

Point Reyes Station 94956

ZIP code · CA · California > Marin County > Point Reyes Station

SELLER'S MARKET

\$2.8M

MEDIAN SALE PRICE

+128.5%

1-YR CHANGE

7

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

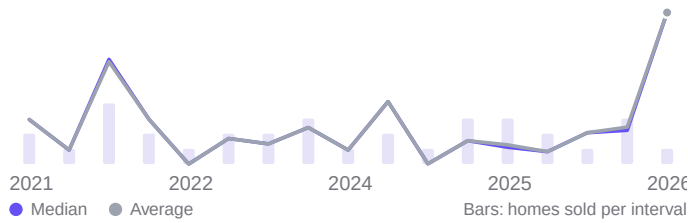
MARKET TRENDS (5 YEARS)

Sale prices

Median \$5M · Average \$5M

Growth (year over year)

Price +128.5% · Sales -22.2%

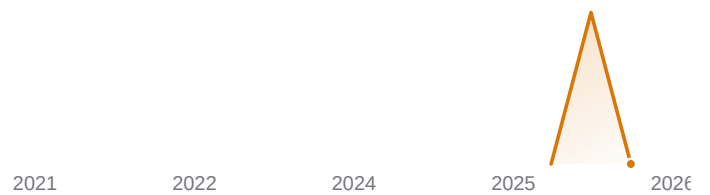


Price per square foot

\$1299/ft²

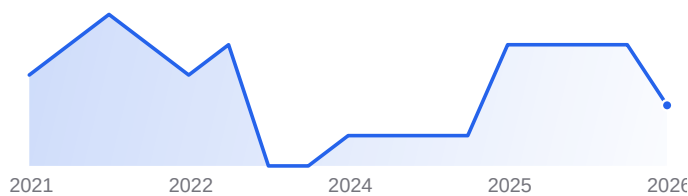
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

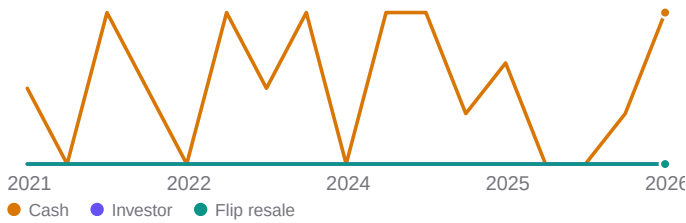
1.9%



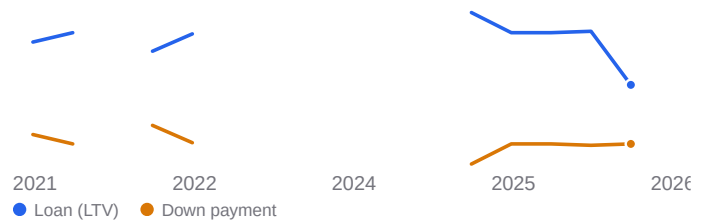
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

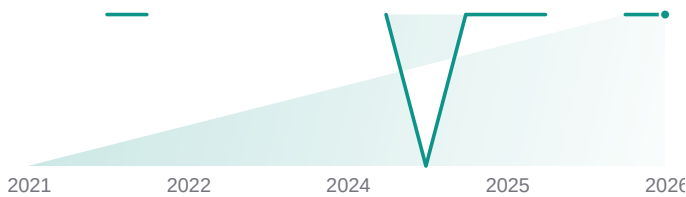


Financing (share of purchase price) Loan (LTV) 52% · Down payment 20%



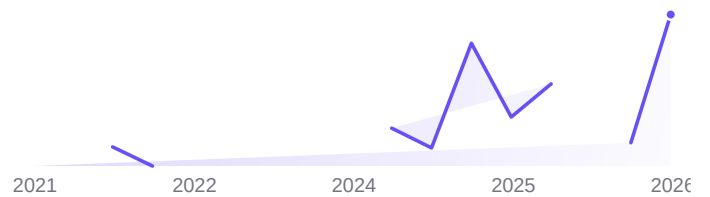
Sellers who sold at a gain

100%



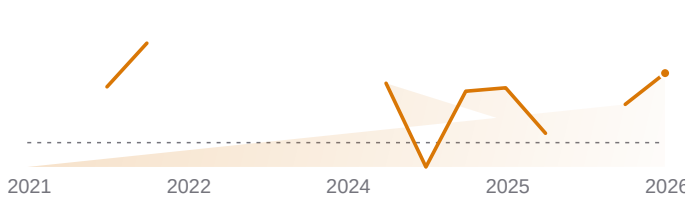
Typical hold before selling

33.1 yrs



Median annualized return at resale

+7.5%



HOUSING STOCK

Homes	369
Median value (AVM)	\$1.5M
Median size	1,684 ft²
Median bedrooms	3
Median year built	1976
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.5%
Owner occupied	53%
Company owned	76%
Median loan-to-value	16%
Typical ownership tenure	23.7 yrs

COMMUNITY

Population	567
Density	12 / mi²
Median household income	\$85K
Average household income	\$117K
Crime index (US avg 100)	178
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	543
Homes occupied	79%
Bachelor's or higher	37%
Poverty rate	7.7%
Unemployment	0.9%
Average temp	55°F
Annual precip	32 in
Sunshine	78%

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