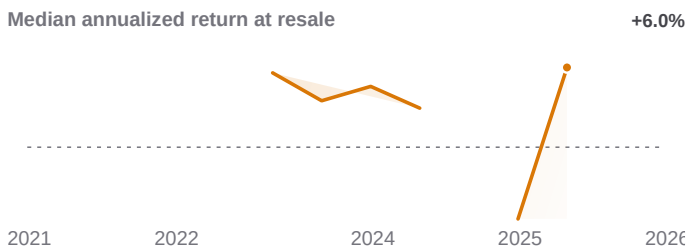
Buyer mix



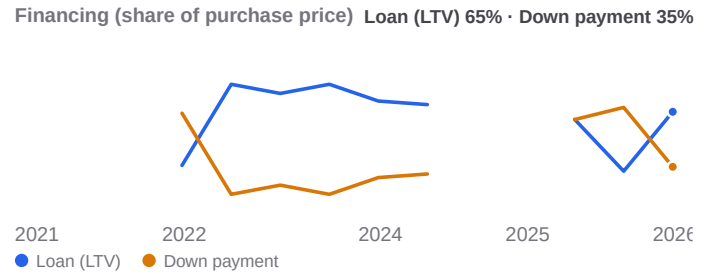
Sellers who sold at a gain



Median annualized return at resale



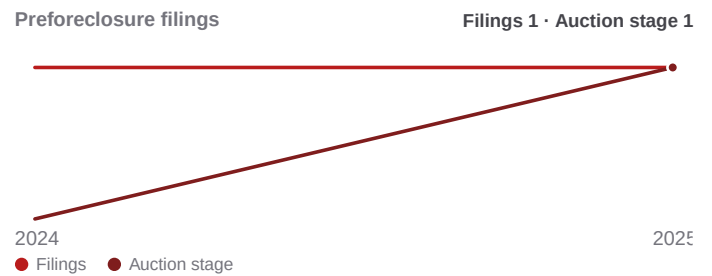
Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	200
Median value (AVM)	\$2.2M
Median size	2,704 ft²
Median bedrooms	3
Median year built	1978
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.6%
Owner occupied	61%
Company owned	68%
Median loan-to-value	32%
Typical ownership tenure	21.6 yrs

COMMUNITY

Population	655
Density	25 / mi²
Median household income	\$123K
Average household income	\$213K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	466
Homes occupied	87%
Bachelor's or higher	28%
Poverty rate	7.8%
Unemployment	1.2%
Average temp	58°F
Annual precip	37 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.