

Castro Valley 94546

ZIP code · CA · California > Alameda County > Castro Valley

BALANCED MARKET

\$1M

MEDIAN SALE PRICE

-6.9%

1-YR CHANGE

382

SALES (12 MO)

\$978K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



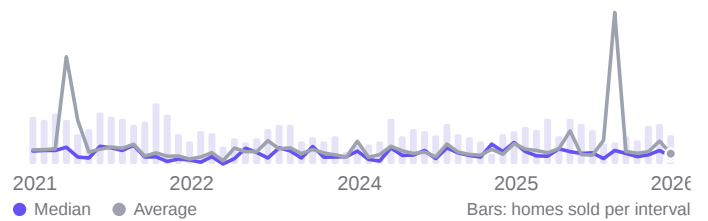
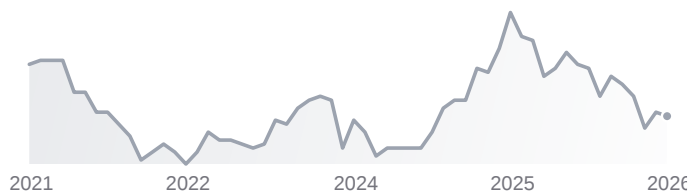
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$985K · Average \$1M

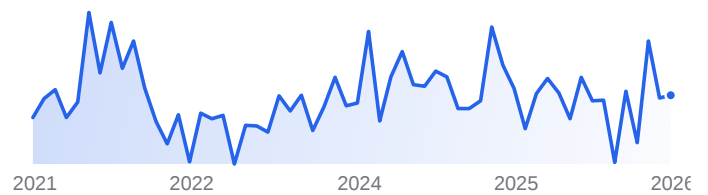
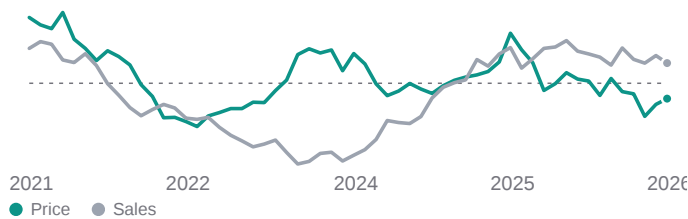


Growth (year over year)

Price -6.9% · Sales +9.1%

Price per square foot

\$671/ft²

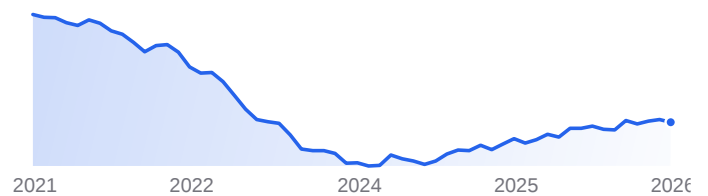


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

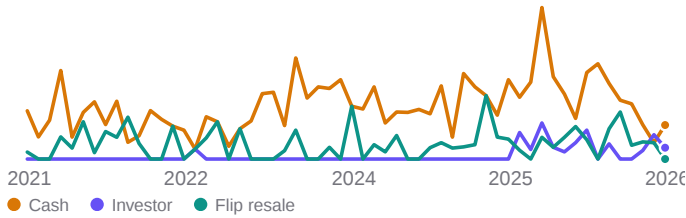
2.8%



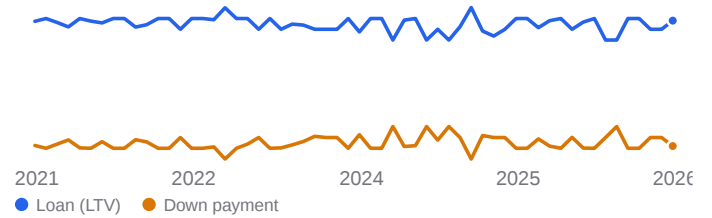
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 3.6% · Flip resale 0%

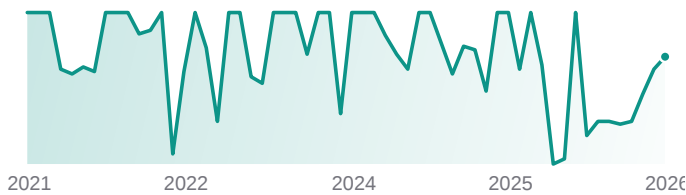


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



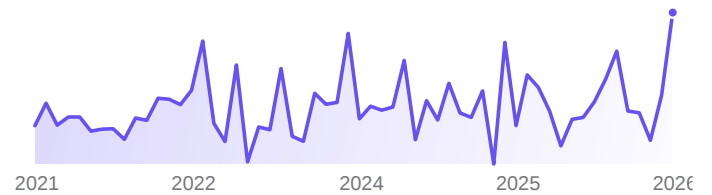
Sellers who sold at a gain

94%



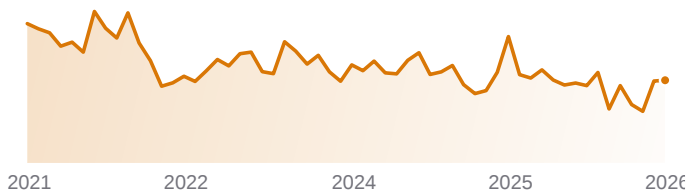
Typical hold before selling

25.2 yrs



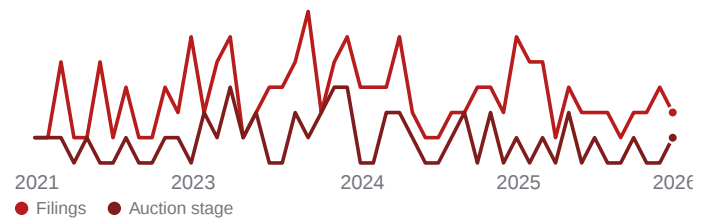
Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	13,493
Median value (AVM)	\$978K
Median size	1,545 ft²
Median bedrooms	3
Median year built	1955
Single family	83%
Condos	9.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.3%
Owner occupied	75%
Company owned	45%
Median loan-to-value	42%

Typical ownership tenure

18.2 yrs

COMMUNITY

Population	46,776
Density	4,466 / mi²
Median household income	\$117K
Average household income	\$143K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	657
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	8.9%
Unemployment	1.3%
Average temp	57°F
Annual precip	23 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.