



# Market Report

East Bay Area  
*Contra Costa County Cities*

# East Bay Area - Contra Costa County Cities

\*Partial List of Contra Costa County Cities.

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## County Comparison

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## Contra Costa County

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**Alamo**

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**Concord**

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**Richmond**

[Jump to Richmond Report](#)

**Walnut Creek**

[Jump to Walnut Creek Report](#)



# What's your home really worth in today's market?

That's really the question you should be asking yourself.

Our market is incredibly diverse and rapidly changing. Values vary not just by neighborhood but by street. Your home isn't necessarily worth what your neighbors' home is. At the end of the day, it's the current market that sets the value of your home.

So, do you know what your home is worth **in today's market?**

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## I can help...

Contact me for a confidential, no obligation assessment of your home's value.

# 4 Ways To Give Your Offer an Edge This Spring



Looking to buy a home this season? Here's what you should know.

Buyers have more leverage today than they've had in years. There are more homes to choose from and, in many areas, sellers are more open to negotiation.

But that doesn't mean competition is gone completely. These days, it varies a lot depending on where you're hoping to move. If you're buying in a popular neighborhood, or in a market where there aren't many homes for sale, you may still find yourself competing with another buyer.

And that's especially true in the Spring. Here's how to stay one step ahead of any competition this season.

[READ MORE](#)



# Smart Strategies for a *Smooth* Mortgage Application

**Secure Your Dream Home Today**

Navigating the mortgage application process can be a breeze with a little preparation. To ensure a successful application and closing, consider these helpful tips for what to avoid.



**1** Avoid major purchases like furniture, cars, or vacations to keep your credit profile stable.

**2** Maintain your current employment to show financial stability.

**3** Always consult your mortgage professional before making large financial moves.

**4** Avoid paying off debts or collections without professional advice.

**5** Use verified funds for deposits to prevent closing delays.

**6** Don't have your credit report pulled too many times - this can hurt your credit score.



Keep your financial habits steady for the **best mortgage** outcomes.

*Start Your Smooth Mortgage Journey –*

**Reach Out to Us!**



# American Home Shield Has You Covered When the Unexpected Happens.

## What is a Home Warranty?

### *More Than Insurance— Total Peace of Mind*

A home warranty is a service plan that covers the repair or replacement costs when your home's systems and appliances break down due to normal wear and tear. While home insurance protects against disasters, a home warranty fills in the gaps by covering everyday issues, helping safeguard both your home and your budget.





## **How Does a Home Warranty Work?**

### ***When Something Breaks, We've Got You Covered***

When something breaks down, there's only one name to remember—American Home Shield. Submit your service request online, 24/7, and we'll take care of the rest. After paying a set service fee, one of our local repair Pros will come to your home, assess the problem, and repair or replace the covered item.

## **Protect Your Home Today**

Learn more about American Home Shield Home Warranties at

 [www.AHS.com](http://www.AHS.com)

 1-800-555-1234

## Home Renovations That Can Make a **BIG IMPACT** According to Experts

In 2024, the homebuying market faces significant challenges—high prices, steep interest rates, and limited housing inventory. For many, renovating their current home is a more attractive option than purchasing a new one. While the LIRA report predicts a decline in renovation spending, experts emphasize that small-scale updates or targeted larger projects can still deliver major benefits.



## What to Consider When Choosing a Home Renovation Project

Before diving into a renovation, it's essential to plan carefully and budget wisely. Working with reputable professionals is key, especially those offering financing options and transferable warranties. Sharing your budget with contractors upfront and involving designers early ensures that your renovation runs smoothly and achieves both financial and functional success. A detailed plan will keep the project on track and help avoid costly surprises.

# 6 Renovation Projects That Make a Big Impact

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## Bathroom Upgrades

Bathrooms are a safe investment. Simple changes like a new vanity, upgraded flooring, or fresh lighting can completely transform the space. For a luxurious touch, consider adding a freestanding tub for a spa-like experience.



## Health-Forward Changes

Renovations focusing on health are becoming increasingly popular. Use non-toxic materials free from Red List chemicals like BPA and VOCs. Consider adding air purifiers, water filtration systems, and better ventilation to create a healthier living environment.



## Kitchen Renovations

The kitchen is a crucial space for resale value. Opening up the space or adding functional features can make a big difference. Smaller updates, like upgrading appliances, cabinets, or flooring, can give your kitchen a fresh, modern feel.



## Exterior Upgrades

First impressions matter, and curb appeal can greatly impact your home's value. Exterior upgrades like siding, roofing, and landscaping enhance both aesthetics and security. Adding outdoor living spaces, such as a garden or entertainment area, boosts appeal even more.



## Big Design Impacts

Bold design choices, such as statement wallpaper, unique lighting, or striking color palettes, can refresh any room. Layering textiles or mixing traditional and modern styles creates a space that feels cohesive and impactful.



