

Livermore 94550

ZIP code · CA · California > Stanislaus County > Livermore

BALANCED MARKET

\$1.3M

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

469

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



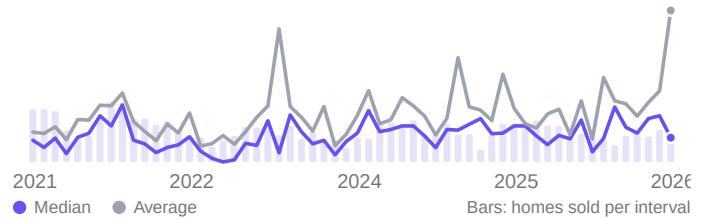
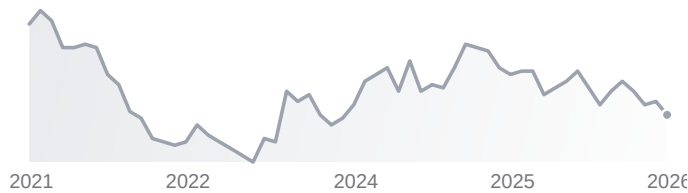
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$1.2M · Average \$2.1M

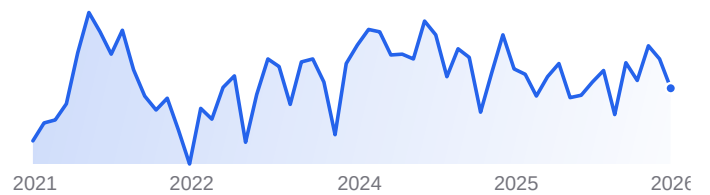
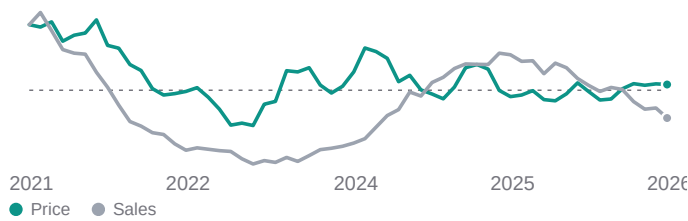


Growth (year over year)

Price +2.8% · Sales -13.5%

Price per square foot

\$665/ft²

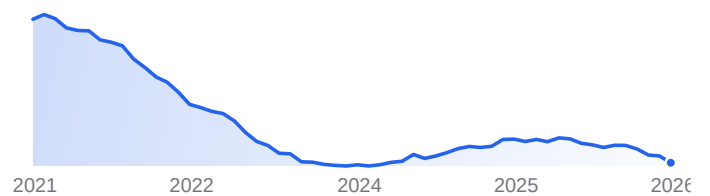
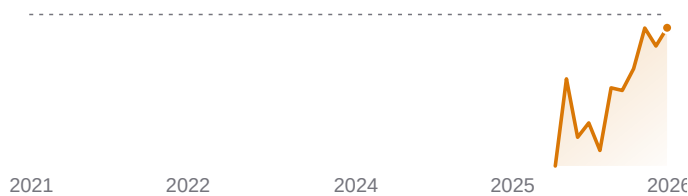


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

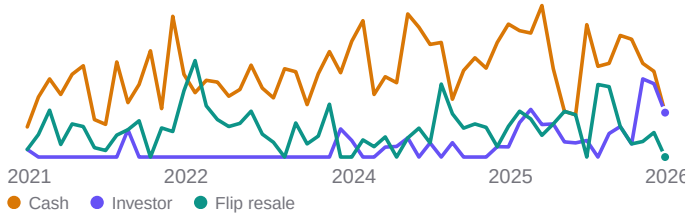
2.9%



BUYERS & OUTCOMES

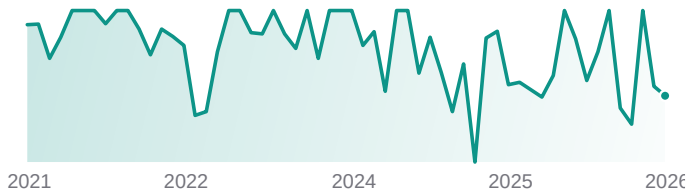
Buyer mix

Cash 7.9% · Investor 7.9% · Flip resale 0%



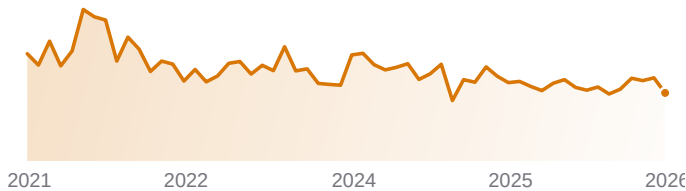
Sellers who sold at a gain

91%

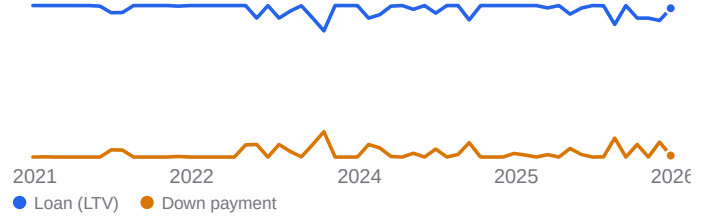


Median annualized return at resale

+4.6%

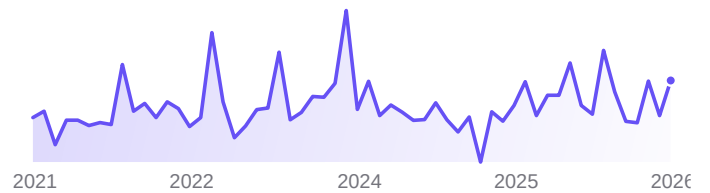


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



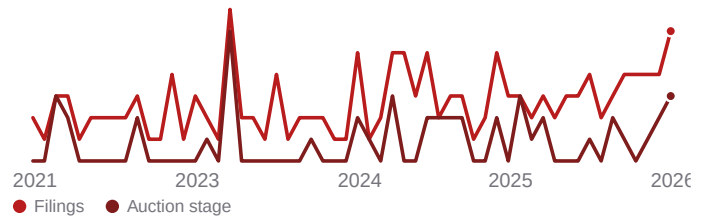
Typical hold before selling

12.6 yrs



Preforeclosure filings

Filings 6 · Auction stage 3



HOUSING STOCK

Homes	16,037
Median value (AVM)	\$1.2M
Median size	1,820 ft²
Median bedrooms	4
Median year built	1972
Single family	89%
Condos	6.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.2%
Owner occupied	76%
Company owned	53%
Median loan-to-value	42%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	50,851
Density	117 / mi²
Median household income	\$164K
Average household income	\$196K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	379
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	3.8%
Unemployment	1.5%
Average temp	59°F
Annual precip	20 in
Sunshine	77%

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.