

Fremont 94555

ZIP code · CA · California > Alameda County > Fremont

BUYER'S MARKET

\$1.5M

MEDIAN SALE PRICE

-4.7%

1-YR CHANGE

193

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



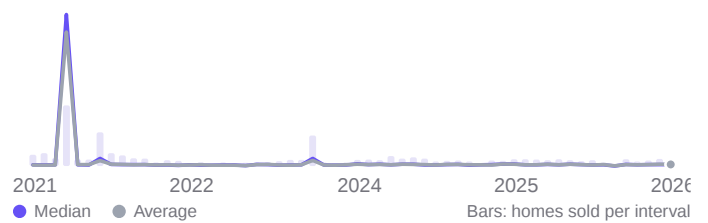
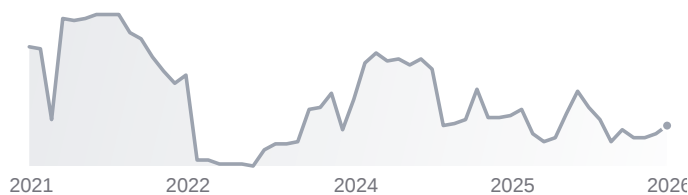
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$1.5M · Average \$1.6M

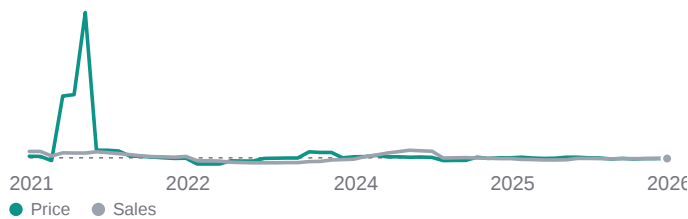


Growth (year over year)

Price -4.7% · Sales -9.8%

Price per square foot

\$961/ft²



Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

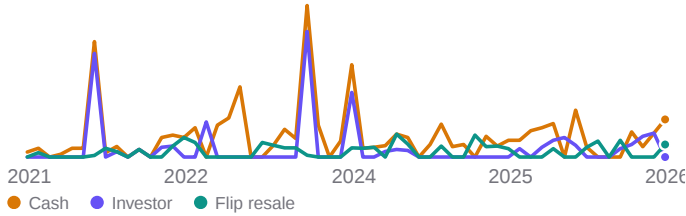
1.7%



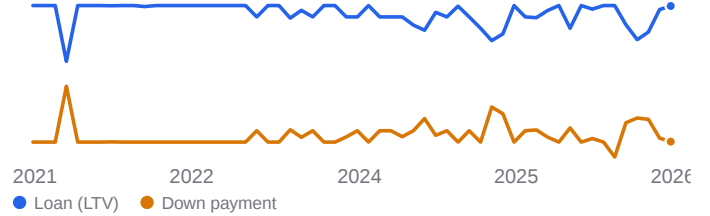
BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 0% · Flip resale 7.1%

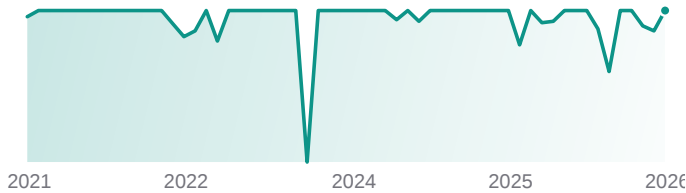


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



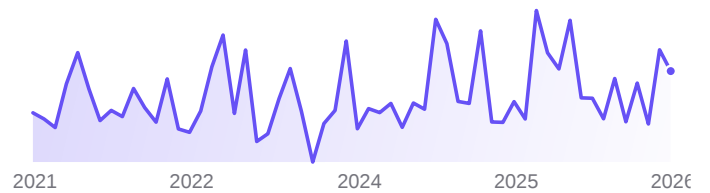
Sellers who sold at a gain

100%



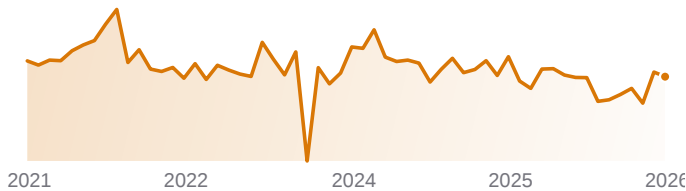
Typical hold before selling

15.6 yrs



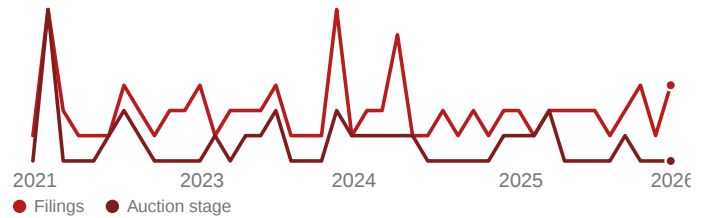
Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	11,432
Median value (AVM)	\$1.5M
Median size	1,537 ft²
Median bedrooms	3
Median year built	1986
Single family	73%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.8%
Owner occupied	68%
Company owned	51%
Median loan-to-value	33%

Typical ownership tenure

20.2 yrs

COMMUNITY

Population	33,863
Density	2,255 / mi²
Median household income	\$176K
Average household income	\$208K
Crime index (US avg 100)	22
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	445
Homes occupied	98%
Bachelor's or higher	34%
Poverty rate	4.7%
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.