## Creating Spaces Unique to Your Family

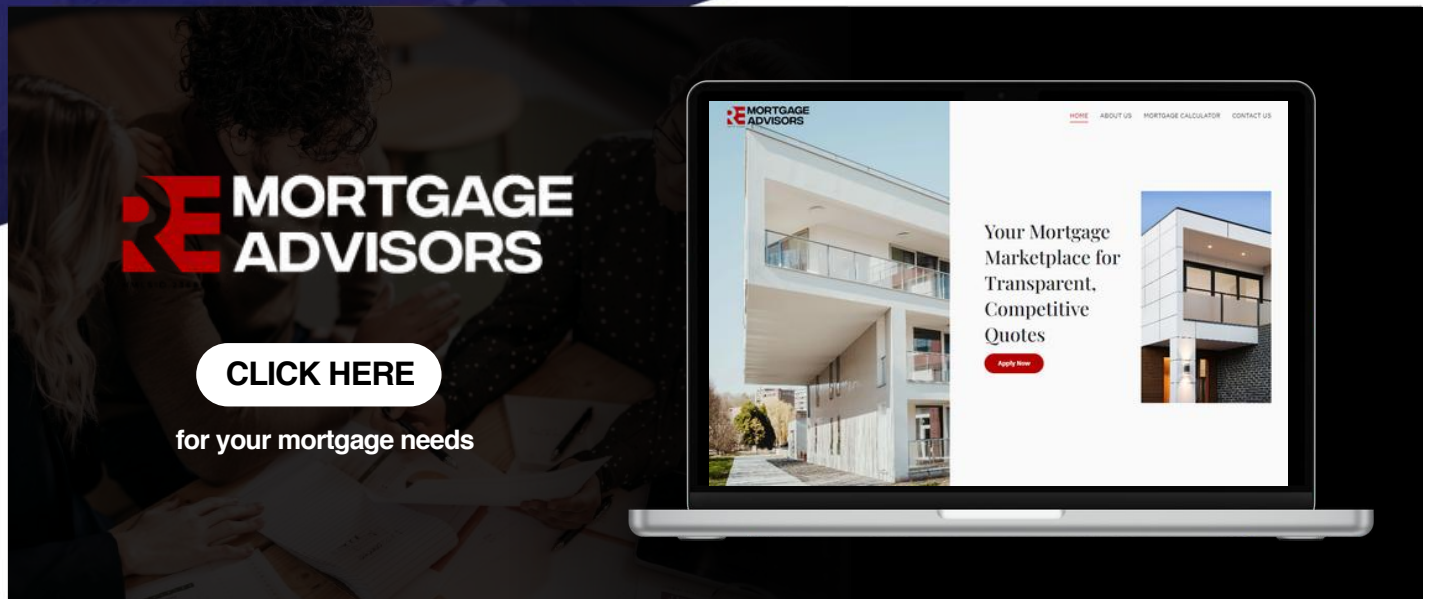
Tailor renovations to your family's lifestyle. Flexible spaces that accommodate work-from-home needs, growing children, or future buyers will add lasting value. Think about both how your family uses the space and how it will appeal to future buyers.

**Want to know how Home Concierge can help with your listing?**

**Contact Us Today!**

# Vendor Directory

When it comes to home ownership, knowing who you can trust is crucial. That's why we've curated a select list of trusted vendors who are ready to help with your home goals.

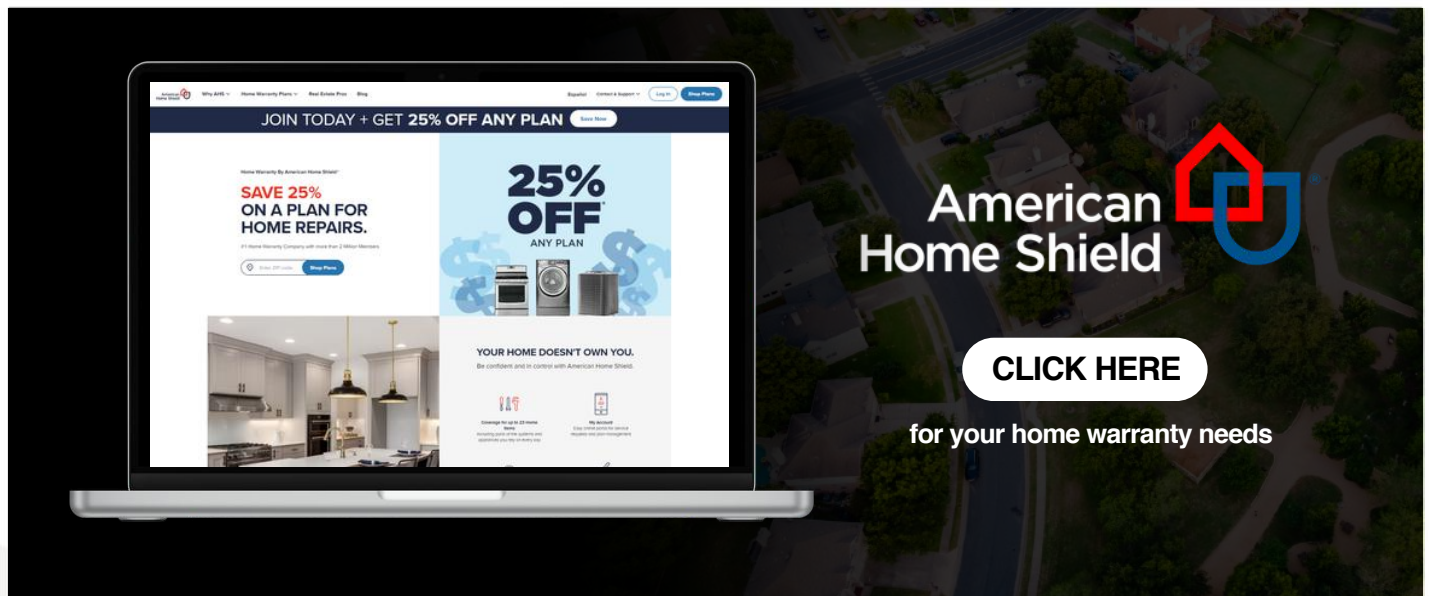


**RE MORTGAGE ADVISORS**

[CLICK HERE](#)

for your mortgage needs

The laptop displays the Mortgage Advisors website with the headline: "Your Mortgage Marketplace for Transparent, Competitive Quotes" and an "Apply Now" button.



