

# Berkeley 94704

ZIP code · CA · California > Alameda County > Berkeley

BUYER'S MARKET

**\$823K**

MEDIAN SALE PRICE

**-27.4%**

1-YR CHANGE

**46**

SALES (12 MO)

**\$1.1M**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



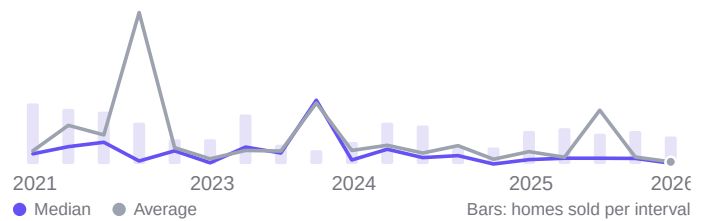
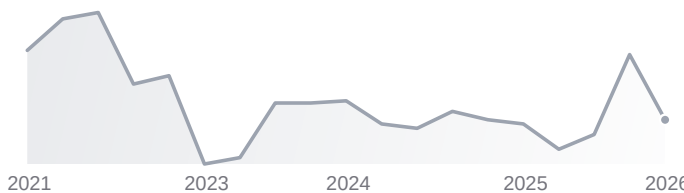
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$825K · Average \$896K

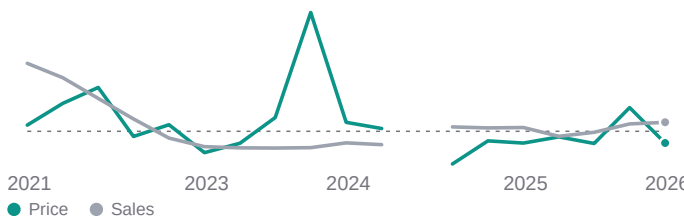


Growth (year over year)

Price -27.4% · Sales +21.1%

Price per square foot

\$608/ft²



Sale premium vs estimated value

-31.4%

Annual turnover (share of homes sold)

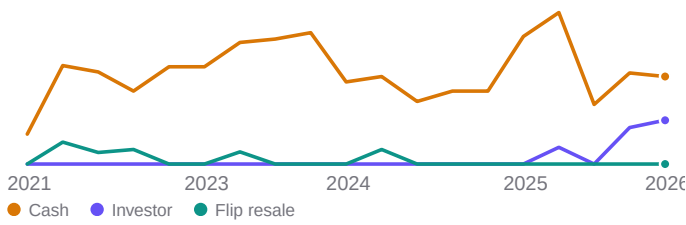
3.4%



## BUYERS & OUTCOMES

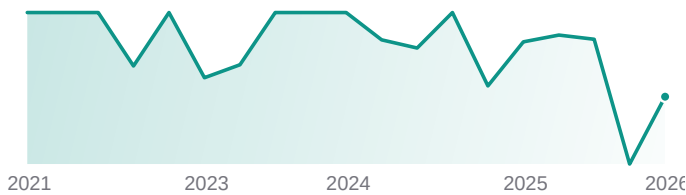
### Buyer mix

Cash 40% · Investor 20% · Flip resale 0%



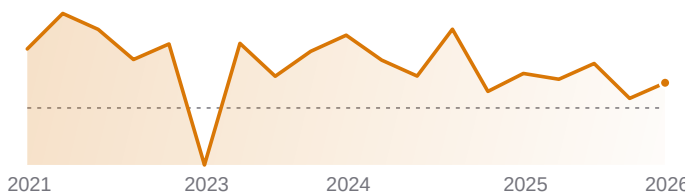
### Sellers who sold at a gain

71%

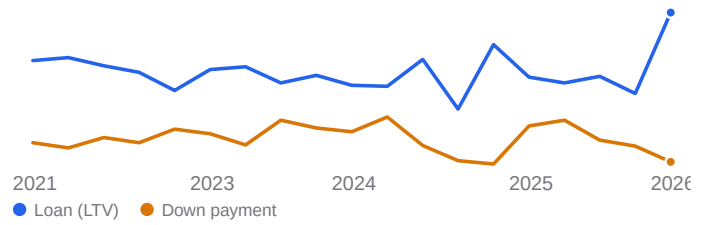


### Median annualized return at resale

+2.0%

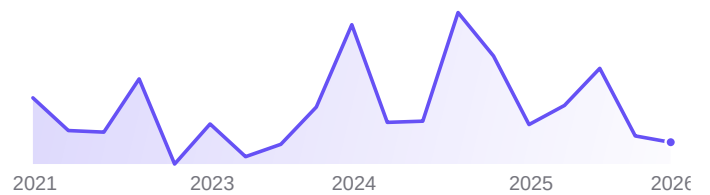


### Financing (share of purchase price) Loan (LTV) 104% · Down payment 13%



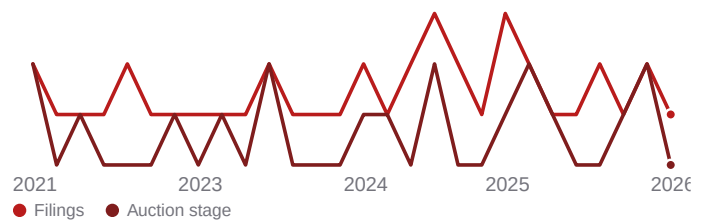
### Typical hold before selling

7.1 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,709     |
| Median value (AVM) | \$1.1M    |
| Median size        | 2,275 ft² |
| Median bedrooms    | 4         |
| Median year built  | 1923      |
| Single family      | 29%       |
| Condos             | 21%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 70%  |
| Underwater (LTV 125% or more) | 1.8% |
| Owner occupied                | 37%  |
| Company owned                 | 66%  |
| Median loan-to-value          | 31%  |

Typical ownership tenure

**23.1 yrs**

## COMMUNITY

|                                  |                     |
|----------------------------------|---------------------|
| Population                       | <b>27,579</b>       |
| Density                          | <b>27,021 / mi²</b> |
| Median household income          | <b>\$50K</b>        |
| Average household income         | <b>\$78K</b>        |
| Crime index (US avg 100)         | <b>163</b>          |
| Air pollution index (US avg 100) | <b>85</b>           |
| Earthquake index (US avg 100)    | <b>647</b>          |
| Homes occupied                   | <b>84%</b>          |
| Bachelor's or higher             | <b>35%</b>          |
| Poverty rate                     | <b>33.4%</b>        |
| Unemployment                     | <b>0.8%</b>         |
| Average temp                     | <b>57°F</b>         |
| Annual precip                    | <b>24 in</b>        |
| Sunshine                         | <b>78%</b>          |

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.