

Woodacre 94973

ZIP code · CA · California > Marin County > Woodacre

BALANCED MARKET

\$1.5M

MEDIAN SALE PRICE

+41.9%

1-YR CHANGE

14

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



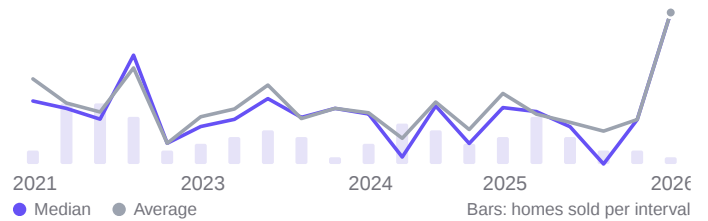
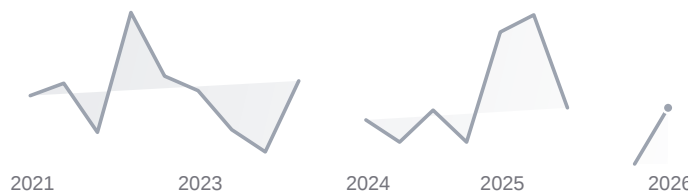
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$2.5M · Average \$2.5M

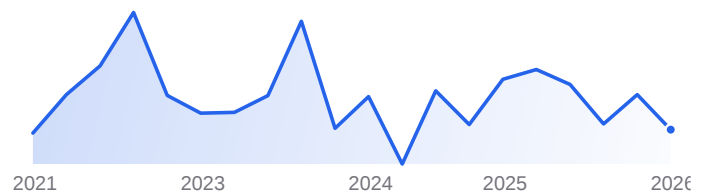
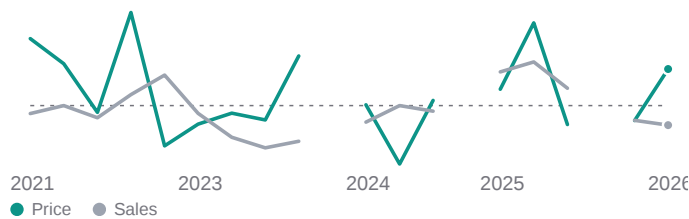


Growth (year over year)

Price +41.9% · Sales -22.2%

Price per square foot

\$499/ft²

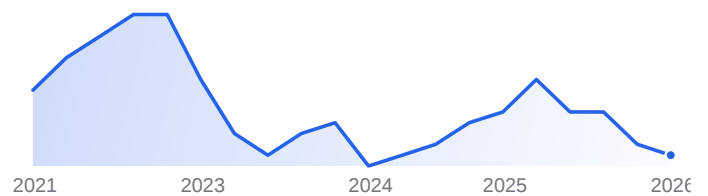


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

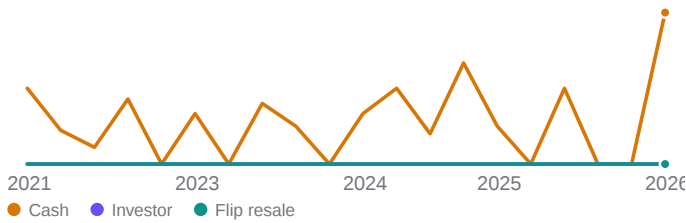
2.4%



BUYERS & OUTCOMES

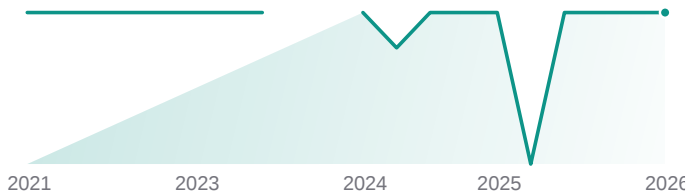
Buyer mix

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



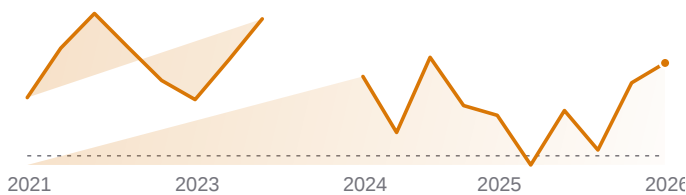
Sellers who sold at a gain

100%

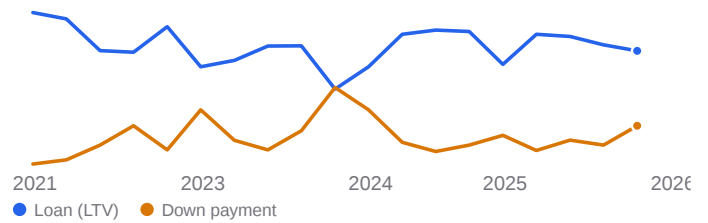


Median annualized return at resale

+6.5%

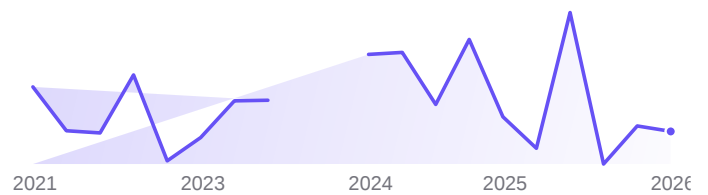


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



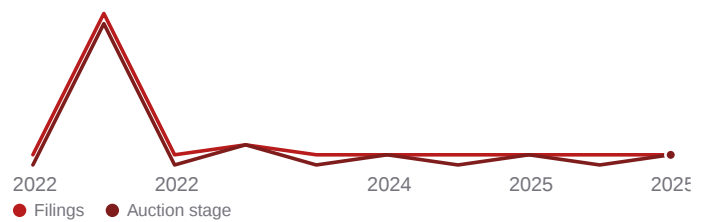
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	578
Median value (AVM)	\$1.1M
Median size	1,556 ft²
Median bedrooms	3
Median year built	1953
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.6%
Owner occupied	68%
Company owned	54%
Median loan-to-value	37%
Typical ownership tenure	24.4 yrs

COMMUNITY

Population	1,300
Density	504 / mi²
Median household income	\$175K
Average household income	\$191K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	415
Homes occupied	93%
Bachelor's or higher	33%
Poverty rate	6.3%
Unemployment	1.4%
Average temp	58°F
Annual precip	45 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.