**American Home Shield**

[CLICK HERE](#)

for your home warranty needs

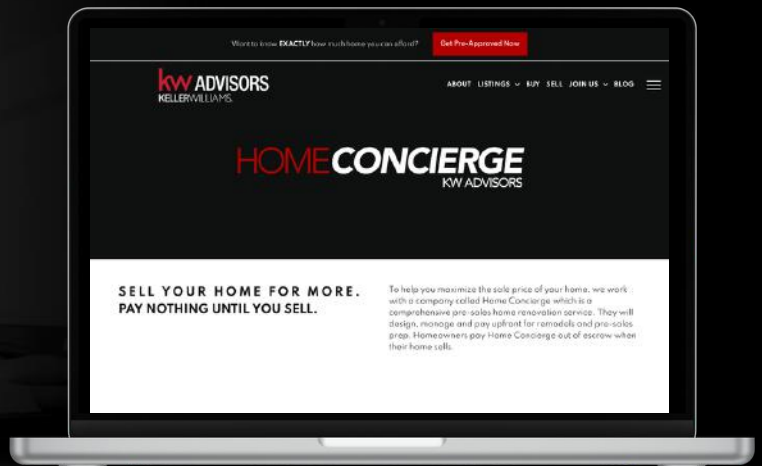
The laptop displays the American Home Shield website with a promotional banner: "JOIN TODAY + GET 25% OFF ANY PLAN" and "SAVE 25% ON A PLAN FOR HOME REPAIRS." The website also features the text: "YOUR HOME DOESN'T OWN YOU. Be confident and in control with American Home Shield."

# HOME CONCIERGE

KW ADVISORS

[CLICK HERE](#)

for your home renovation needs



Insurance Services  
Contact & Support

(888) 706-5181

**Perfecting** the  
way  
you shop for  
insurance

### How Can We Help?

Name

Email

Message

Where do you hear from us?

Submit



**GREYSTONE**  
INSURANCE AGENCY

[CLICK HERE](#)

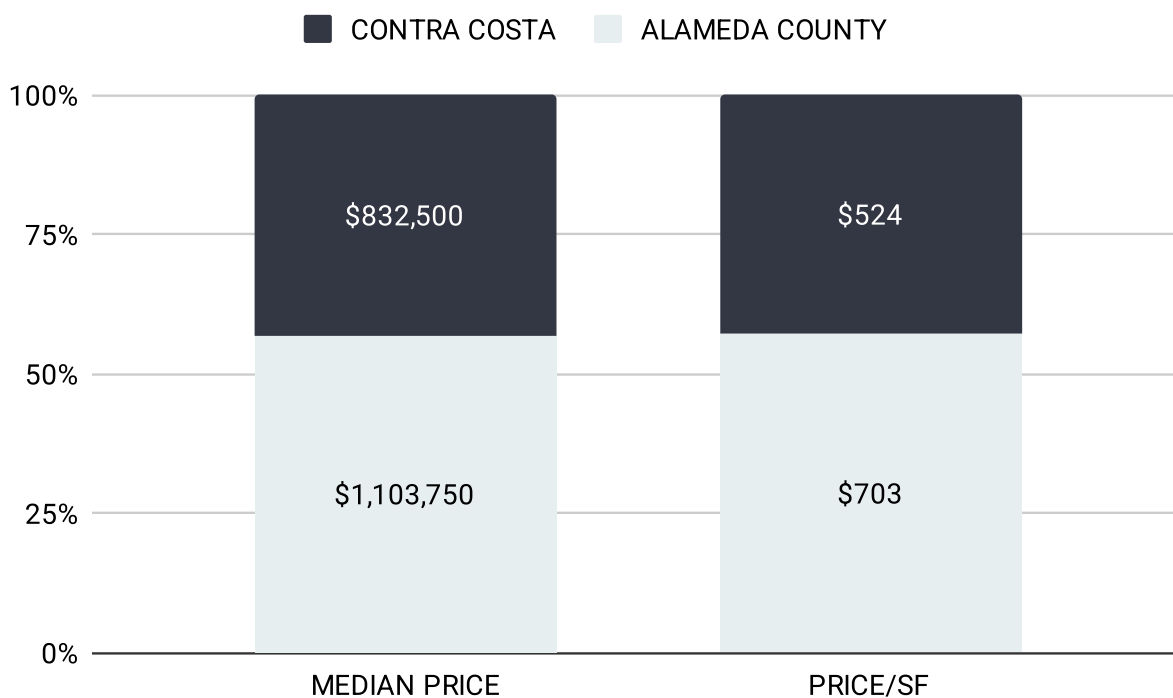
for your insurance needs

# East Bay — County Comparison

SFR, Condominiums, Townhouses — April 2026

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Comparing Median Price and Highest Price/SF



In Alameda County, the median price is \$1,103,750, with the highest price per square foot reaching \$703.

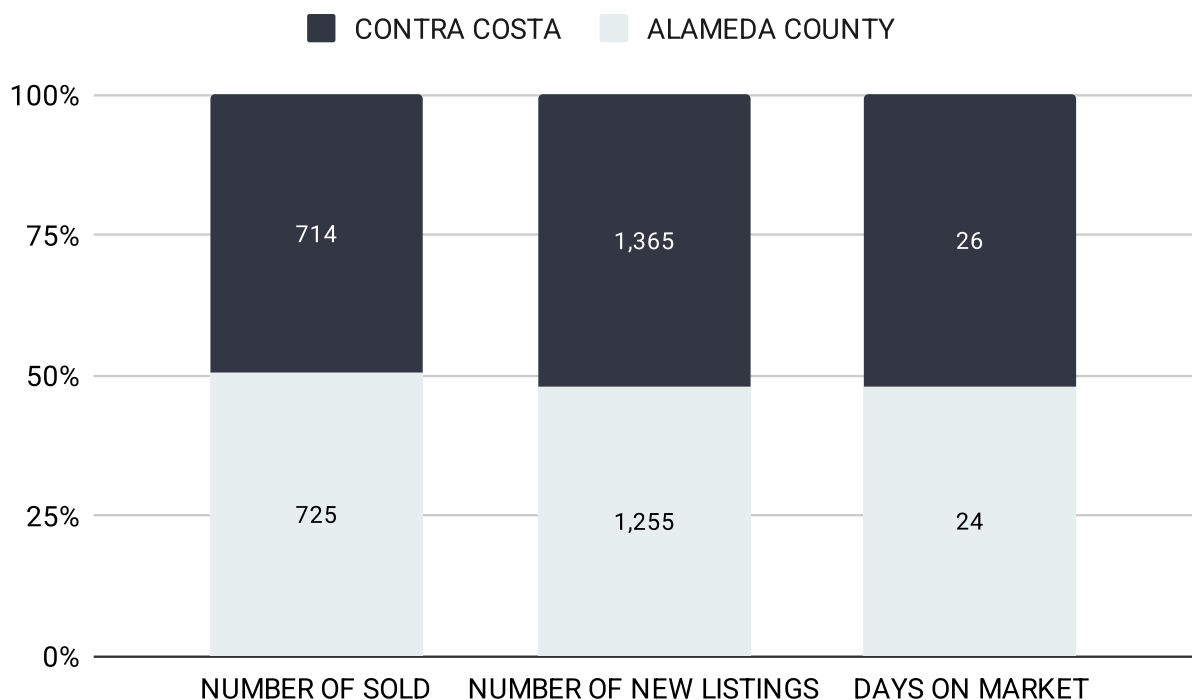
In Contra Costa County, the median price stands at \$832,500, and the highest price per square foot is \$524.

