

Newark 94560

ZIP code · CA · California > Alameda County > Newark

BUYER'S MARKET

\$1.2M

MEDIAN SALE PRICE

-4.9%

1-YR CHANGE

403

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



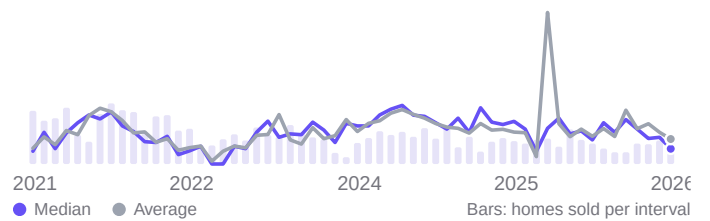
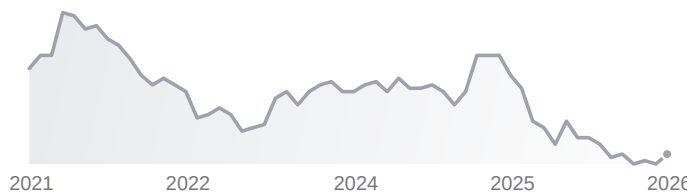
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$1.1M · Average \$1.2M

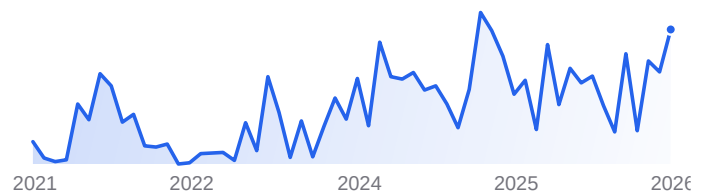
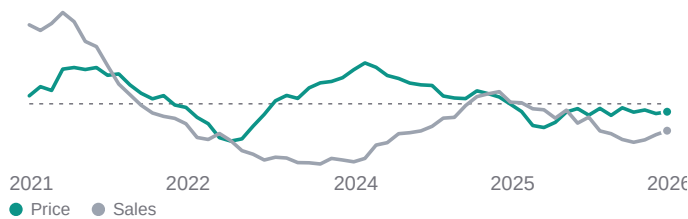


Growth (year over year)

Price -4.9% · Sales -16.4%

Price per square foot

\$834/ft²

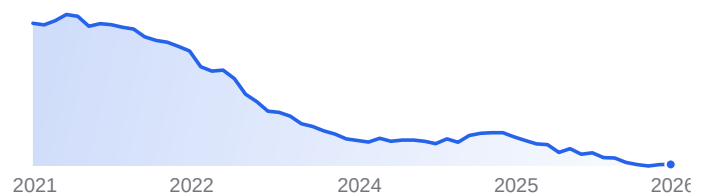


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

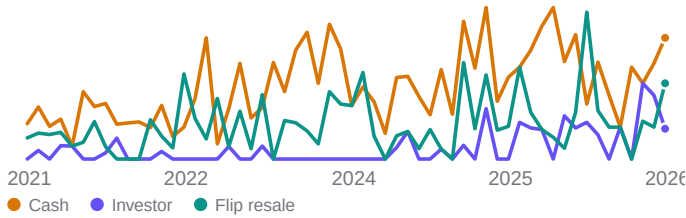
2.7%



BUYERS & OUTCOMES

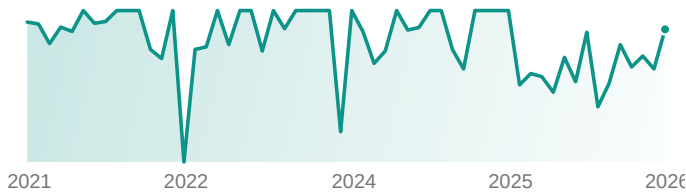
Buyer mix

Cash 20% · Investor 5.0% · Flip resale 13%



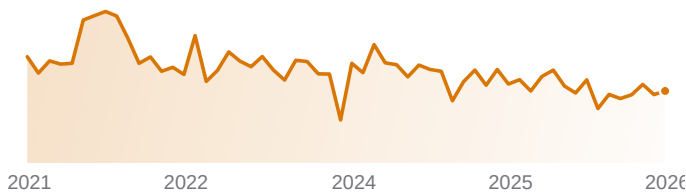
Sellers who sold at a gain

97%

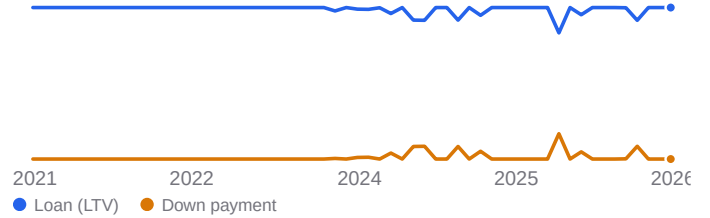


Median annualized return at resale

+4.9%

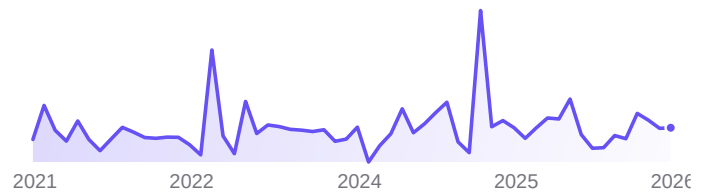


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



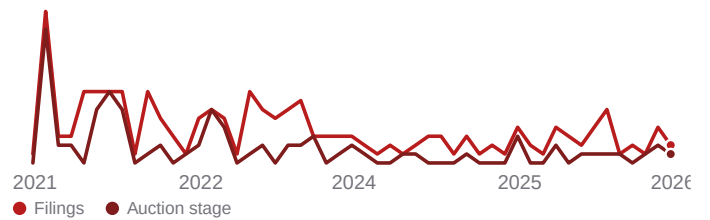
Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	14,808
Median value (AVM)	\$1.2M
Median size	1,546 ft²
Median bedrooms	3
Median year built	1974
Single family	76%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.3%
Owner occupied	75%
Company owned	37%
Median loan-to-value	44%

Typical ownership tenure

14.9 yrs

COMMUNITY

Population	47,030
Density	2,659 / mi²
Median household income	\$147K
Average household income	\$181K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	441
Homes occupied	97%
Bachelor's or higher	25%
Poverty rate	4.6%
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.