

Berkeley 94705

ZIP code · CA · California > Alameda County > Berkeley

STRONG BUYER'S MARKET

\$1.5M

MEDIAN SALE PRICE

-26.4%

1-YR CHANGE

101

SALES (12 MO)

\$1.9M

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



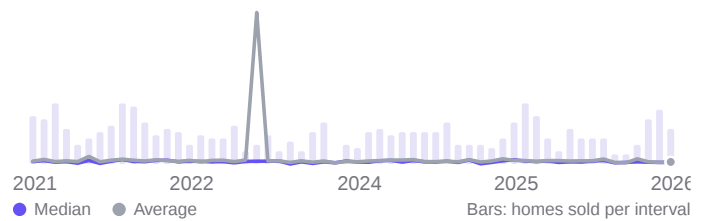
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

18 / 100

Sale prices

Median \$1.5M · Average \$1.6M

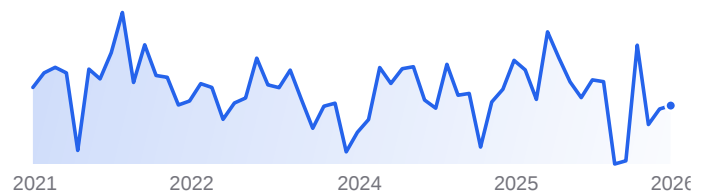
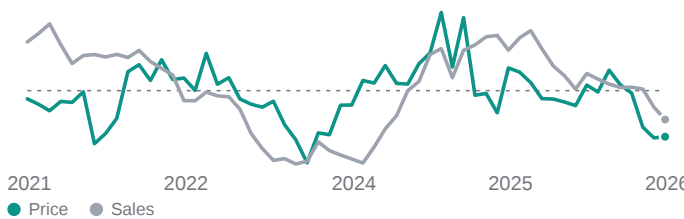


Growth (year over year)

Price -26.4% · Sales -16.5%

Price per square foot

\$783/ft²

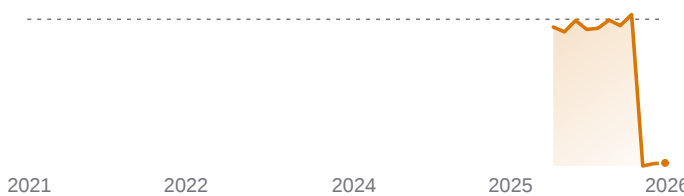


Sale premium vs estimated value

-31.6%

Annual turnover (share of homes sold)

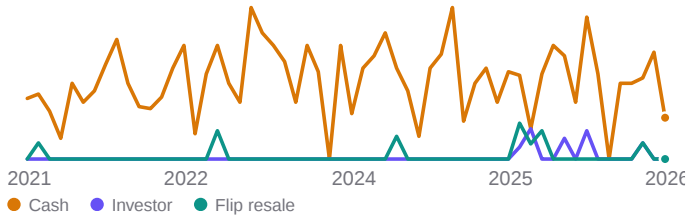
2.7%



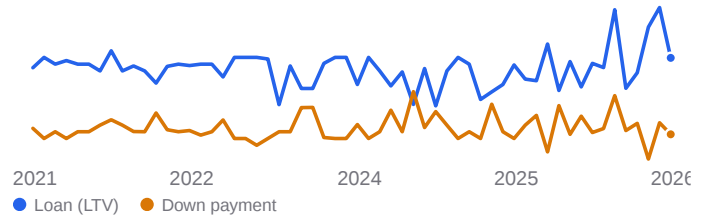
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 0% · Flip resale 0%

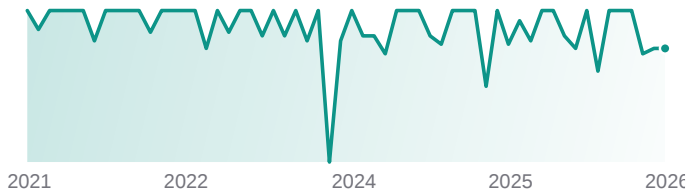


Financing (share of purchase price) Loan (LTV) 80% · Down payment 23%



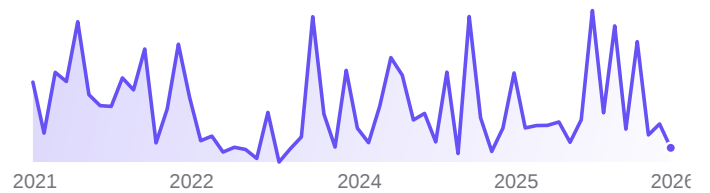
Sellers who sold at a gain

75%



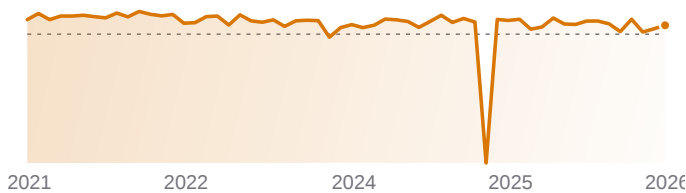
Typical hold before selling

5.2 yrs



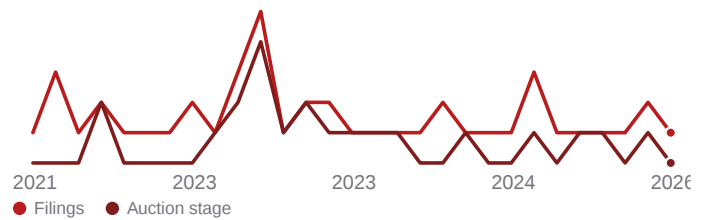
Median annualized return at resale

+3.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,725
Median value (AVM)	\$1.9M
Median size	2,332 ft²
Median bedrooms	4
Median year built	1920
Single family	75%
Condos	9.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.2%
Owner occupied	77%
Company owned	64%
Median loan-to-value	30%

Typical ownership tenure

22.9 yrs

COMMUNITY

Population	14,366
Density	4,024 / mi²
Median household income	\$164K
Average household income	\$208K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	641
Homes occupied	92%
Bachelor's or higher	34%
Poverty rate	11.0%
Unemployment	1.3%
Average temp	57°F
Annual precip	26 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.