

Oakland 94609

ZIP code · CA · California > Alameda County > Oakland

BUYER'S MARKET

\$1.1M

MEDIAN SALE PRICE

-5.9%

1-YR CHANGE

165

SALES (12 MO)

\$956K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



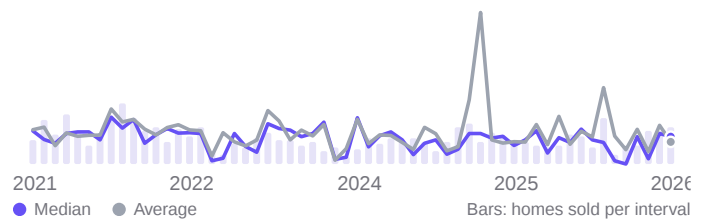
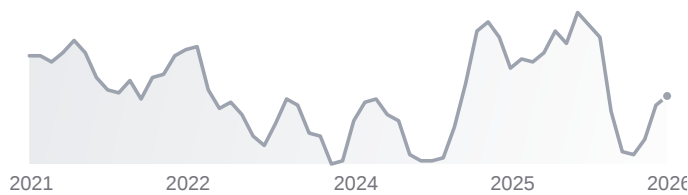
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$1.2M · Average \$1.1M

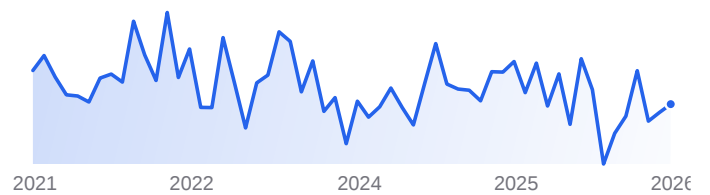
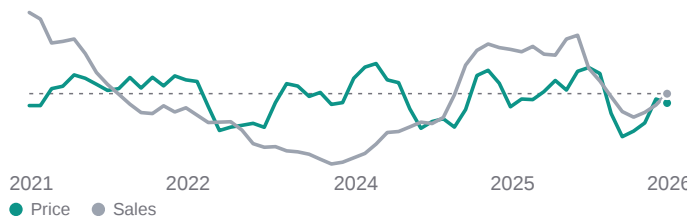


Growth (year over year)

Price -5.9% · Sales +0.0%

Price per square foot

\$598/ft²

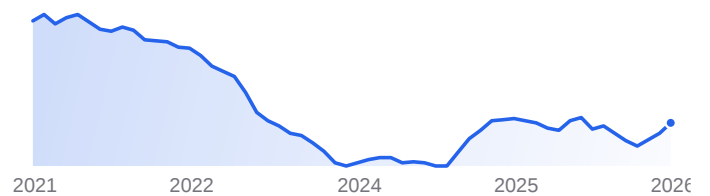


Sale premium vs estimated value

+0.3%

Annual turnover (share of homes sold)

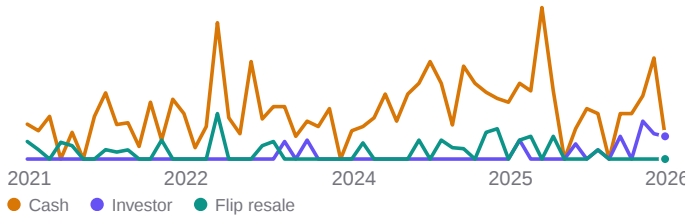
3.4%



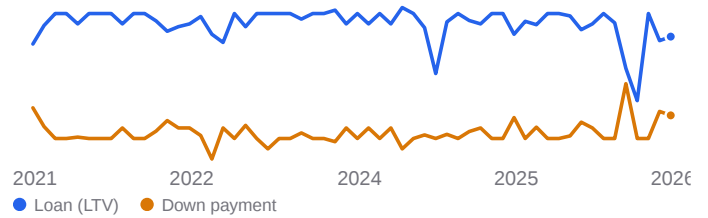
BUYERS & OUTCOMES

Buyer mix

Cash 10% · Investor 10% · Flip resale 0%

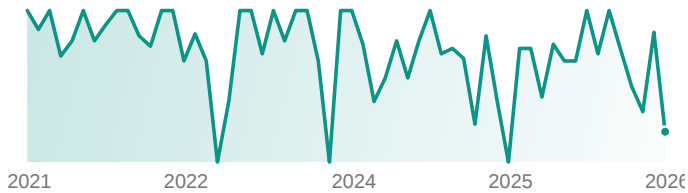


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



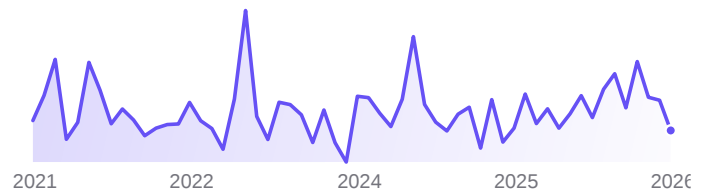
Sellers who sold at a gain

60%



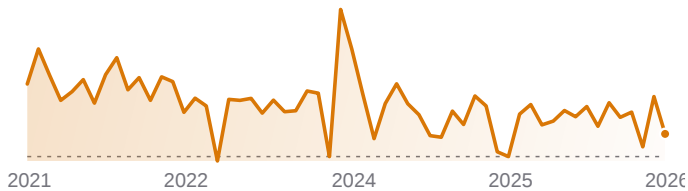
Typical hold before selling

6.0 yrs



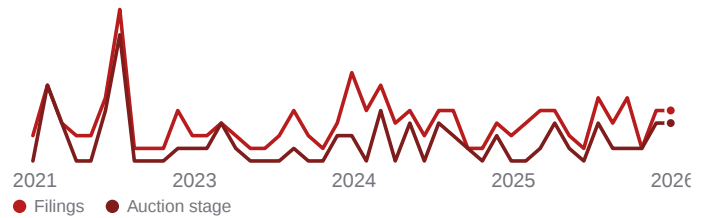
Median annualized return at resale

+2.1%



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	4,911
Median value (AVM)	\$956K
Median size	1,503 ft²
Median bedrooms	3
Median year built	1914
Single family	52%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	3.3%
Owner occupied	60%
Company owned	49%
Median loan-to-value	44%

Typical ownership tenure

18.3 yrs

COMMUNITY

Population	23,841
Density	14,325 / mi²
Median household income	\$118K
Average household income	\$160K
Crime index (US avg 100)	157
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	630
Homes occupied	90%
Bachelor's or higher	36%
Poverty rate	12.7%
Unemployment	1.6%
Average temp	58°F
Annual precip	22 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.