

Berkeley 94708

ZIP code · CA · California > Contra Costa County > Berkeley

BUYER'S MARKET

\$1.3M

MEDIAN SALE PRICE

-23.1%

1-YR CHANGE

144

SALES (12 MO)

\$1.6M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



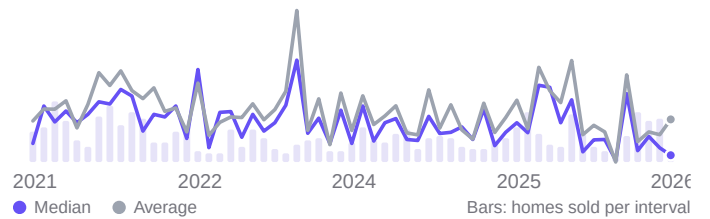
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$1.2M · Average \$1.6M

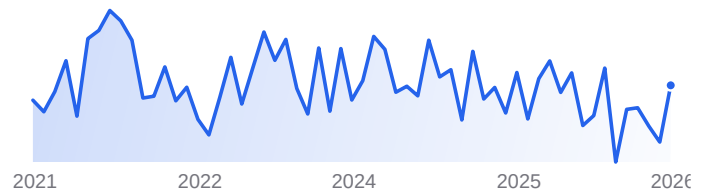
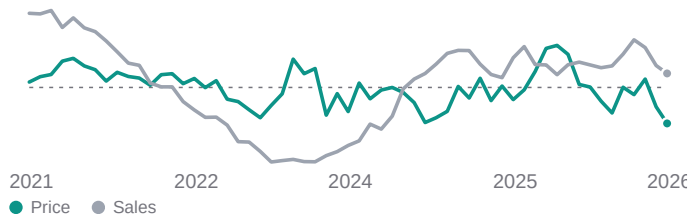


Growth (year over year)

Price -23.1% · Sales +9.1%

Price per square foot

\$865/ft²

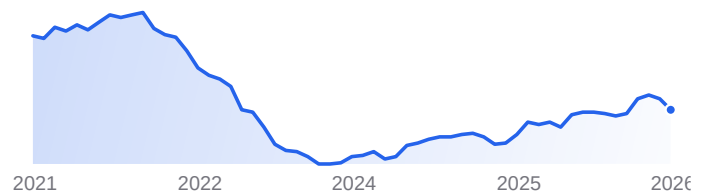
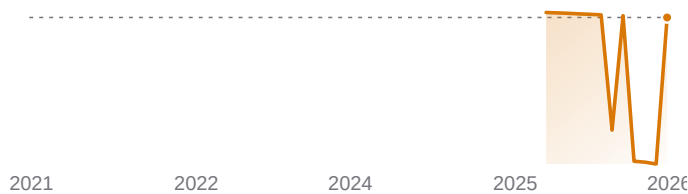


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

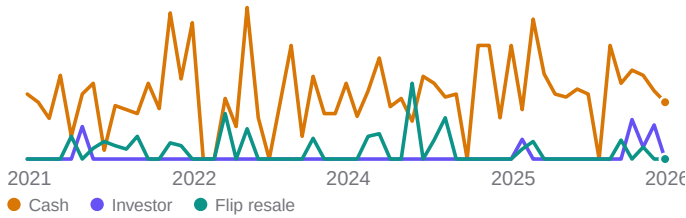
3.1%



BUYERS & OUTCOMES

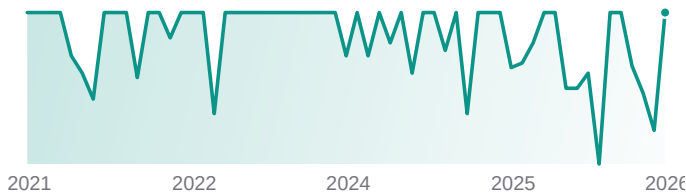
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



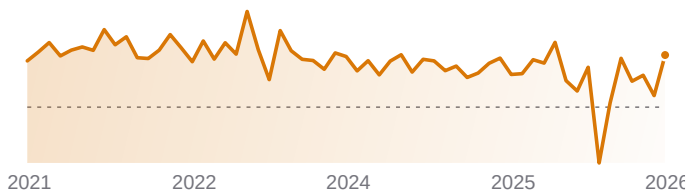
Sellers who sold at a gain

100%

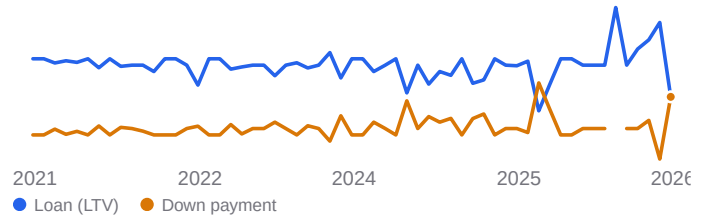


Median annualized return at resale

+5.2%

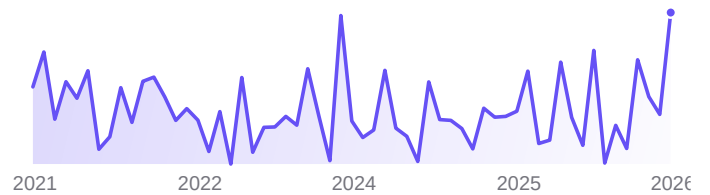


Financing (share of purchase price) Loan (LTV) 50% · Down payment 50%



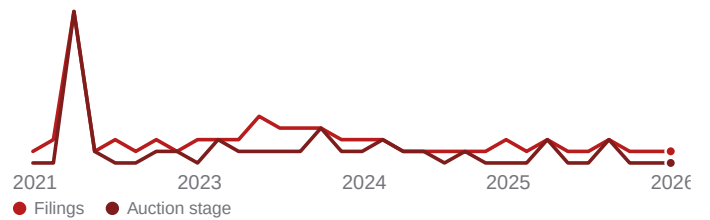
Typical hold before selling

28.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,615
Median value (AVM)	\$1.6M
Median size	1,928 ft²
Median bedrooms	3
Median year built	1942
Single family	95%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.4%
Owner occupied	81%
Company owned	61%
Median loan-to-value	34%

Typical ownership tenure

22.9 yrs

COMMUNITY

Population	11,977
Density	2,453 / mi²
Median household income	\$191K
Average household income	\$234K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	583
Homes occupied	94%
Bachelor's or higher	33%
Poverty rate	6.2%
Unemployment	1.3%
Average temp	57°F
Annual precip	26 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.