

Pleasanton 94566

ZIP code · CA · California > Alameda County > Pleasanton

BUYER'S MARKET

\$1.7M

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

352

SALES (12 MO)

\$1.6M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



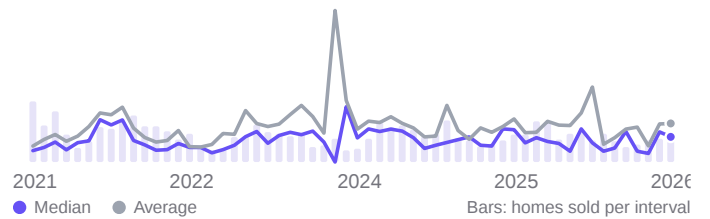
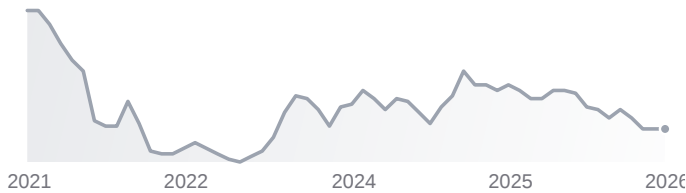
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$1.8M · Average \$2.1M

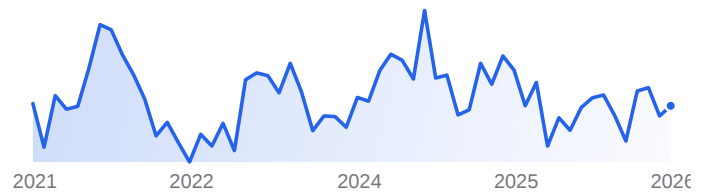
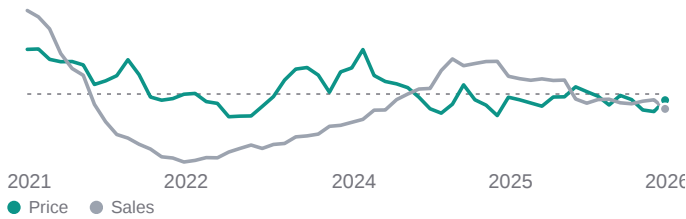


Growth (year over year)

Price -4.1% · Sales -10.0%

Price per square foot

\$811/ft²

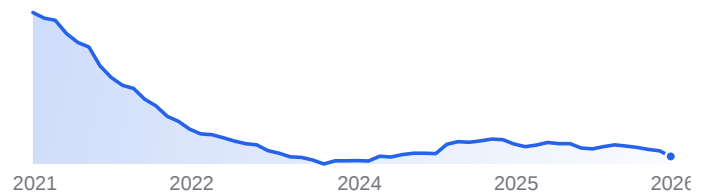
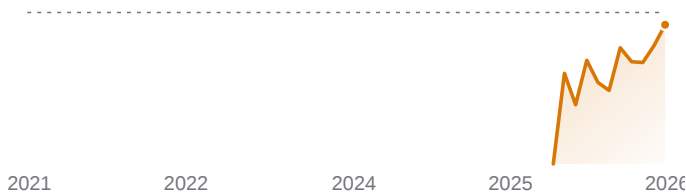


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

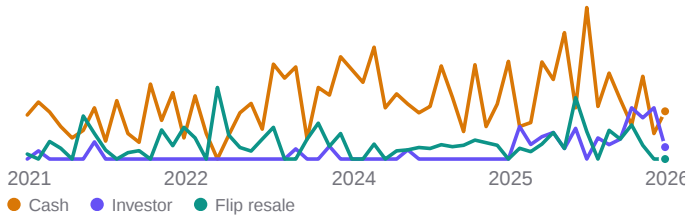
2.6%



BUYERS & OUTCOMES

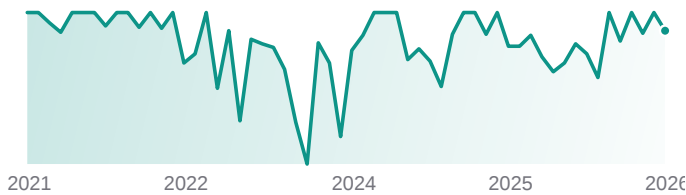
Buyer mix

Cash 13% · Investor 3.3% · Flip resale 0%



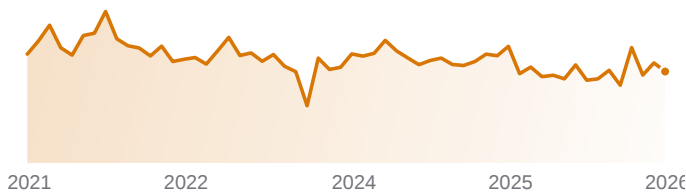
Sellers who sold at a gain

96%

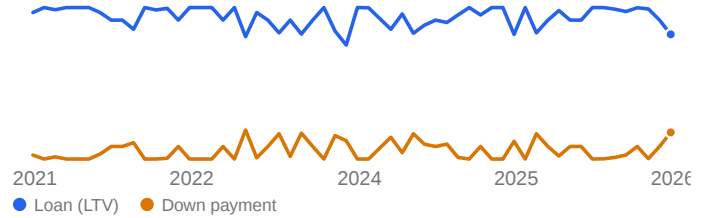


Median annualized return at resale

+5.1%

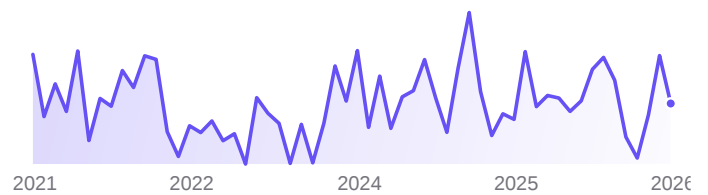


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



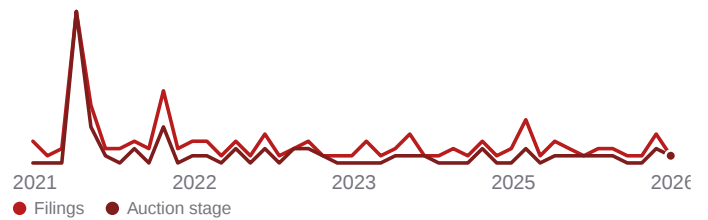
Typical hold before selling

12.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	13,375
Median value (AVM)	\$1.6M
Median size	2,090 ft²
Median bedrooms	4
Median year built	1984
Single family	88%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.3%
Owner occupied	77%
Company owned	59%
Median loan-to-value	42%

Typical ownership tenure

16.7 yrs

COMMUNITY

Population	40,906
Density	2,007 / mi²
Median household income	\$169K
Average household income	\$214K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	598
Homes occupied	96%
Bachelor's or higher	36%
Poverty rate	5.4%
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.