# East Bay — County Comparison

SFR, Condominiums, Townhouses — April 2026

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Comparing Number of Sales, Number of New Listings, and Days on Market



In Alameda County, 725 homes were sold, 1,255 new listings were added, and the average number of days a property spent on the market was 24.

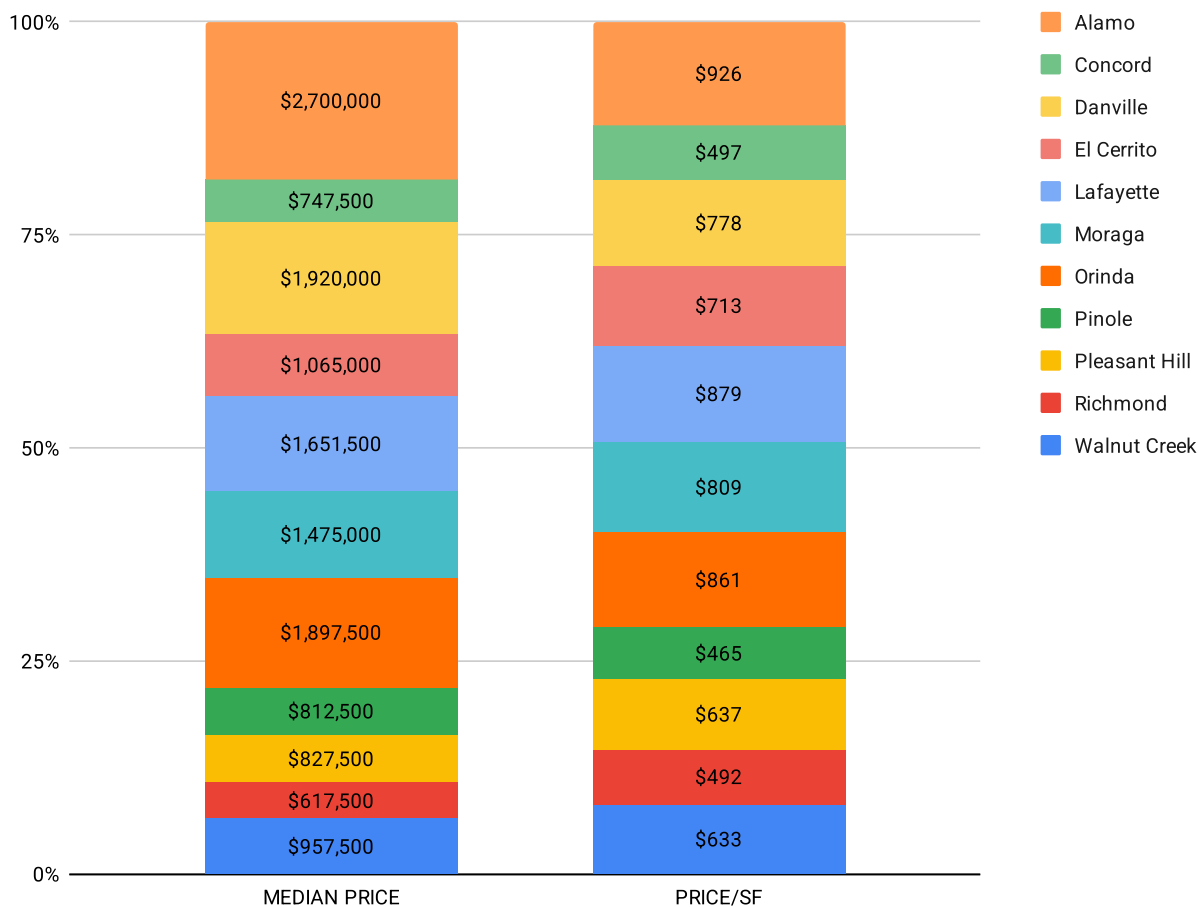
In Contra Costa County, there were 714 homes sold, 1,365 new listings, and the average days on the market was 26.

