

Oakland 94605

ZIP code · CA · California > Alameda County > Oakland

BUYER'S MARKET

\$724K

MEDIAN SALE PRICE

+1.2%

1-YR CHANGE

423

SALES (12 MO)

\$676K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



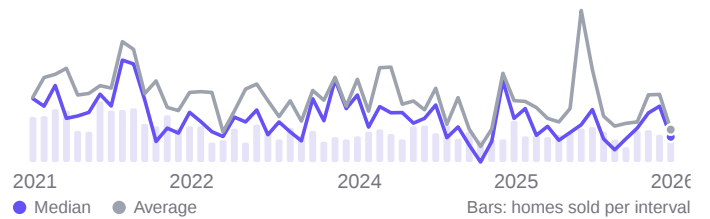
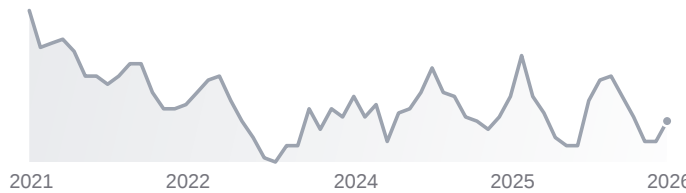
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$649K · Average \$679K

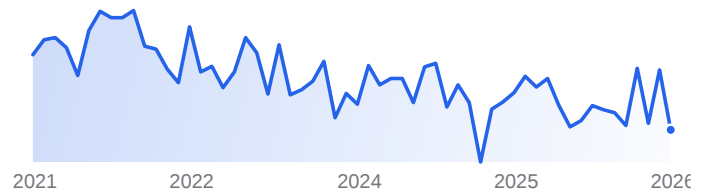
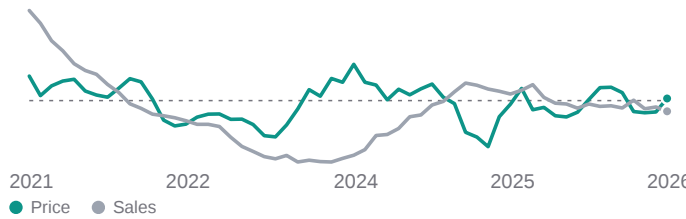


Growth (year over year)

Price +1.2% · Sales -6.4%

Price per square foot

\$426/ft²

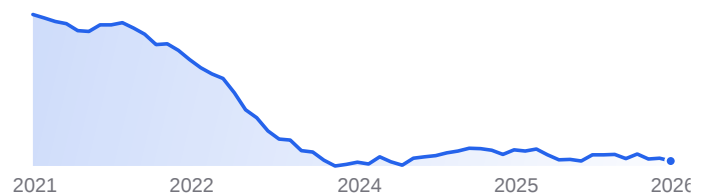
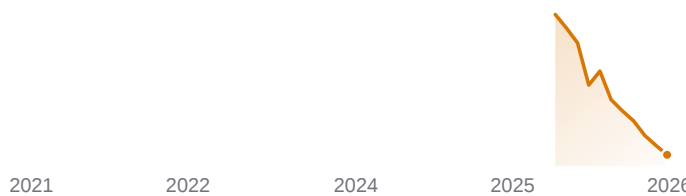


Sale premium vs estimated value

+0.2%

Annual turnover (share of homes sold)

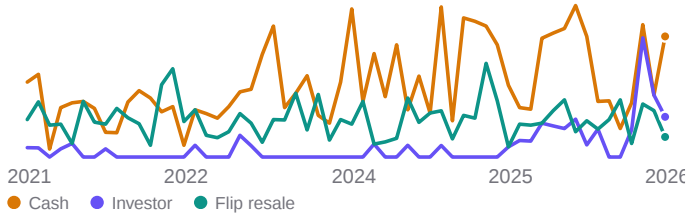
3.3%



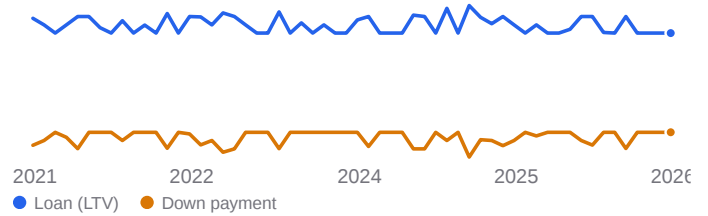
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 7.4% · Flip resale 3.7%

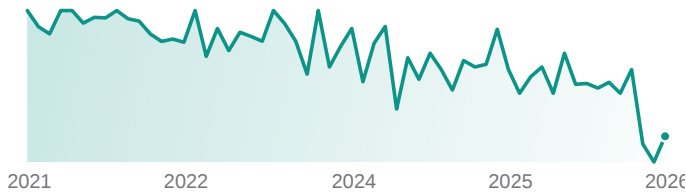


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



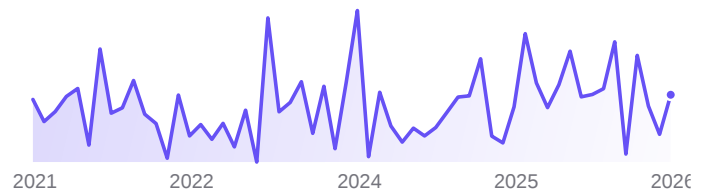
Sellers who sold at a gain

70%



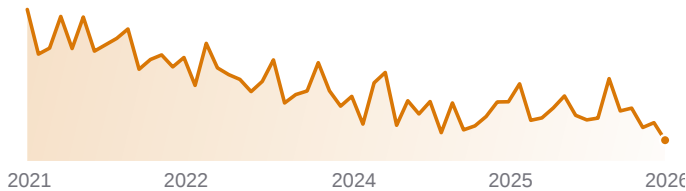
Typical hold before selling

8.8 yrs



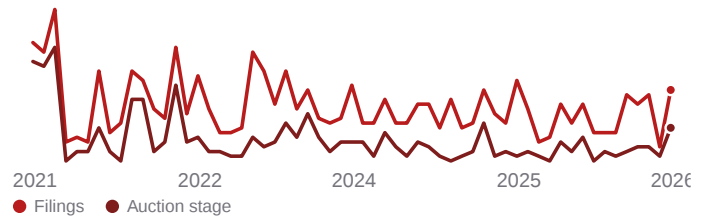
Median annualized return at resale

+1.4%



Preforeclosure filings

Filings 17 · Auction stage 9



HOUSING STOCK

Homes	12,823
Median value (AVM)	\$676K
Median size	1,443 ft²
Median bedrooms	3
Median year built	1943
Single family	82%
Condos	6.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	3.2%
Owner occupied	74%
Company owned	34%
Median loan-to-value	56%

Typical ownership tenure

15.5 yrs

COMMUNITY

Population	43,874
Density	4,718 / mi²
Median household income	\$96K
Average household income	\$138K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	608
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	13.8%
Unemployment	1.3%
Average temp	57°F
Annual precip	24 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.