

Fremont 94538

ZIP code · CA · California > Alameda County > Fremont

BUYER'S MARKET

\$1.2M

MEDIAN SALE PRICE

-10.7%

1-YR CHANGE

361

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



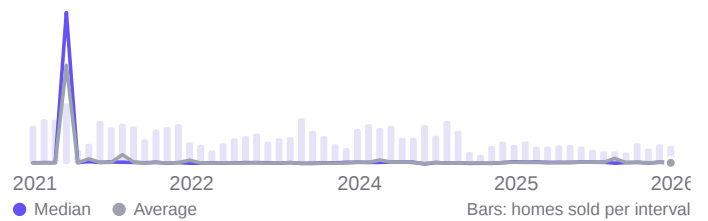
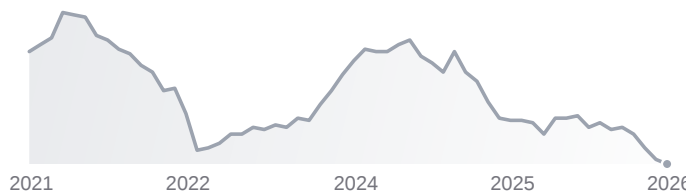
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$1.2M · Average \$1.2M

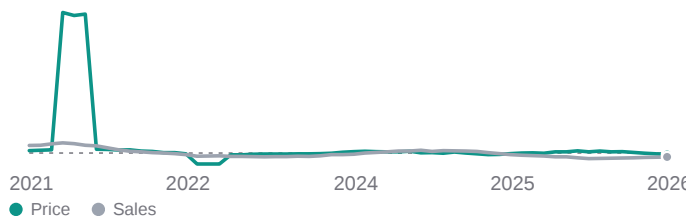


Growth (year over year)

Price -10.7% · Sales -32.1%

Price per square foot

\$870/ft²

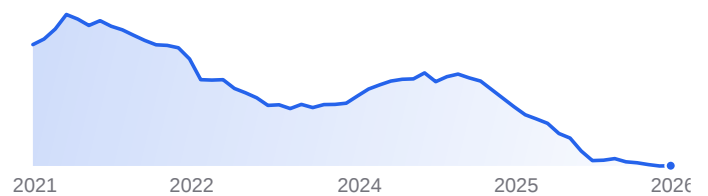
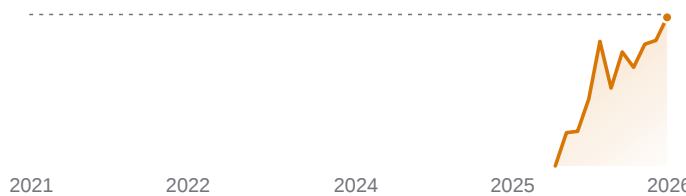


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

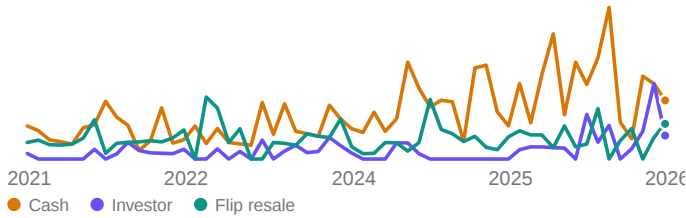
2.3%



BUYERS & OUTCOMES

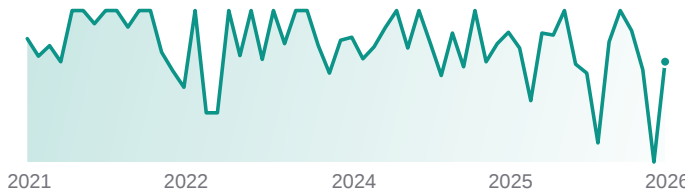
Buyer mix

Cash 15% · Investor 6.1% · Flip resale 9.1%



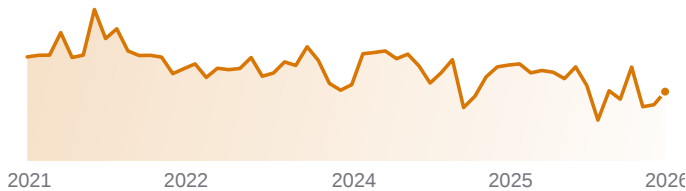
Sellers who sold at a gain

91%

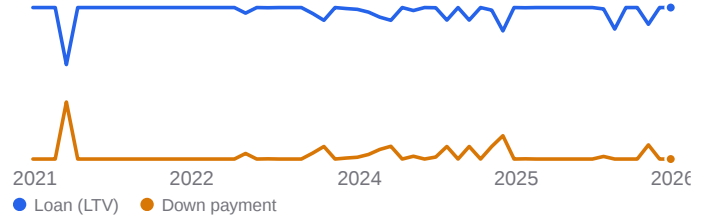


Median annualized return at resale

+4.7%

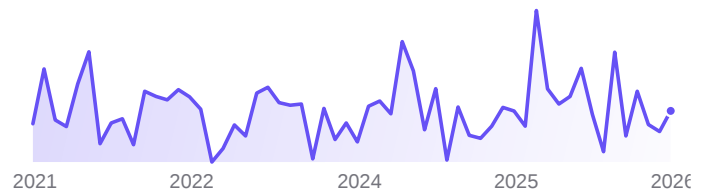


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



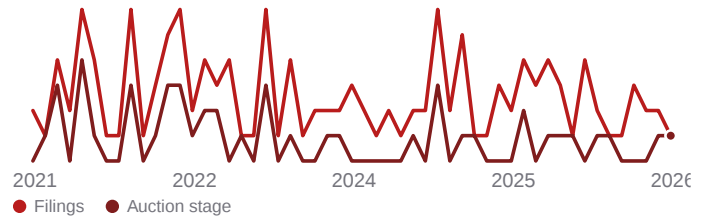
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	15,987
Median value (AVM)	\$1.2M
Median size	1,375 ft²
Median bedrooms	3
Median year built	1963
Single family	63%
Condos	26%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.2%
Owner occupied	68%
Company owned	42%
Median loan-to-value	39%

Typical ownership tenure

16.2 yrs

COMMUNITY

Population	67,745
Density	2,952 / mi²
Median household income	\$137K
Average household income	\$161K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	620
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	5.3%
Unemployment	1.6%
Average temp	59°F
Annual precip	16 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.