



921 35TH ST.
RICHMOND CA 94805

This report provides an in-depth comparison of **921 35TH ST. RICHMOND CA 94805** and other properties in the area. Powered by RentRange®, this report gives you valuable insight for discerning investment property analysis.

RENTRANGE ESTIMATE

\$ 3420

CONFIDENCE SCORE

90 %

EST PROPERTY VACANCY RATE

4.99 %

SUBJECT PROPERTY DETAILS



TYPE
Single Family



YEAR BUILT
1929



SQ/FT
1475



SQ/FT LOT
5000



BEDS
3



BATHS
1.0



RADIUS SEARCHED
1.6 mi.



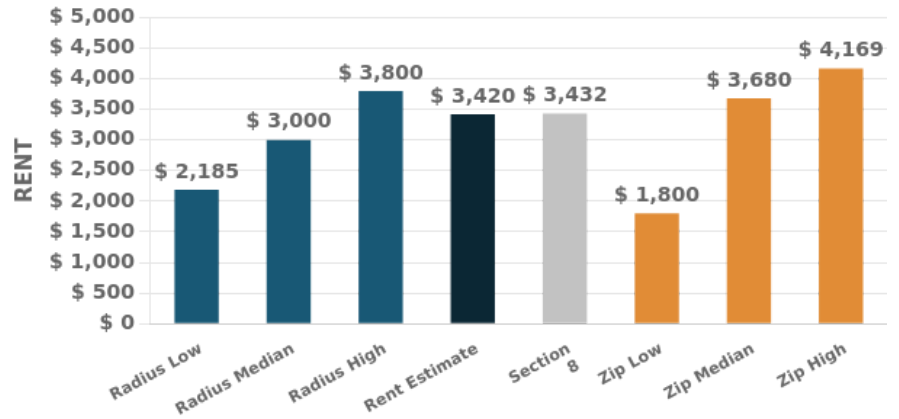
OF COMPS
30



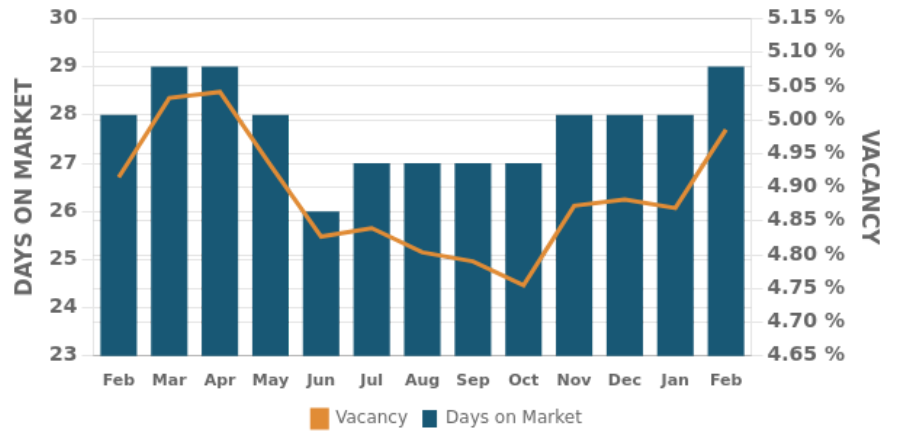
GLA SQ/FT VS COMPS
SMALLER THAN 20 %

Report Date: 03/15/2025 Versions: R34.A3

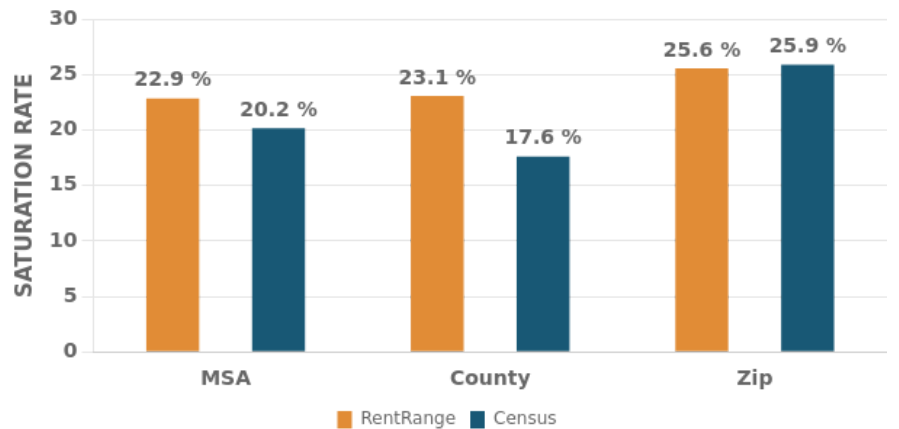
RENTAL BENCHMARKS



DAYS ON MARKET VS VACANCY IN COUNTY



RENTAL SATURATION BENCHMARKS



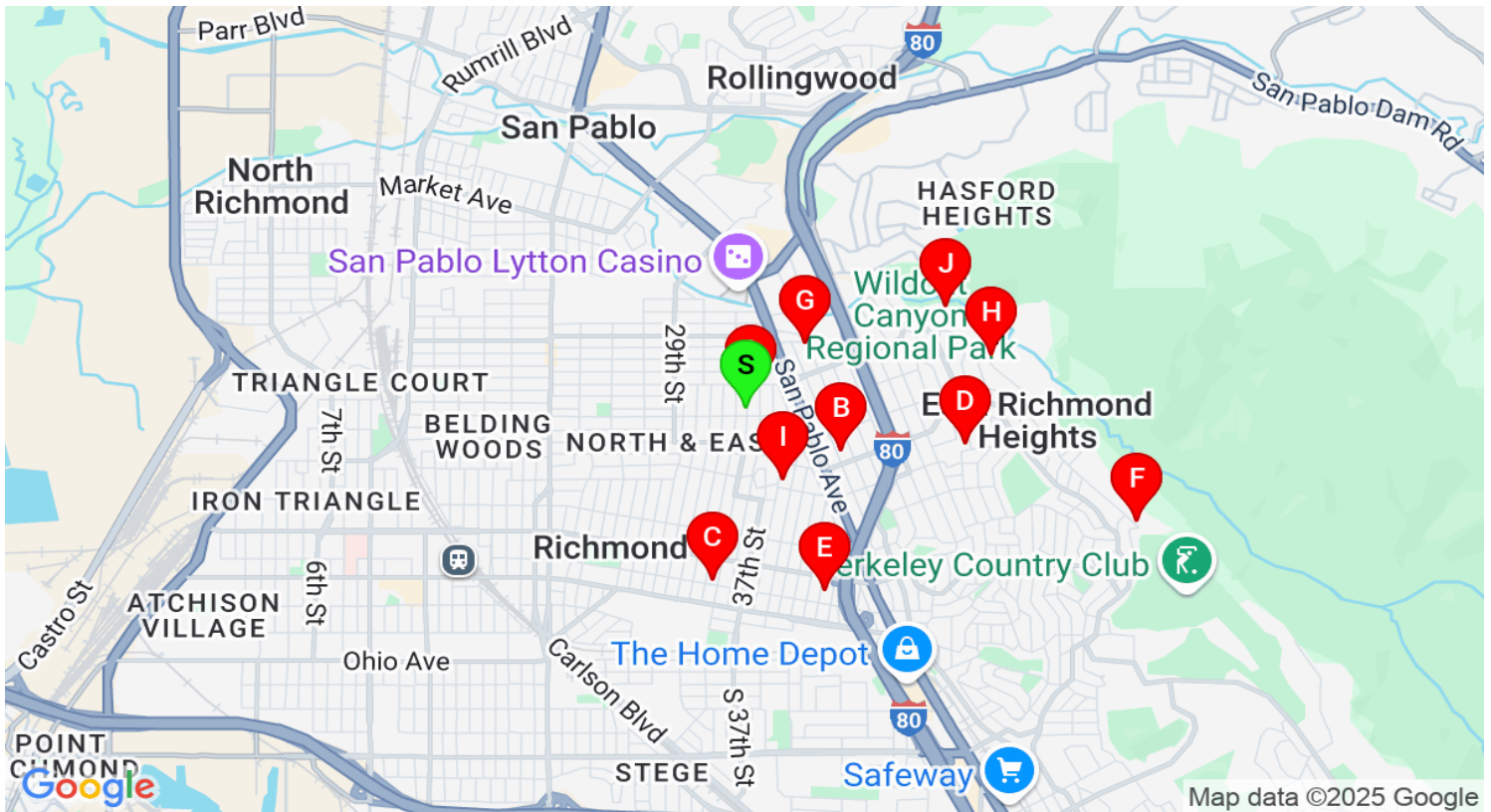
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COMPARABLE FOR-RENT PROPERTIES

