



# TRANG DUNLAP GROUP

REAL ESTATE SERVICES • RELOCATION • REMODEL TO SELL

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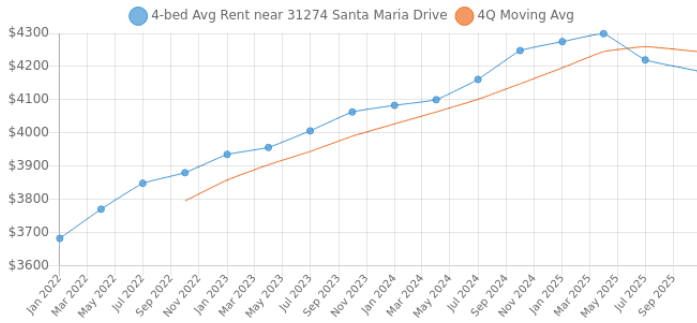
## 31274 Santa Maria Drive Union City, CA

Results based on 33, 4-bedroom, rentals seen within 12 months in a 1.50 mile radius.

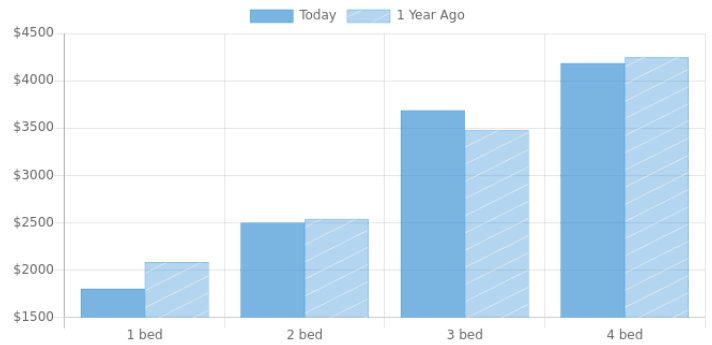
| AVERAGE                          | MEDIAN         | 25TH PERCENTILE | 75TH PERCENTILE |
|----------------------------------|----------------|-----------------|-----------------|
| <b>\$4,185<math>\pm</math>1%</b> | <b>\$4,199</b> | <b>\$3,973</b>  | <b>\$4,397</b>  |