# Contra Costa County

## COUNTY OVERVIEW

SFR, Condominiums, Townhouses – April 2026

### Comparing Median Price and Highest Price/SF

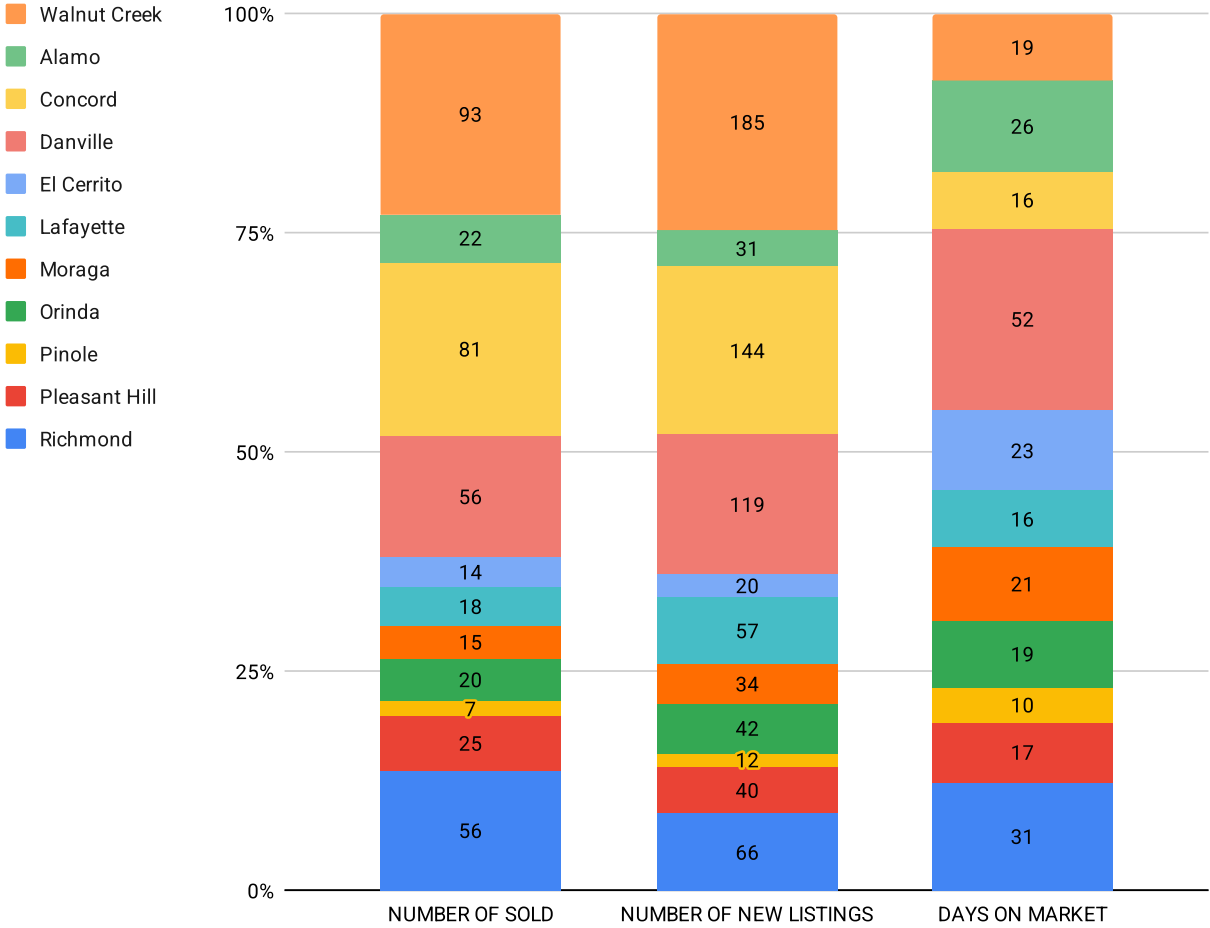


# Contra Costa County

## COUNTY OVERVIEW

SFR, Condominiums, Townhouses – April 2026

### Comparing Number of Sales, Number of New Listings, and Days on Market



# Contra Costa County

## What's in the Contra Costa County data?

There were 3,110 single-family homes for sale, providing 5.4 months of inventory. There were 1,065 new listings, and 575 homes sold at a median price of \$907k. The median overbid percentage was at 102.6%, with an average of 24 days on the market.

There were 1,309 condo and townhome units for sale, providing 9.4 months of inventory. There were 300 new listings and 139 units sold at a median sale price of \$600k. The median overbid percentage was at 100.1%, with an average of 35 days on the market.





# SFH

## Single-Family Homes

1,065

New Listings

575

Sold Listings

5.4

Months of Inventory

\$907K

Median Sale Price

102.6%

Median Sale vs List

24

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alamo, Concord, Danville, El Cerrito, Lafayette, Moraga, Orinda, Pleasant Hill, Richmond, and Walnut Creek from April 2025 to April 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 02029039. Copyright KW Advisors East Bay 2026. Each office is independently owned and operated.

