

# Piedmont

City · CA · California > Alameda County

**SELLER'S MARKET**

**\$2.9M**

MEDIAN SALE PRICE

**+32.4%**

1-YR CHANGE

**151**

SALES (12 MO)

**\$2.4M**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 71 / 100**



## MARKET TRENDS (5 YEARS)

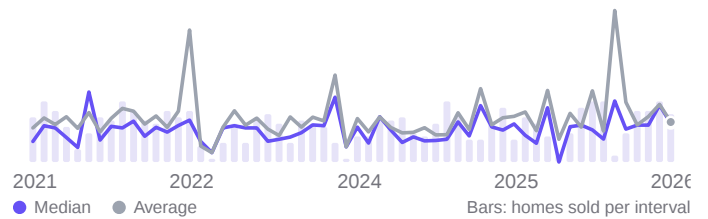
Market temperature (0–100)

**71 / 100**



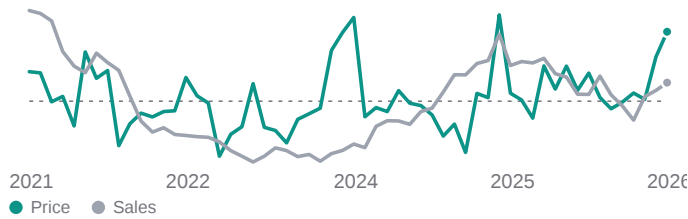
Sale prices

**Median \$2.7M · Average \$2.8M**



Growth (year over year)

**Price +32.4% · Sales +8.6%**



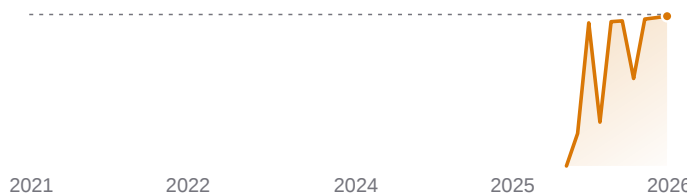
Price per square foot

**\$948/ft²**



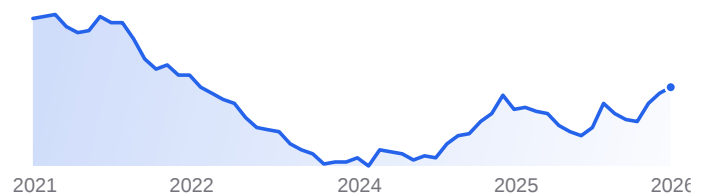
Sale premium vs estimated value

**-0.0%**



Annual turnover (share of homes sold)

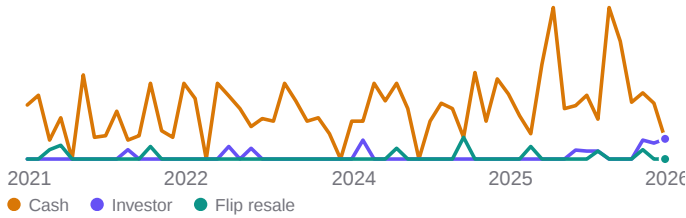
**3.4%**



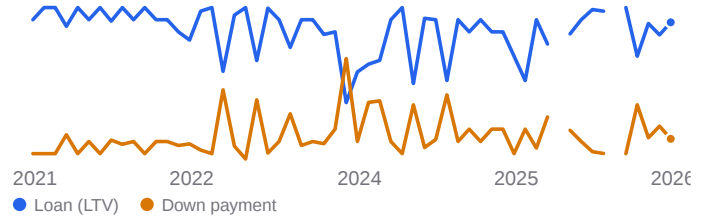
## BUYERS & OUTCOMES

### Buyer mix

Cash 13% · Investor 13% · Flip resale 0%

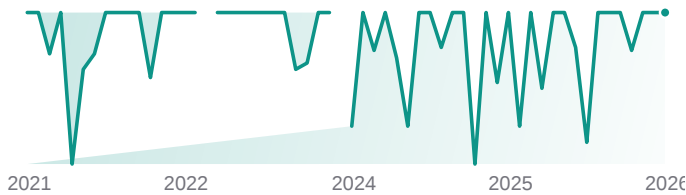


### Financing (share of purchase price) Loan (LTV) 74% · Down payment 26%



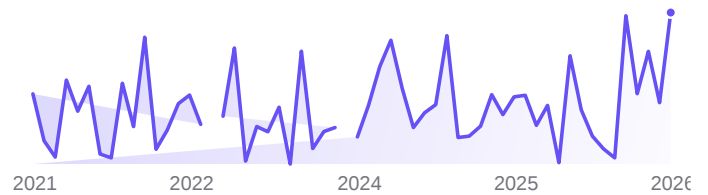
### Sellers who sold at a gain

100%



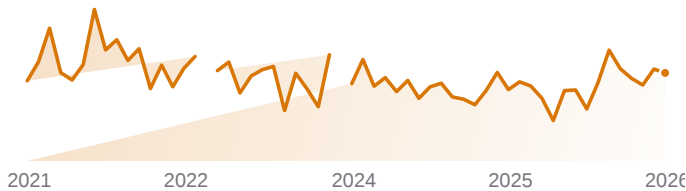
### Typical hold before selling

28.0 yrs



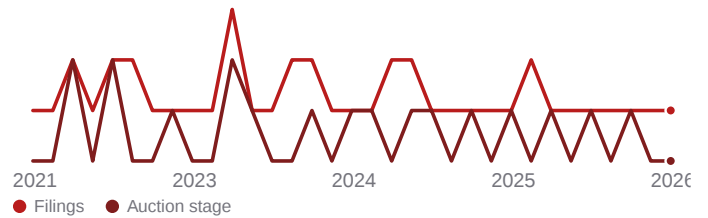
### Median annualized return at resale

+5.3%



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,414     |
| Median value (AVM) | \$2.4M    |
| Median size        | 2,463 ft² |
| Median bedrooms    | 4         |
| Median year built  | 1926      |
| Single family      | 95%       |
| Condos             | 1.2%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 65%  |
| Underwater (LTV 125% or more) | 0.9% |
| Owner occupied                | 80%  |
| Company owned                 | 70%  |
| Median loan-to-value          | 35%  |

Typical ownership tenure

**20.9 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>10,936</b>      |
| Density                          | <b>6,434 / mi²</b> |
| Median household income          | <b>\$252K</b>      |
| Average household income         | <b>\$359K</b>      |
| Crime index (US avg 100)         | <b>18</b>          |
| Air pollution index (US avg 100) | <b>85</b>          |
| Earthquake index (US avg 100)    | <b>565</b>         |
| Homes occupied                   | <b>97%</b>         |
| Bachelor's or higher             | <b>36%</b>         |
| Poverty rate                     | <b>3.6%</b>        |
| Unemployment                     | <b>1.4%</b>        |
| Average temp                     | <b>57°F</b>        |
| Annual precip                    | <b>23 in</b>       |
| Sunshine                         | <b>78%</b>         |

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.