

Berkeley 94702

ZIP code · CA · California > Alameda County > Berkeley

STRONG BUYER'S MARKET

\$754K

MEDIAN SALE PRICE

-46.5%

1-YR CHANGE

123

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 16 / 100



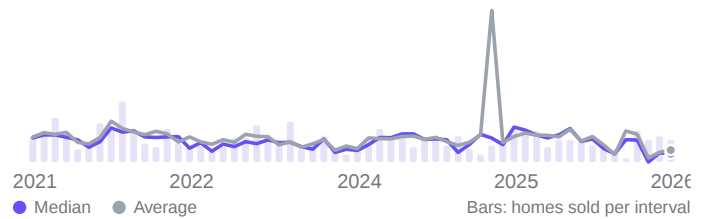
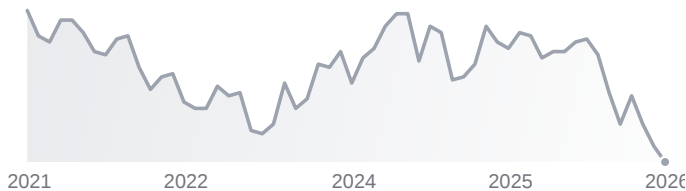
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

16 / 100

Sale prices

Median \$820K · Average \$909K

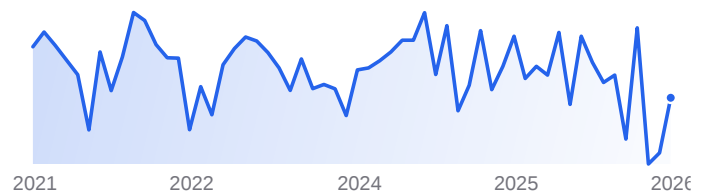
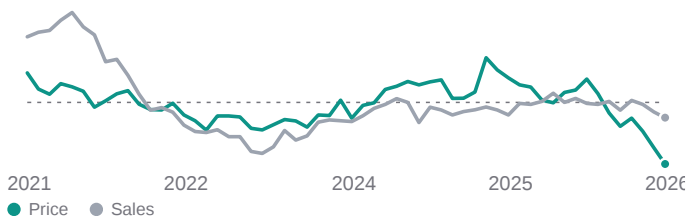


Growth (year over year)

Price -46.5% · Sales -11.5%

Price per square foot

\$774/ft²

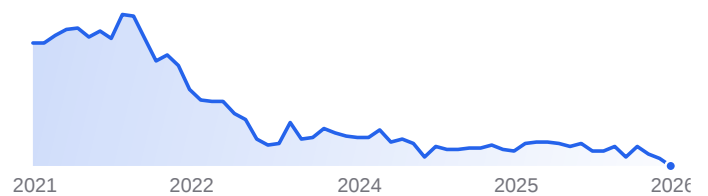
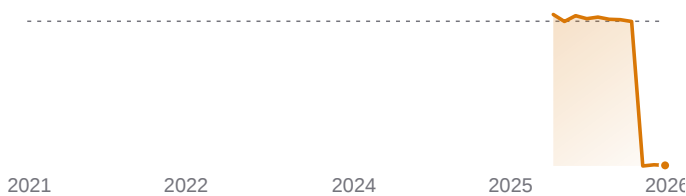


Sale premium vs estimated value

-31.6%

Annual turnover (share of homes sold)

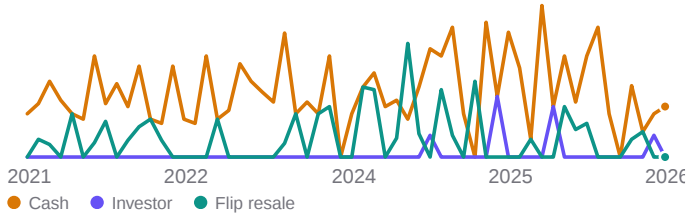
2.6%



BUYERS & OUTCOMES

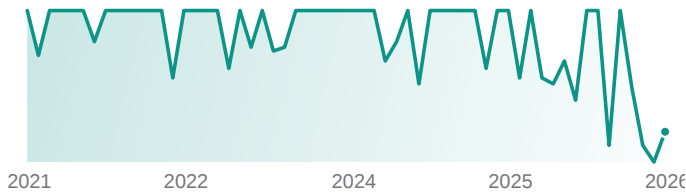
Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



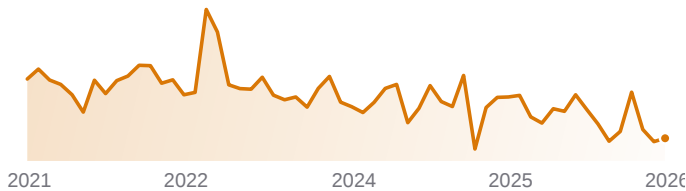
Sellers who sold at a gain

70%



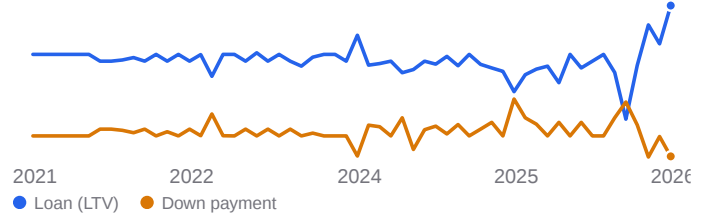
Median annualized return at resale

+2.1%



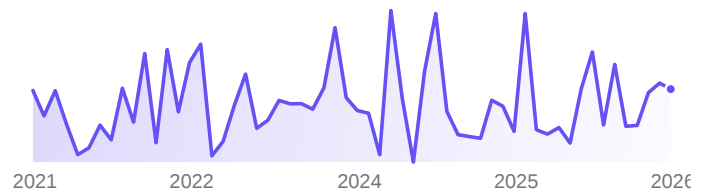
Financing (share of purchase price)

Loan (LTV) 116% · Down payment 4.9%



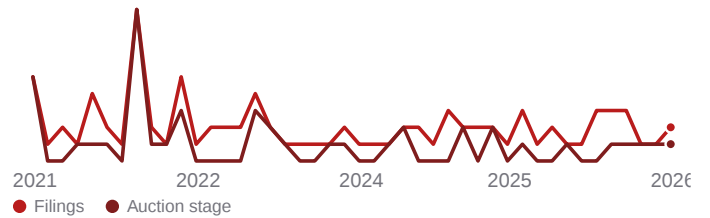
Typical hold before selling

12.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,711
Median value (AVM)	\$1.1M
Median size	1,287 ft²
Median bedrooms	3
Median year built	1925
Single family	73%
Condos	7.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.3%
Owner occupied	73%
Company owned	49%
Median loan-to-value	37%

Typical ownership tenure

20.1 yrs

COMMUNITY

Population	16,857
Density	13,332 / mi²
Median household income	\$102K
Average household income	\$141K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	496
Homes occupied	93%
Bachelor's or higher	33%
Poverty rate	12.4%
Unemployment	1.4%
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.