Report generated: 30 Oct 2025

### Historical Trend Line



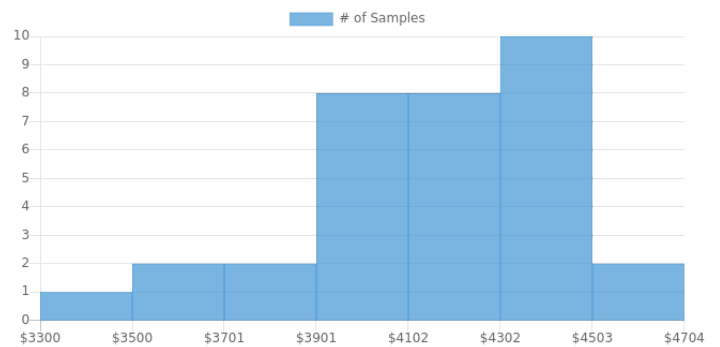
### Average Rent by Bedroom Type



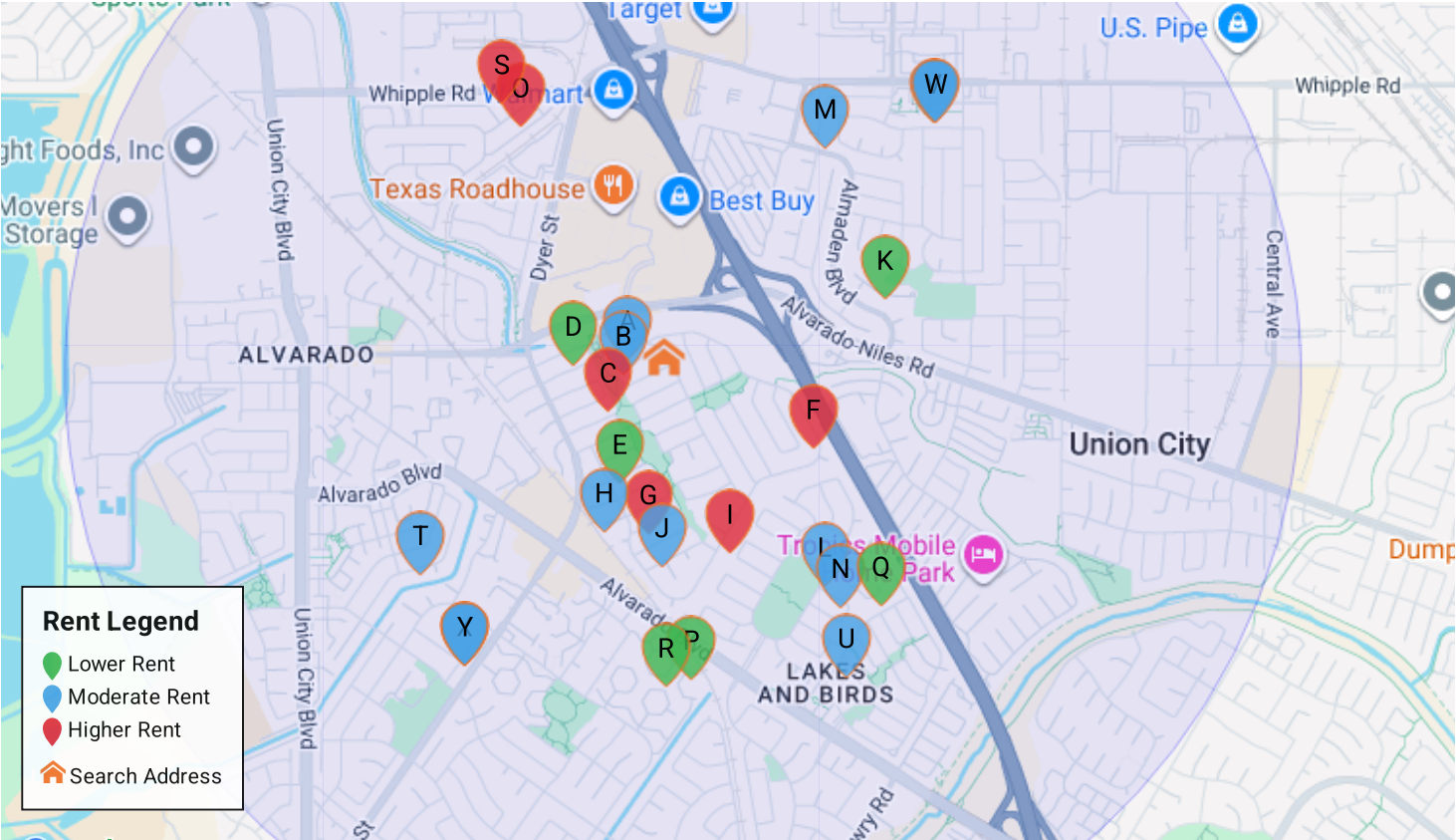
### Summary Statistics

|                           |                 |
|---------------------------|-----------------|
| Sample Size               | 33              |
| Sample Min                | \$3,300         |
| Sample Max                | \$4,699         |
| Sample Median             | \$4,199         |
| Sample Mean               | \$4,185         |
| Sample Standard Deviation | \$315           |
| 25th – 75th Percentile    | \$3,973 – 4,397 |
| 10th – 90th Percentile    | \$3,783 – 4,588 |
| 5th – 95th Percentile     | \$3,669 – 4,702 |

### Rent Distribution



# Sample of Listings Used



Map data ©2025 Google

| Address                                                | Distance | Rent    | Size      | \$/ft²     | Beds  | Baths | Bldg Type | Last Seen |
|--------------------------------------------------------|----------|---------|-----------|------------|-------|-------|-----------|-----------|
| <b>A</b> 3133 San Juan Pl, Union City, CA 94587        | 0.18 mi  | \$4,200 | 1,556 ft² | \$2.70/ft² | 4 bed | 2ba   | House     | Jun 2025  |
| <b>B</b> 3156 San Juan Pl, Union City, CA 94587        | 0.18 mi  | \$4,200 | 1,530 ft² | \$2.75/ft² | 4 bed | 2ba   | House     | Jul 2025  |
| <b>C</b> 3243 San Pablo Way, Union City, CA 94587      | 0.25 mi  | \$4,500 | 1,556 ft² | \$2.89/ft² | 4 bed | 2ba   | House     | Jul 2025  |
| <b>D</b> 3225 San Luces Way, Union City, CA 94587      | 0.34 mi  | \$3,795 | 1,556 ft² | \$2.44/ft² | 4 bed | 2ba   | House     | Jan 2025  |
| <b>E</b> 3266 Santa Isabella, CT, Union City, CA 94587 | 0.39 mi  | \$3,950 | 1,530 ft² | \$2.58/ft² | 4 bed | 2ba   | House     | Aug 2025  |
| <b>F</b> 31385 San Andreas Dr, Union City, CA 94587    | 0.46 mi  | \$4,500 | 1,530 ft² | \$2.94/ft² | 4 bed | 2ba   | House     | Jul 2025  |
| <b>G</b> 3268 Santa Paula Way, Union City, CA 94587    | 0.5 mi   | \$4,500 | 1,556 ft² | \$2.89/ft² | 4 bed | 2ba   | House     | Aug 2025  |
| <b>H</b> 3292 Santa Sophia, CT, Union City, CA 94587   | 0.54 mi  | \$4,200 | 2,016 ft² | \$2.08/ft² | 4 bed | 2.5ba | House     | Jul 2025  |
| <b>I</b> 32445 Lake Barlee Ln, Fremont, CA 94555       | 0.57 mi  | \$4,500 | 1,936 ft² | \$2.32/ft² | 4 bed | 3ba   | House     | Oct 2025  |

