

Berkeley 94707

ZIP code · CA · California > Alameda County > Berkeley

BUYER'S MARKET

\$1.3M

MEDIAN SALE PRICE

-31.3%

1-YR CHANGE

121

SALES (12 MO)

\$1.8M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



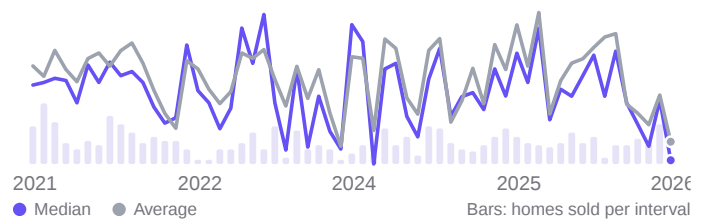
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$1.1M · Average \$1.3M

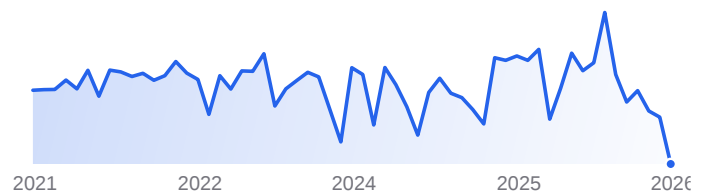
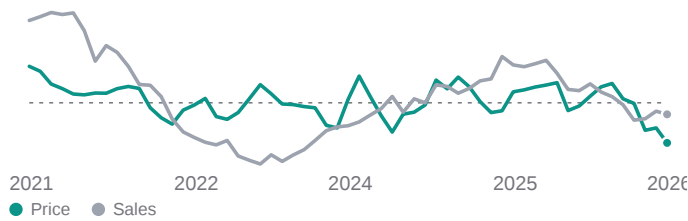


Growth (year over year)

Price -31.3% · Sales -9.0%

Price per square foot

\$418/ft²

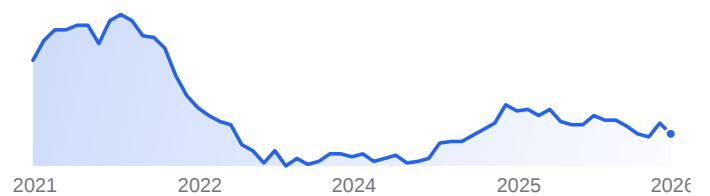


Sale premium vs estimated value

-6.0%

Annual turnover (share of homes sold)

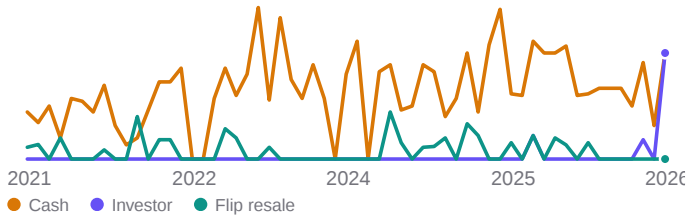
2.5%



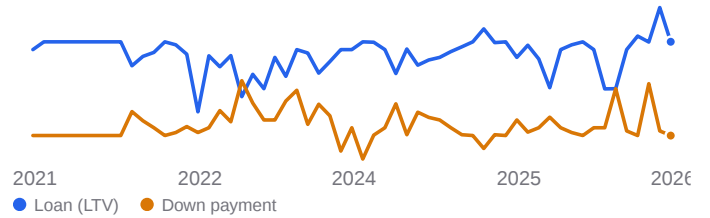
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 50% · Flip resale 0%

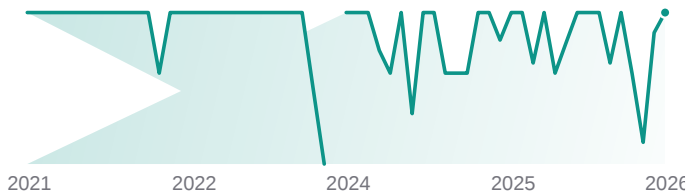


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



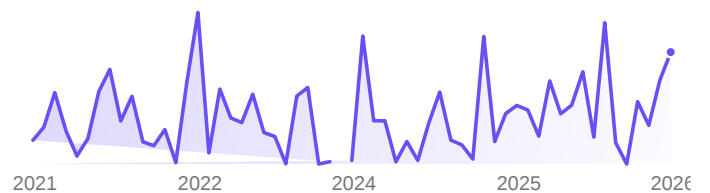
Sellers who sold at a gain

100%



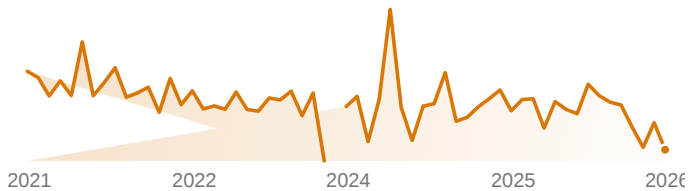
Typical hold before selling

22.6 yrs



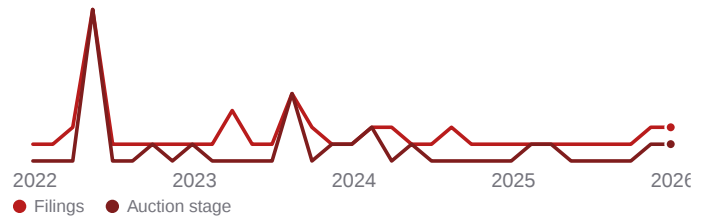
Median annualized return at resale

+1.0%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,927
Median value (AVM)	\$1.8M
Median size	1,971 ft²
Median bedrooms	3
Median year built	1926
Single family	96%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.1%
Owner occupied	83%
Company owned	66%
Median loan-to-value	29%

Typical ownership tenure

25.6 yrs

COMMUNITY

Population	12,276
Density	7,137 / mi²
Median household income	\$178K
Average household income	\$233K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	586
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	3.6%
Unemployment	1.2%
Average temp	57°F
Annual precip	24 in
Sunshine	78%

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