

Fremont 94536

ZIP code · CA · California > Alameda County > Fremont

BALANCED MARKET

\$1.6M

MEDIAN SALE PRICE

+12.3%

1-YR CHANGE

467

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



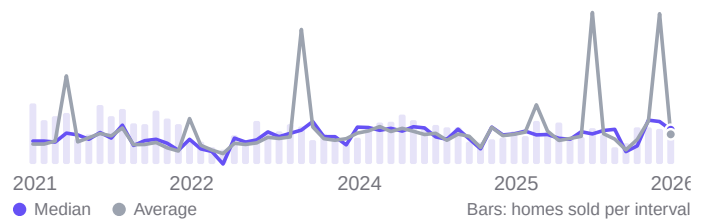
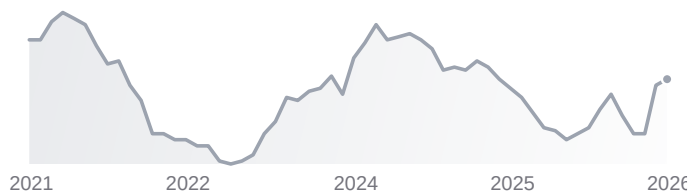
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$1.5M · Average \$1.4M

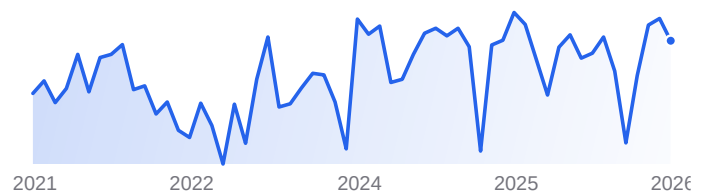
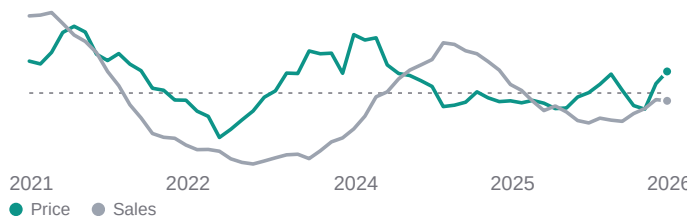


Growth (year over year)

Price +12.3% · Sales -4.5%

Price per square foot

\$920/ft²

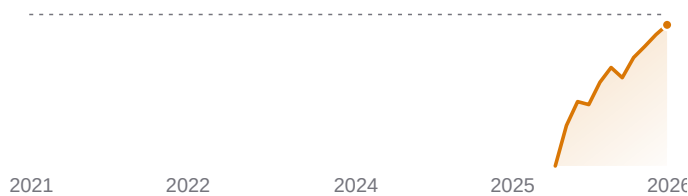


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

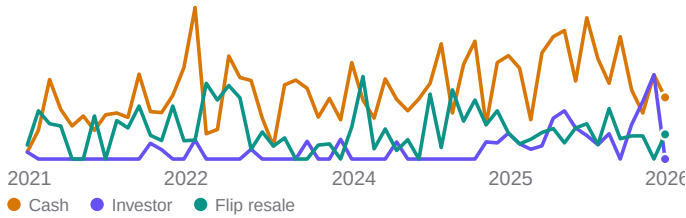
2.5%



BUYERS & OUTCOMES

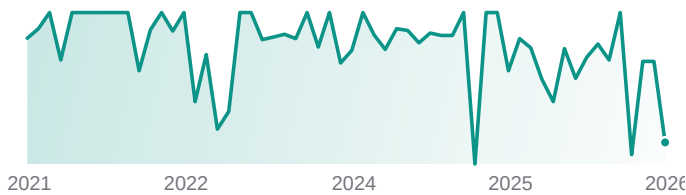
Buyer mix

Cash 12% · Investor 0% · Flip resale 4.7%



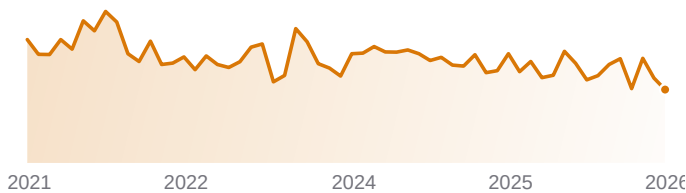
Sellers who sold at a gain

83%

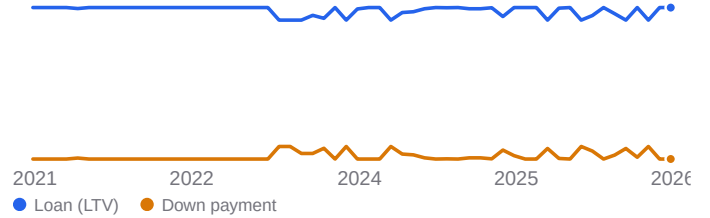


Median annualized return at resale

+4.3%

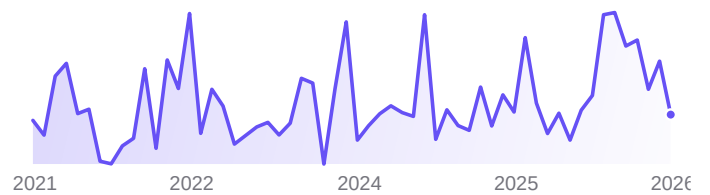


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



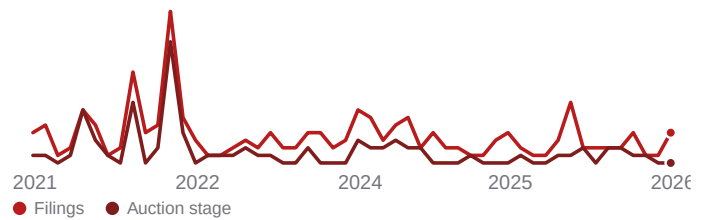
Typical hold before selling

10.6 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	18,780
Median value (AVM)	\$1.4M
Median size	1,530 ft²
Median bedrooms	3
Median year built	1971
Single family	73%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.3%
Owner occupied	73%
Company owned	46%
Median loan-to-value	40%

Typical ownership tenure

17.5 yrs

COMMUNITY

Population	70,570
Density	5,640 / mi²
Median household income	\$140K
Average household income	\$171K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	557
Homes occupied	95%
Bachelor's or higher	35%
Poverty rate	8.3%
Unemployment	1.5%
Average temp	59°F
Annual precip	18 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.