921 35TH ST.
RICHMOND CA 94805

	SQ/FT	Bed	Bath	Year Built	Dist	Type	Rent
A: 974 35TH ST RICHMOND CA 94805	1,162	3	2	1930	0.07 mi.	Single Family	\$ 3,195
B: 770 MCLAUGHLIN ST RICHMOND CA 94805	1,039	3	1	1944	0.4 mi.	Single Family	\$ 2,900
C: 3419 NEVIN AVE RICHMOND CA 94805	1,026	3	1	1926	0.71 mi.	Single Family	\$ 2,900
D: 5763 YALE AVE RICHMOND CA 94805	1,056	2	1	1952	0.85 mi.	Single Family	\$ 2,995
E: 438 43RD ST RICHMOND CA 94805	800	2	1	1940	0.8 mi.	Single Family	\$ 2,450
F: 6735 RICHMOND AVE RICHMOND CA 94805	1,477	4	2	1954	1.55 mi.	Single Family	\$ 3,800
G: 1100 LASSEN ST RICHMOND CA 94805	1,300	2	1	1920	0.34 mi.	Single Family	\$ 2,675
H: 6037 BERNHARD AVE RICHMOND CA 94805	1,098	2	1	1942	0.96 mi.	Single Family	\$ 2,700
I: 708 38TH ST RICHMOND CA 94805	1,199	2	1	1941	0.32 mi.	Single Family	\$ 3,595
J: 5846 PARK AVE RICHMOND CA 94805	1,484	3	2	1973	0.86 mi.	Single Family	\$ 3,800



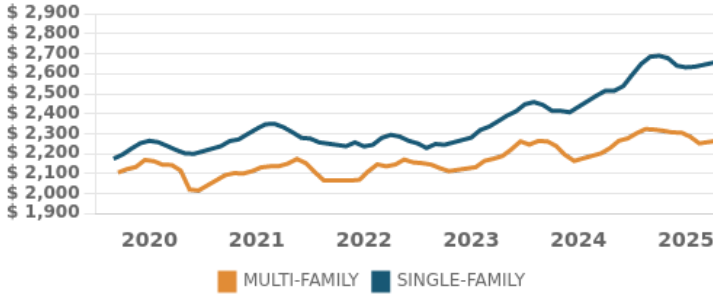
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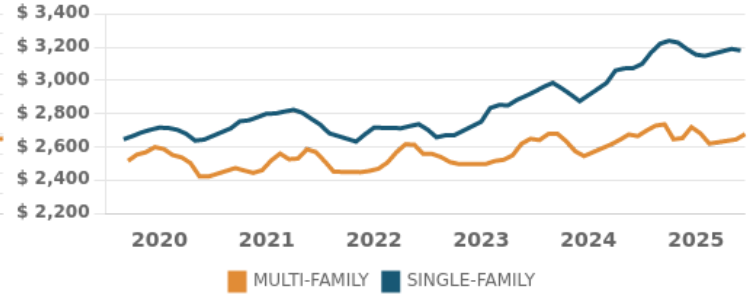
COUNTY RENT TRENDS BY BEDROOM & TYPE

