

Fremont 94539

ZIP code · CA · California > Alameda County > Fremont

BALANCED MARKET

\$2M

MEDIAN SALE PRICE

+7.1%

1-YR CHANGE

348

SALES (12 MO)

\$2.1M

MEDIAN VALUE (AVM)

Market temperature

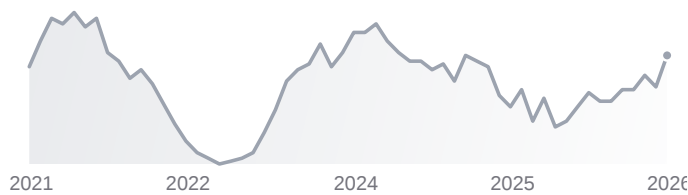
Balanced market · 48 / 100



MARKET TRENDS (5 YEARS)

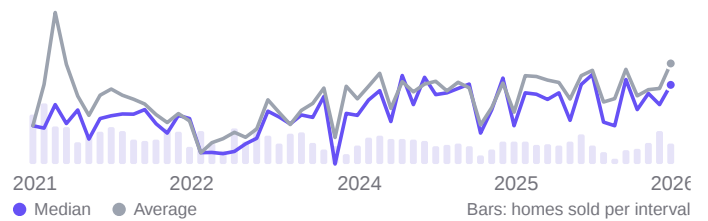
Market temperature (0–100)

48 / 100



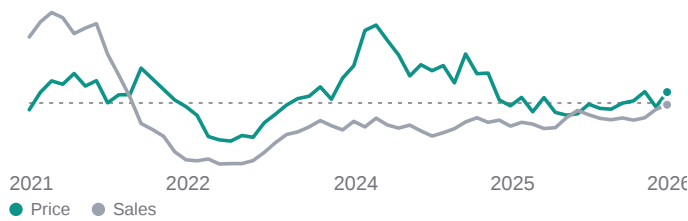
Sale prices

Median \$2.2M · Average \$2.4M



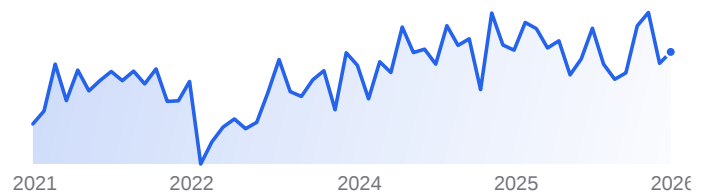
Growth (year over year)

Price +7.1% · Sales -1.1%



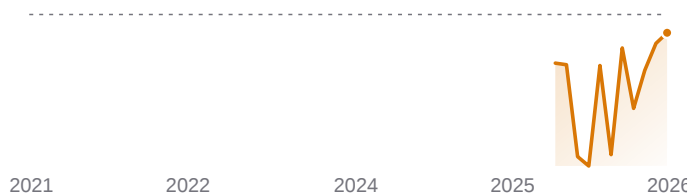
Price per square foot

\$1005/ft²



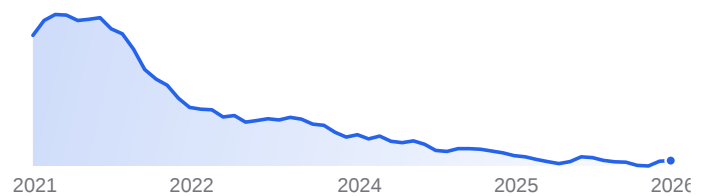
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

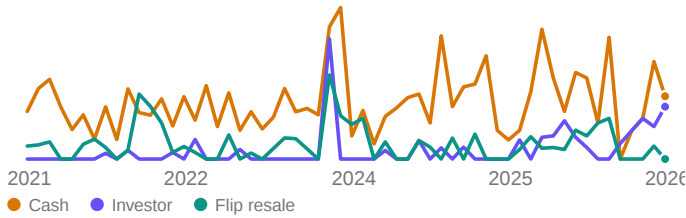
2.0%



BUYERS & OUTCOMES

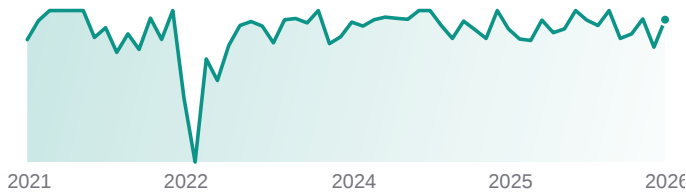
Buyer mix

Cash 19% · Investor 16% · Flip resale 0%



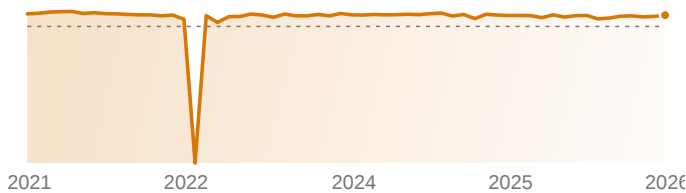
Sellers who sold at a gain

96%

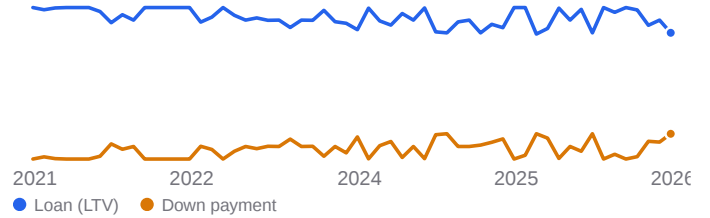


Median annualized return at resale

+5.8%

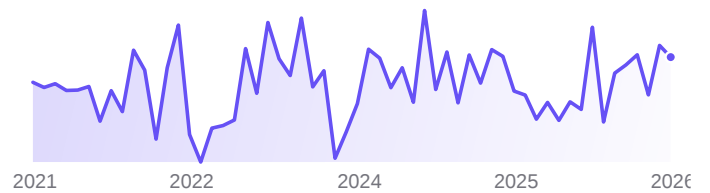


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



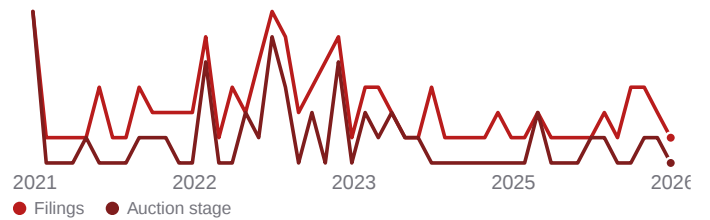
Typical hold before selling

13.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	17,328
Median value (AVM)	\$2.1M
Median size	2,029 ft²
Median bedrooms	4
Median year built	1979
Single family	79%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.9%
Owner occupied	77%
Company owned	56%
Median loan-to-value	36%

Typical ownership tenure

18.9 yrs

COMMUNITY

Population	52,775
Density	1,599 / mi²
Median household income	\$191K
Average household income	\$222K
Crime index (US avg 100)	25
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	683
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	3.5%
Unemployment	1.4%
Average temp	59°F
Annual precip	19 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.