

Alviso 95002

ZIP code · CA · California > Santa Clara County

SELLER'S MARKET

\$780K

MEDIAN SALE PRICE

+3.0%

1-YR CHANGE

7

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



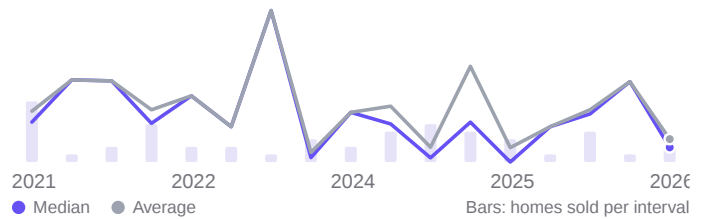
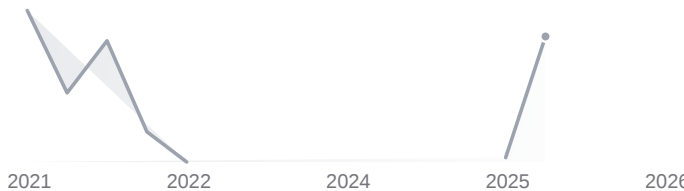
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$780K · Average \$850K

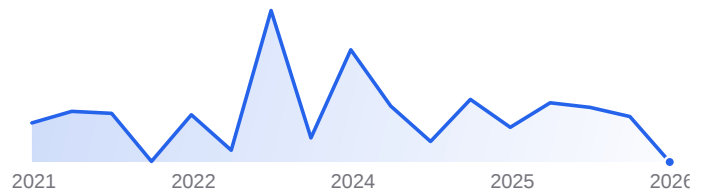


Growth (year over year)

Price +3.0% · Sales -41.7%

Price per square foot

\$450/ft²

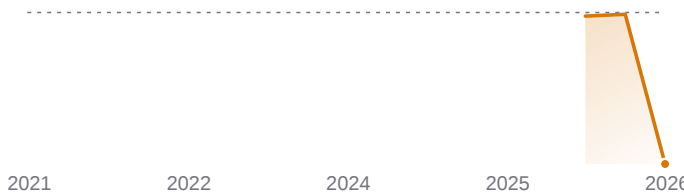


Sale premium vs estimated value

-26.8%

Annual turnover (share of homes sold)

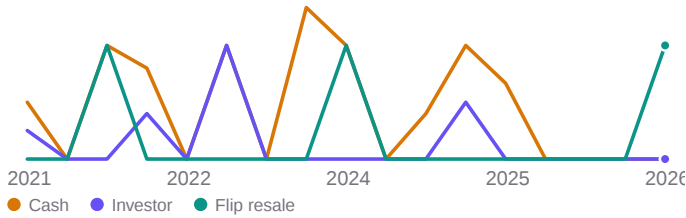
1.5%



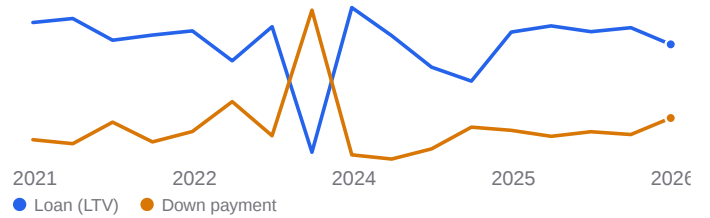
BUYERS & OUTCOMES

Buyer mix

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

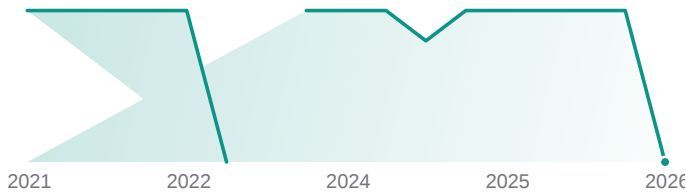


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



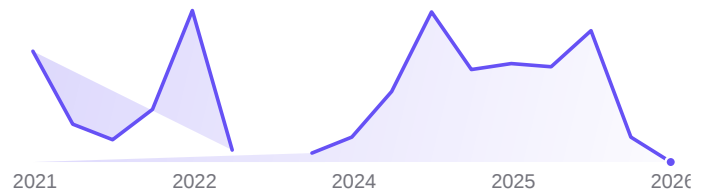
Sellers who sold at a gain

0%



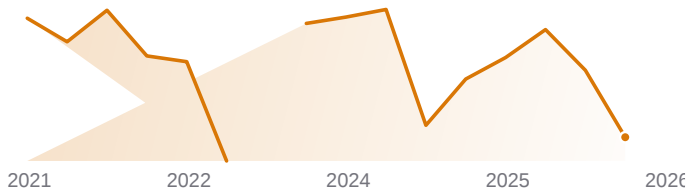
Typical hold before selling

0.5 yrs



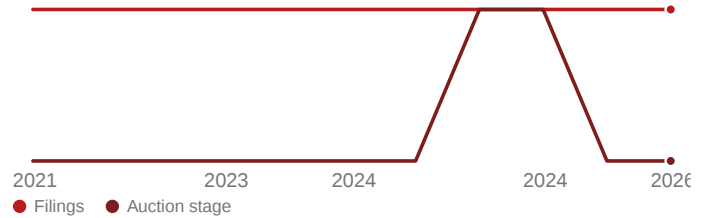
Median annualized return at resale

+1.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	470
Median value (AVM)	\$1.2M
Median size	1,569 ft²
Median bedrooms	3
Median year built	1950
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.9%
Owner occupied	49%
Company owned	31%
Median loan-to-value	32%
Typical ownership tenure	25.8 yrs

COMMUNITY

Population	176
Density	374 / mi²
Median household income	\$94K
Average household income	\$133K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	405
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	7.5%
Unemployment	1.8%
Average temp	59°F
Annual precip	15 in
Sunshine	73%

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