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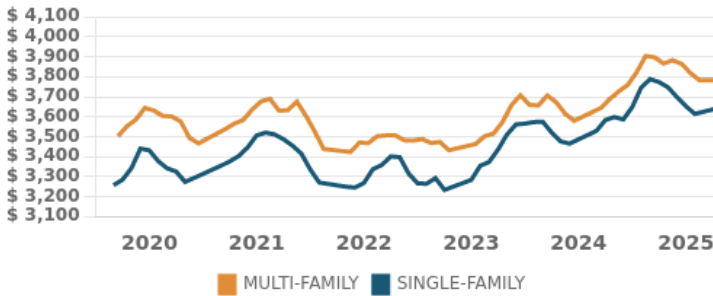
1BD RENTAL TRENDS IN COUNTY



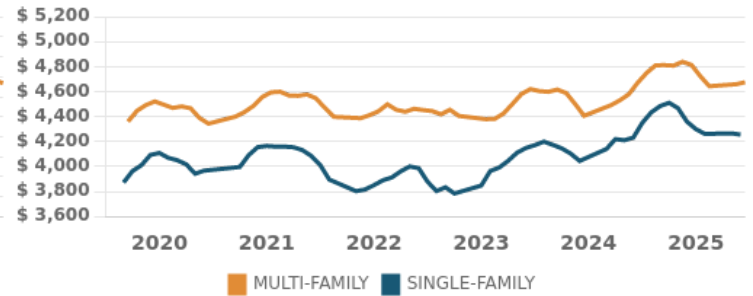
2BD RENTAL TRENDS IN COUNTY



3BD RENTAL TRENDS IN COUNTY



4BD RENTAL TRENDS IN COUNTY



MEDIAN HOUSING RENTAL RATES IN RICHMOND, CA

TYPE	MEDIAN RENT	SECTION 8	AVG SQFT	\$/SQFT
1BD SINGLE-FAMILY in RICHMOND	\$ 2,604	\$ 2201	742	\$ 2.18
1BD MULTI-FAMILY in RICHMOND	\$ 2,174	\$ 2201	774	\$ 2.4
2BD SINGLE-FAMILY in RICHMOND	\$ 3,042	\$ 2682	984	\$ 2.24
2BD MULTI-FAMILY in RICHMOND	\$ 2,381	\$ 2682	848	\$ 2.46
3BD SINGLE-FAMILY in RICHMOND	\$ 3,465	\$ 3432	1,410	\$ 1.95
3BD MULTI-FAMILY in RICHMOND	\$ 3,714	\$ 3432	1,261	\$ 2.03
4BD SINGLE-FAMILY in RICHMOND	\$ 4,208	\$ 4077	2,071	\$ 1.62
4BD MULTI-FAMILY in RICHMOND	\$ 4,656	\$ 4077	2,055	\$ 1.59

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AREA GROSS YIELD & RENTAL TRENDS

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GROSS YIELD PERCENTAGES OF 10 NEAREST ZIP CODES

ZIP CODES	GROSS YIELD %	MEDIAN RENT
94805	6.43 %	\$ 3,680
94530	4.33 %	\$ 3,787
94804	6.3 %	\$ 3,207
94803	6.01 %	\$ 3,572
94806	6.58 %	\$ 3,526
94707	3.84 %	\$ 4,251
94801	7.17 %	\$ 3,423
94706	3.51 %	\$ 4,162
94564	6.18 %	\$ 3,808
94708	3.17 %	\$ 4,358

RENTAL TREND SUMMARY

TYPE	1 MONTH CHANGE	3 MONTH CHANGE	12 MONTH CHANGE
Zip Code 94805	\$ -168 ↓	\$ -35 ↓	\$ 68 ↑
City of RICHMOND	\$ -9 ↓	\$ 11 ↑	\$ 83 ↑
County of CONTRA COSTA	\$ -6 ↓	\$ -11 ↓	\$ 58 ↑
State of CA	\$ -29 ↓	\$ -165 ↓	\$ 70 ↑

Data Sources

Rental comparables are collected from a national network of strategic resources that include but are not limited to: rental data aggregators, residential property managers, real estate investment enterprises, real estate technology providers and MLSs. We do not deploy screen-scrapers or bots to acquire protected or copyrighted data from the web. Our information is acquired in accordance with the resources terms of use and/or through licensed data-usage agreements.