# CONDO

Condo & Townhomes

300

New Listings

139

Sold Listings

9.4

Months of Inventory

\$600K

Median Sale Price

100.1%

Median Sale vs List

35

Avg Days on Market

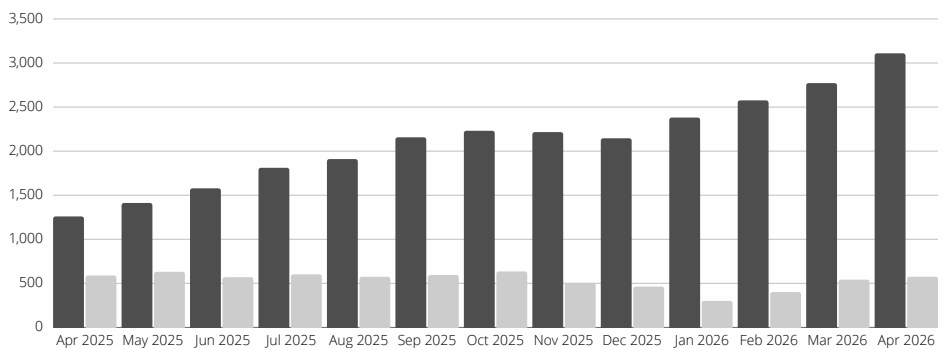




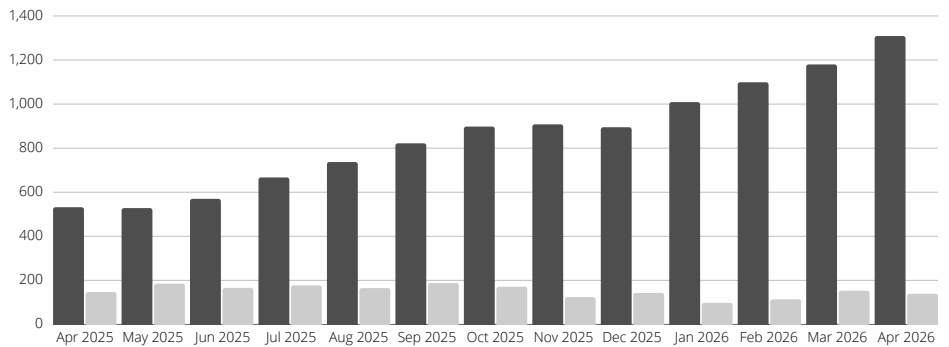
# Contra Costa County

APRIL 2025 - APRIL 2026

■ LISTINGS FOR SALE    ■ SOLD LISTINGS



## Single-Family Homes Last 12 months, year-over-year.



## Condos & Townhomes Last 12 months, year-over-year.

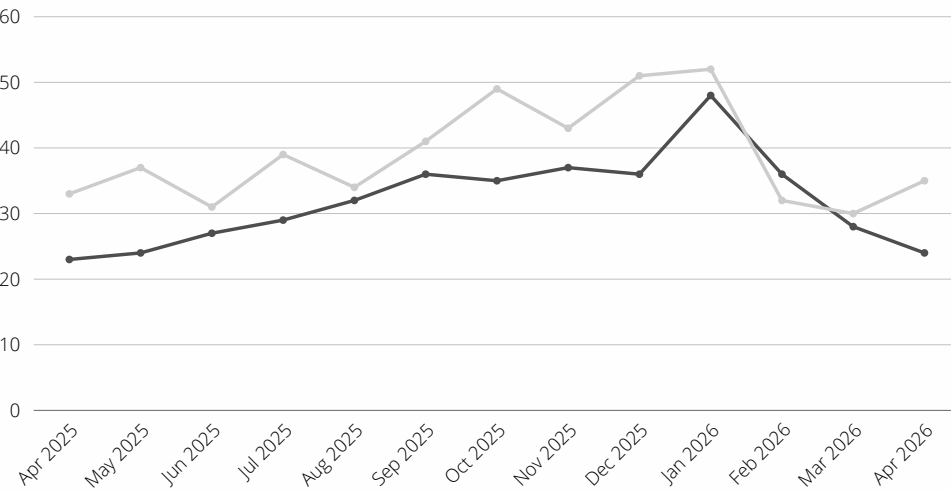
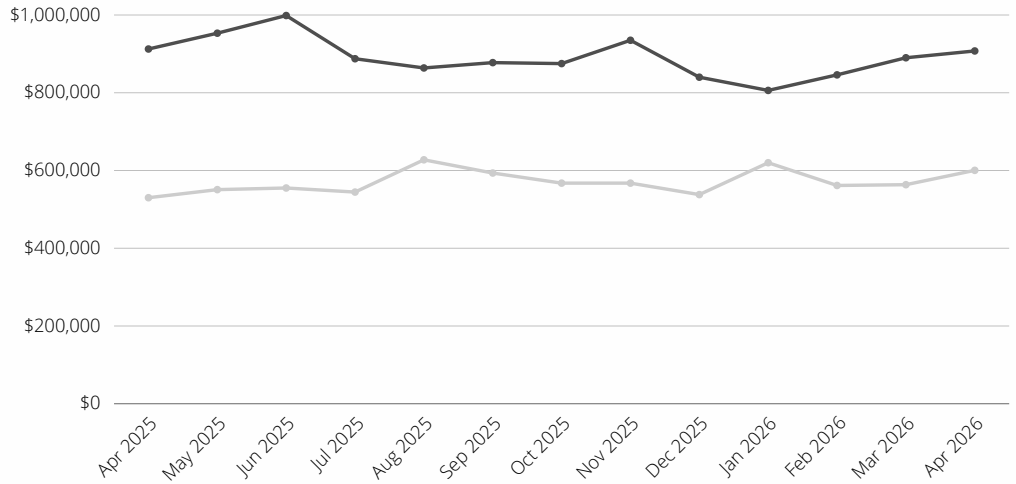
# Median Sales Price

## Single-Family Homes

The median sale price has decreased from \$912k last April 2025, to \$907k as of April 2026.

## Condos & Townhomes

The median sale price has increased from \$530k last April 2025, to \$600k as of April 2026.



# AVG Days On the Market

## Single-Family Homes

The average time spent on the market went up from 23 days last April 2025, to 24 days as of April 2026.

## Condos & Townhomes

The average time spent on the market went up from 33 days in April 2025, to 35 days as of April 2026.

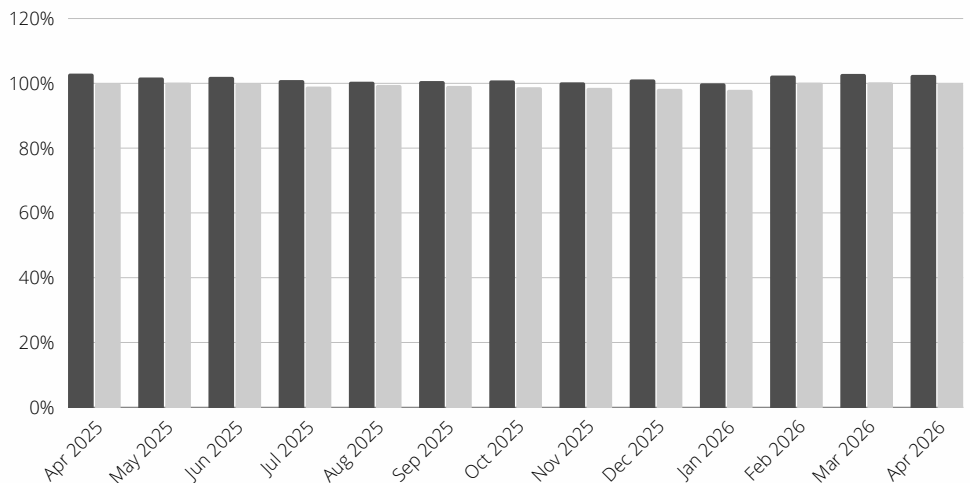
# Overbids

## Single-Family Homes

The overbid percentage has decreased from 103% last April 2025, to 102.6% a year later.

