San Leandro 94577

ZIP code · CA · California › Alameda County › San Leandro

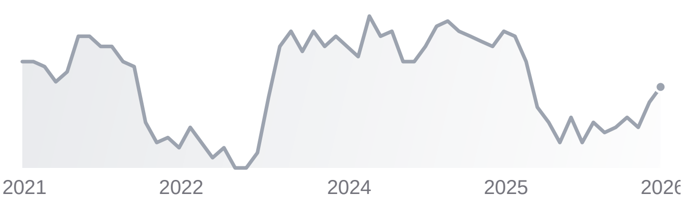
BALANCED MARKET

$867K	+0.8%	317	$796K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

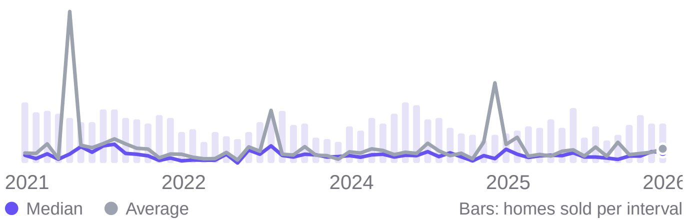
Market temperature — Balanced market · 40 / 100

MARKET TRENDS (5 YEARS)

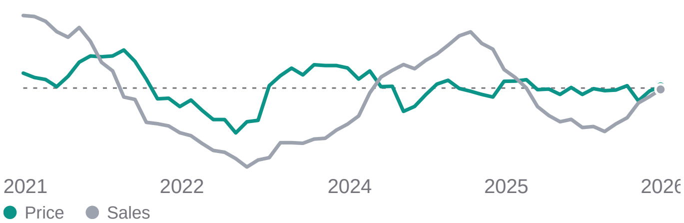
Market temperature (0–100) — **40 / 100**



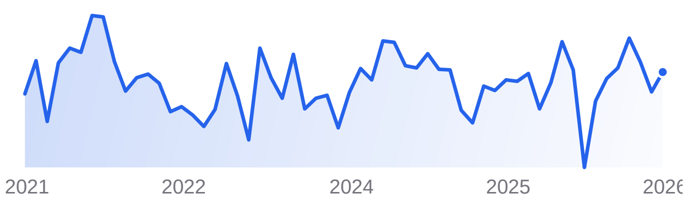
Sale prices — **Median $890K · Average $948K**



Growth (year over year) — **Price +0.8% · Sales -0.6%**

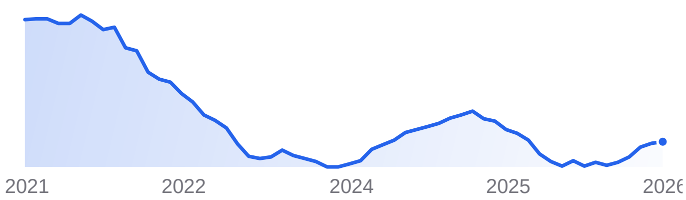


Price per square foot — **$590/ft²**



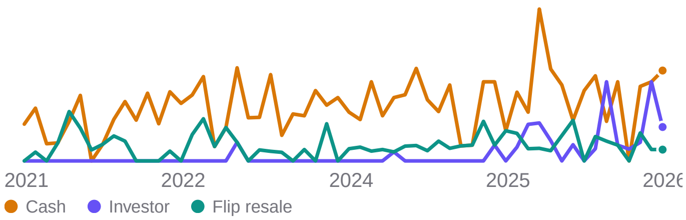
Sale premium vs estimated value — **-0.0%**

Annual turnover (share of homes sold) — **2.6%**

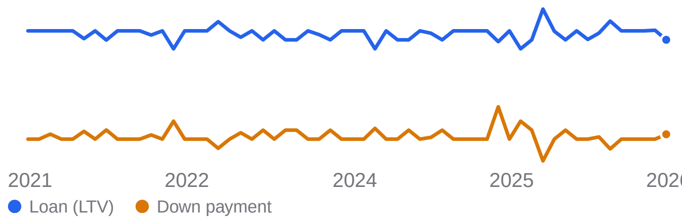


BUYERS & OUTCOMES

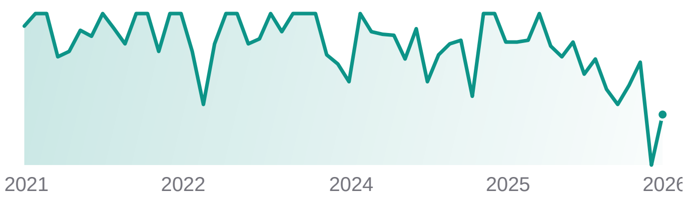
Buyer mix — Cash 29% · Investor 11% · Flip resale 3.6%



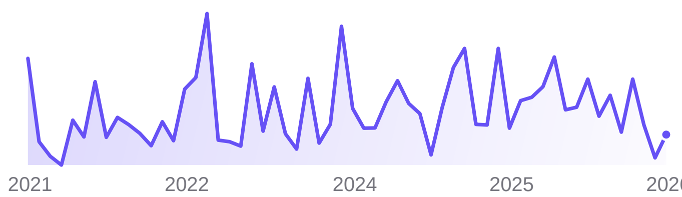
Financing (share of purchase price) — Loan (LTV) 75% · Down payment 23%



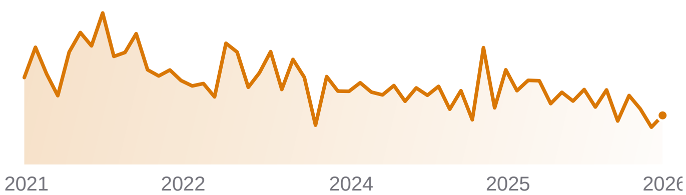
Sellers who sold at a gain — 78%



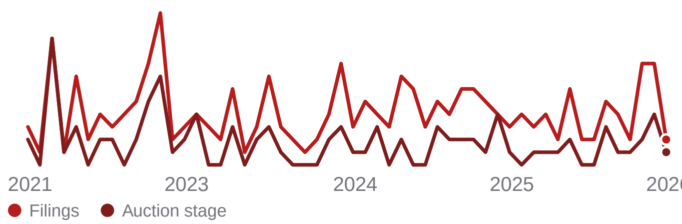
Typical hold before selling — 7.8 yrs



Median annualized return at resale — +3.1%



Preforeclosure filings — Filings 2 · Auction stage 1



HOUSING STOCK

Homes	**12,298**
Median value (AVM)	**$796K**
Median size	**1,427 ft²**
Median bedrooms	**3**
Median year built	**1946**
Single family	**79%**
Condos	**9.0%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**57%**
Underwater (LTV 125% or more)	**1.9%**
Owner occupied	**74%**
Company owned	**40%**
Median loan-to-value	**44%**

Typical ownership tenure	19.1 yrs

COMMUNITY

Population	48,861
Density	5,612 / mi²
Median household income	$106K
Average household income	$134K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	585
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	8.8%
Unemployment	1.5%
Average temp	58°F
Annual precip	21 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.