|                                                                                    | Address                                     | Distance | Rent    | Size      | \$/ft²     | Beds  | Baths | Bldg Type | Last Seen |
|------------------------------------------------------------------------------------|---------------------------------------------|----------|---------|-----------|------------|-------|-------|-----------|-----------|
|    | 31401 San Jacinto, CT, Union City, CA 94587 | 0.59 mi  | \$4,199 | 1,556 ft² | \$2.70/ft² | 4 bed | 2ba   | House     | Aug 2025  |
|    | 2432 Douglas St, Union City, CA 94587       | 0.66 mi  | \$3,600 | 1,888 ft² | \$1.91/ft² | 4 bed | 2ba   | House     | Mar 2025  |
|    | 32700 Bass Lake St, Fremont, CA 94555       | 0.78 mi  | \$4,380 | 2,251 ft² | \$1.95/ft² | 4 bed | 3ba   | House     | Mar 2025  |
|    | 2623 Ascot Way, Union City, CA 94587        | 0.82 mi  | \$4,195 | 1,463 ft² | \$2.87/ft² | 4 bed | 2ba   | House     | Jun 2025  |
|    | 32763 Bass Lake St, Fremont, CA 94555       | 0.86 mi  | \$4,100 | 1,470 ft² | \$2.79/ft² | 4 bed | 2ba   | House     | Jul 2025  |
|    | 2849 Montair Way, Union City, CA 94587      | 0.91 mi  | \$4,699 | 2,441 ft² | \$1.93/ft² | 4 bed | 3ba   | House     | Mar 2025  |
|    | 4108 Polaris Ave, Union City, CA 94587      | 0.93 mi  | \$3,950 | 1,584 ft² | \$2.49/ft² | 4 bed | 2.5ba | House     | Aug 2025  |
|    | 3519 Lake Ontario Dr, Fremont, CA 94555     | 0.94 mi  | \$3,800 | 1,360 ft² | \$2.79/ft² | 4 bed | 2ba   | House     | May 2025  |
|   | 4250 Solar Cir, Union City, CA 94587        | 0.96 mi  | \$3,700 | 1,584 ft² | \$2.34/ft² | 4 bed | 2.5ba | House     | Sep 2025  |
|  | 30209 Aragon Pl, Union City, CA 94587       | 1.0 mi   | \$4,495 | 2,513 ft² | \$1.79/ft² | 4 bed | 3ba   | House     | Nov 2024  |
|  | 4341 Queen Anne Dr, Union City, CA 94587    | 1.01 mi  | \$4,000 | 1,462 ft² | \$2.74/ft² | 4 bed | 2ba   | House     | Jun 2025  |
|  | 32998 Lake Michigan St, Fremont, CA 94555   | 1.06 mi  | \$4,100 | 1,444 ft² | \$2.84/ft² | 4 bed | 2ba   | House     | Jul 2025  |
|  | 32318 Crest Ln, Union City, CA 94587        | 1.09 mi  | \$4,075 | 1,566 ft² | \$2.60/ft² | 4 bed | 2ba   | Apartment | Aug 2025  |
|  | 32318 Crest Ln, Union City, CA 94587        | 1.09 mi  | \$4,075 | 1,556 ft² | \$2.62/ft² | 4 bed | 2ba   | House     | Aug 2025  |
|  | 4450 Lisa Dr, Union City, CA 94587          | 1.12 mi  | \$4,195 | 1,880 ft² | \$2.23/ft² | 4 bed | 3ba   | House     | Apr 2025  |
|  | 4450 Lisa Dr, Union City, CA 94587          | 1.12 mi  | \$4,050 | 1,880 ft² | \$2.15/ft² | 4 bed | 2.5ba | House     | Apr 2025  |

# Public Record Data

This information is compiled from various public sources and has not been verified by Rentometer. We do not have the ability to change this information.

| Vitals                    |             | Property Size       |              |
|---------------------------|-------------|---------------------|--------------|
| Bedrooms                  | 4           | Building Area       | 1,770 ft²    |
| Baths                     | 2           | Lot Area            | 0.1260 acres |
| Year Built                | 1973        | Lot Dimensions      | 0.0×0.0      |
| Property Use Group        | Residential |                     |              |
| Tax Information           |             | Deed Information    |              |
| Year Assessed             | 2025        | Mortgage Amount     | \$           |
| Assessed Value            | \$664,740   | Mortgage Date       |              |
| Tax Fiscal Year           | 2024        | Lender Name         |              |
| Tax Rate Area             | 15-002      |                     |              |
| Tax Billed Amount         | \$9,584.22  |                     |              |
| Sale Information          |             | Other Information   |              |
| Assessor Last Sale Date   | 2002-05-16  | Roof Material       | Unknown      |
| Assessor Last Sale Amount | \$0         | HVAC Cooling Detail | Unknown      |
| Deed Last Sale Date       |             | HVAC Heating Detail | Unknown      |
| Deed Last Sale Amount     | \$          | HVAC Heating Fuel   | Unknown      |

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