## Condos & Townhomes

The overbid percentage has increased from 100% last April 2025, to 100.1% a year later.





# Alamo

CONTRA COSTA COUNTY

## What's in the Alamo data?

There were 83 single-family homes for sale, providing 4.1 months of inventory. There were 28 new listings, and 20 homes sold at a median price of \$2.7m. The median overbid percentage was at 106%, with an average of 18 days on the market.

There were 3 condo and townhome units for sale, providing 1.5 months of inventory. There were 3 new listings and 2 units sold at a median sale price of \$1m. The median overbid percentage was at 100%, with an average of 109 days on the market.





# SFH

## Single-Family Homes

28

New Listings

20

Sold Listings

4.1

Months of Inventory

\$2.7M

Median Sale Price

106%

Median Sale vs List

18

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alamo, Concord, Danville, El Cerrito, Lafayette, Moraga, Orinda, Pleasant Hill, Richmond, and Walnut Creek from April 2025 to April 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 02029039. Copyright KW Advisors East Bay 2026. Each office is independently owned and operated.

# CONDO

## Condo & Townhomes

3

New Listings

2

Sold Listings

1.5

Months of Inventory

\$1M

Median Sale Price

100%

Median Sale vs List

109

Avg Days on Market



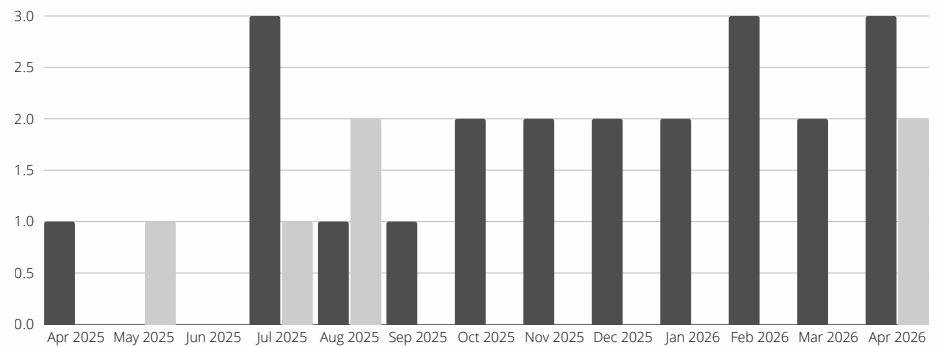


# Alamo

APRIL 2025 - APRIL 2026



## Single-Family Homes Last 12 months, year-over-year.



## Condos & Townhomes Last 12 months, year-over-year.

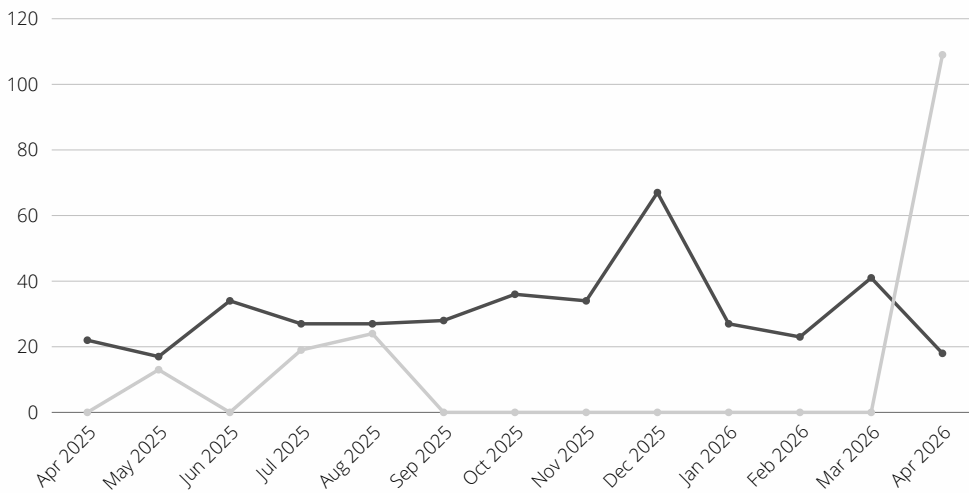
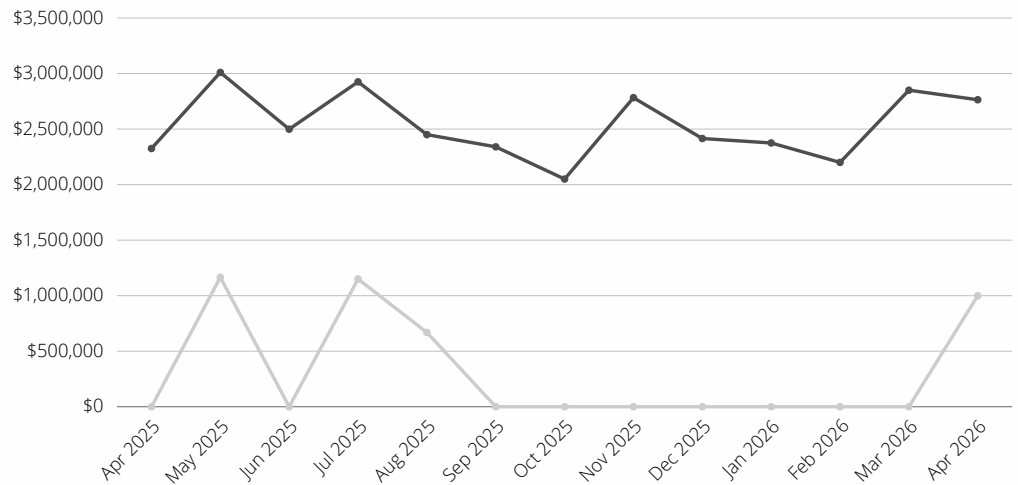
# Median Sales Price

## Single-Family Homes

The median sale price has increased from \$2.3m last April 2025, to \$2.7m as of April 2026.

## Condos & Townhomes

The median sale price has increased from \$0 last April 2025, to \$1000k as of April 2026.