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DATA DICTIONARY

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CENSUS COUNTRY SATURATION

Estimated percentage of renter-occupied units versus owner-occupied units as reported by U.S. Census / American Community Survey within the geography searched. Census estimates rental saturation for 1-4 unit properties and rental saturation for 5+ unit properties. The most recent Census data is from at least 21 months ago.

CONFIDENCE SCORE

The confidence score of a valuation is derived from FSD (Forecast Standard Deviation) and indicates the level of accuracy in the AVM estimate. For example, suppose the rent AVM estimate is \$1,000 and the corresponding confidence score is 95. In that case, there is a 68 percent probability that the actual market rent will fall between +/-5 percent around the rent AVM estimate, i.e. between \$950 and \$1,050. The higher the confidence score, the smaller the prediction error and the more confidence we have in the rent AVM estimate.

CUSTOM COUNTY SATURATION

Estimated percentage of renter-occupied units versus owner-occupied units as reported by RentRange within the geography searched. RentRange estimates rental saturation for single-family detached properties only.

CUSTOM COUNTY VACANCY

Estimated vacancy rate as reported by RentRange uses both public and proprietary information within the geography searched. Custom vacancy is for either single-family detached or multi-family depending on the report type.

DAYS ON MARKET

Days on market measures the average number of days the property has been listed for rent in that geography.

DAYS ON MARKET VS. VACANCY CHART IN COUNTY

Left Y axis shows days on market represented by bars, the right Y axis and curve line represent vacancy rate in the given county.

ESTIMATED PROPERTY VACANCY

RentRange's Estimated Property Vacancy is built from our proprietary aggregated analysis of geographic and property specific trends in each subject property's local area.

GROSS LIVING AREA (GLA)

Gross Living Area (GLA) is the total area of finished, above-grade residential space. It is calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. Finished basements and unfinished attic areas are not included in total gross living area.

GROSS YIELD

Gross yield is calculated by dividing the total annual projected gross income by the total property price. $Gross\ yield = \frac{gross\ income}{total\ property\ price}$

HIGH/LOW RADIUS RENT

Rent amount for the top and bottom tenth percentiles in the radius searched for either the single-family detached or multi-family properties.

MEDIAN RADIUS RENT

Median rent amount for all matching comparable rentals within the radius searched.



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METROPOLITAN STATISTICAL AREA (MSA)

Metropolitan statistical areas are geographic entities delineated by the Office of Management and Budget (OMB) for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics. A metro area contains a core urban area of 50,000 or more population. Each metro area consists of one or more counties and includes the counties containing the core urban area, as well as any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) with the urban core. Source: <http://www.census.gov/population/metro>.

MULTI-FAMILY

Includes apartments, condominiums, townhomes, duplexes, triplexes, and quadruplexes.

PRICE & RENT TREND IN COUNTY

The left Y axis represents average asking home price in the county, the right Y axis represents asking rent amount, and the X axis details the year for the subject property type and number of bedrooms.

PROPERTY TYPE

If not specified, rental rates for single-family detached homes will be returned.

RADIUS SEARCHED

The distance in 0.5 mile increments of the search radius to return a statistically significant number of comparable rental properties.

RENRANGE RENTAL ESTIMATE

RentRange® Rental Estimate for the subject property using our proprietary algorithm. The Rental Estimate assumes that the property is in average condition compared to the condition of the properties in the radius searched.

SECTION 8

County-level Section 8 rental amount for the number of bedrooms, provided by Housing & Urban Development (HUD).

SINGLE-FAMILY

Stand alone single-family home.

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