

Alameda County, CA

County · CA · California

BUYER'S MARKET

\$1M

MEDIAN SALE PRICE

-5.8%

1-YR CHANGE

11,459

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



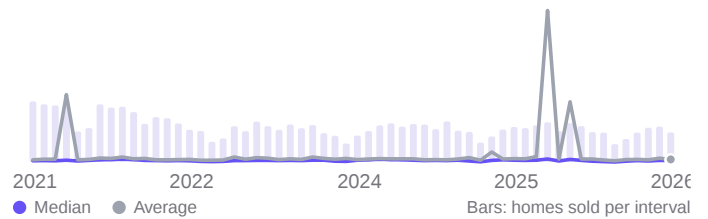
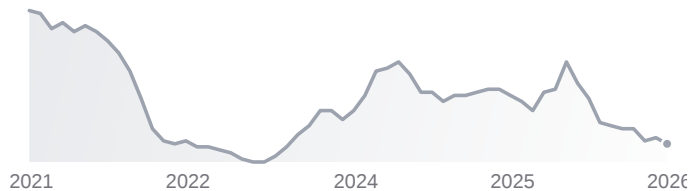
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$1.1M · Average \$1.2M

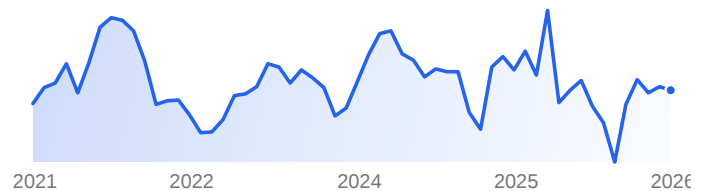
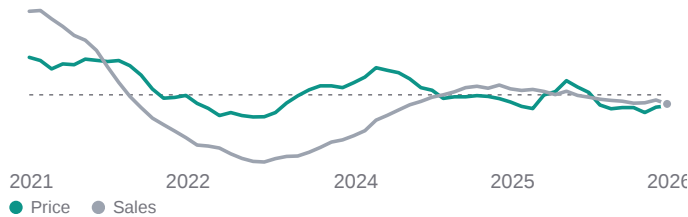


Growth (year over year)

Price -5.8% · Sales -4.8%

Price per square foot

\$668/ft²

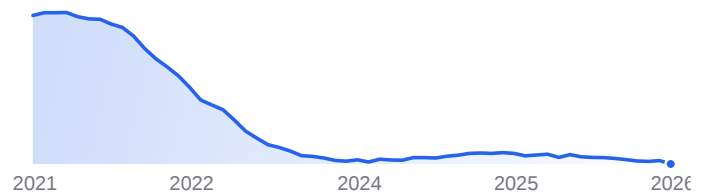


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

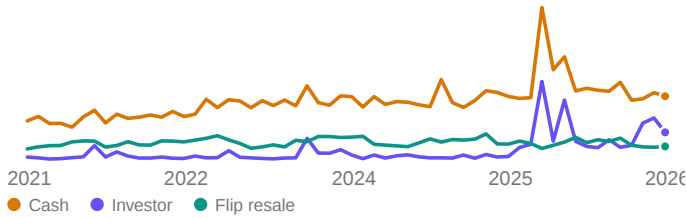
2.8%



BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 8.3% · Flip resale 4.0%



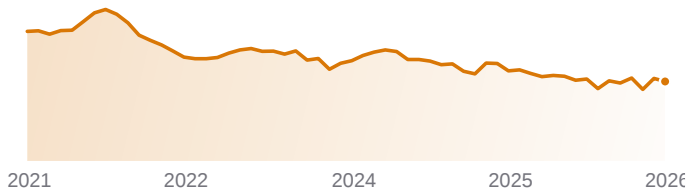
Sellers who sold at a gain

86%

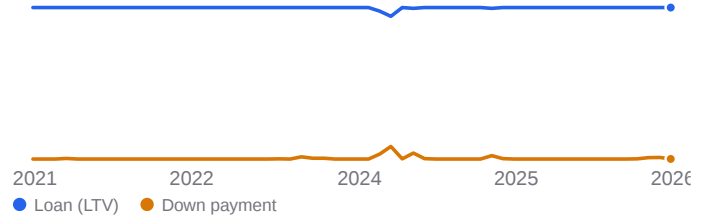


Median annualized return at resale

+4.2%

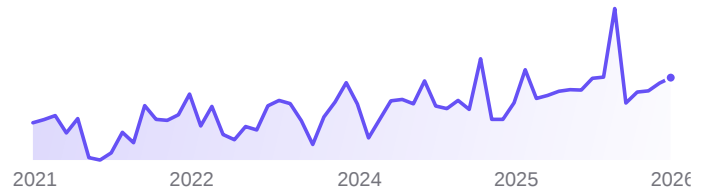


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



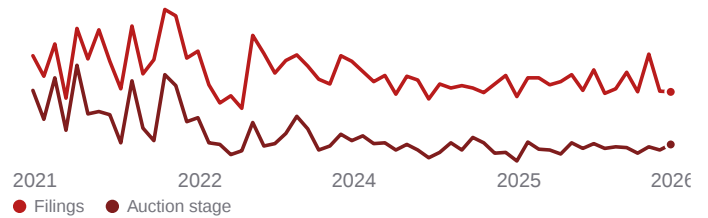
Typical hold before selling

10.9 yrs



Preforeclosure filings

Filings 122 · Auction stage 55



HOUSING STOCK

Homes	416,430
Median value (AVM)	\$1.1M
Median size	1,560 ft²
Median bedrooms	3
Median year built	1964
Single family	74%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.8%
Owner occupied	73%
Company owned	44%
Median loan-to-value	43%

Typical ownership tenure

17.1 yrs

COMMUNITY

Population	1,642,223
Density	2,227 / mi²
Median household income	\$116K
Average household income	\$157K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	554
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	9.7%
Unemployment	1.4%
Average temp	58°F
Annual precip	20 in
Sunshine	78%

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