# AVG Days On the Market

## Single-Family Homes

The average time spent on the market went down from 22 days last April 2025, to 18 days as of April 2026.

## Condos & Townhomes

The average time spent on the market went up from 0 days in April 2025, to 109 days as of April 2026.

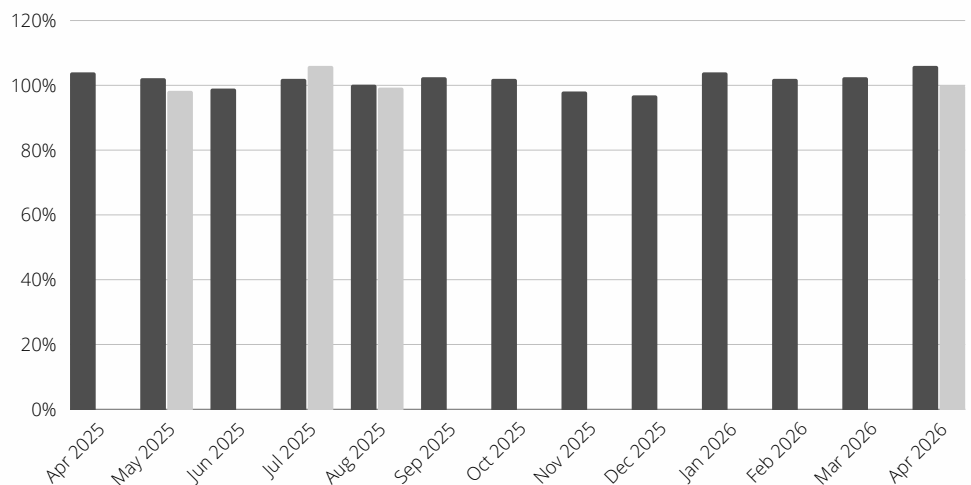
# Overbids

## Single-Family Homes

The overbid percentage has increased from 104% last April 2025, to 106% a year later.

## Condos & Townhomes

The overbid percentage has increased from 0% last April 2025, to 100% a year later.





# Concord

CONTRA COSTA COUNTY

## What's in the Concord data?

There were 254 single-family homes for sale, providing 3.8 months of inventory. There were 97 new listings, and 66 homes sold at a median price of \$810k. The median overbid percentage was at 101.8%, with an average of 16 days on the market.

There were 148 condo and townhome units for sale, providing 9.9 months of inventory. There were 47 new listings and 15 units sold at a median sale price of \$371k. The median overbid percentage was at 100.6%, with an average of 14 days on the market.





# SFH

## Single-Family Homes

97

New Listings

66

Sold Listings

3.8

Months of Inventory

\$810K

Median Sale Price

101.8%

Median Sale vs List

16

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alamo, Concord, Danville, El Cerrito, Lafayette, Moraga, Orinda, Pleasant Hill, Richmond, and Walnut Creek from April 2025 to April 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 02029039. Copyright KW Advisors East Bay 2026. Each office is independently owned and operated.

# CONDO

## Condo & Townhomes

47

New Listings

15

Sold Listings

9.9

Months of Inventory

\$371K

Median Sale Price

100.6%

Median Sale vs List

14

Avg Days on Market



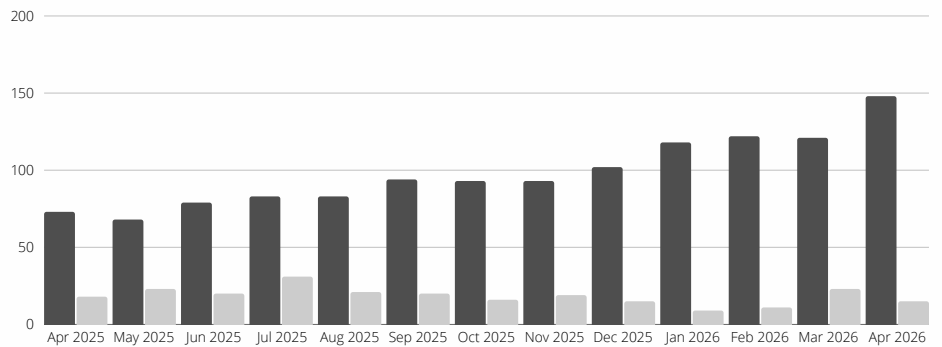


# Concord

APRIL 2025 - APRIL 2026



## Single-Family Homes Last 12 months, year-over-year.



## Condos & Townhomes Last 12 months, year-over-year.

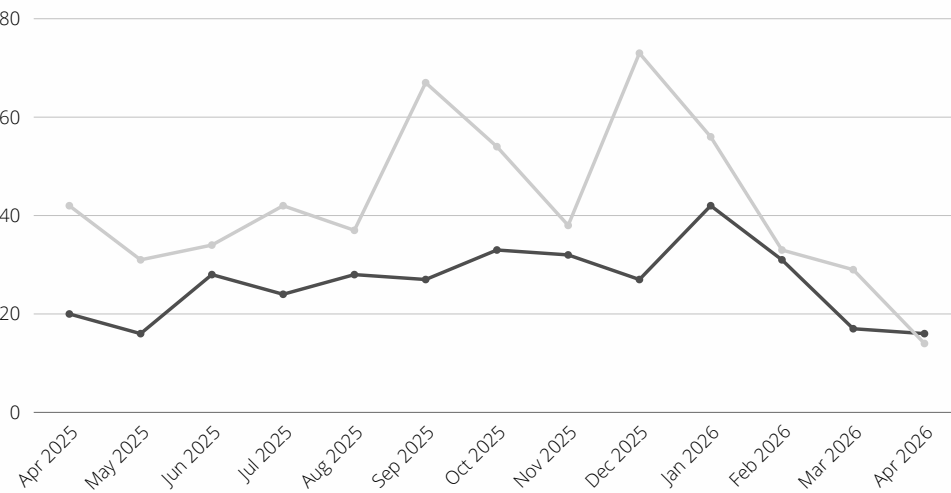
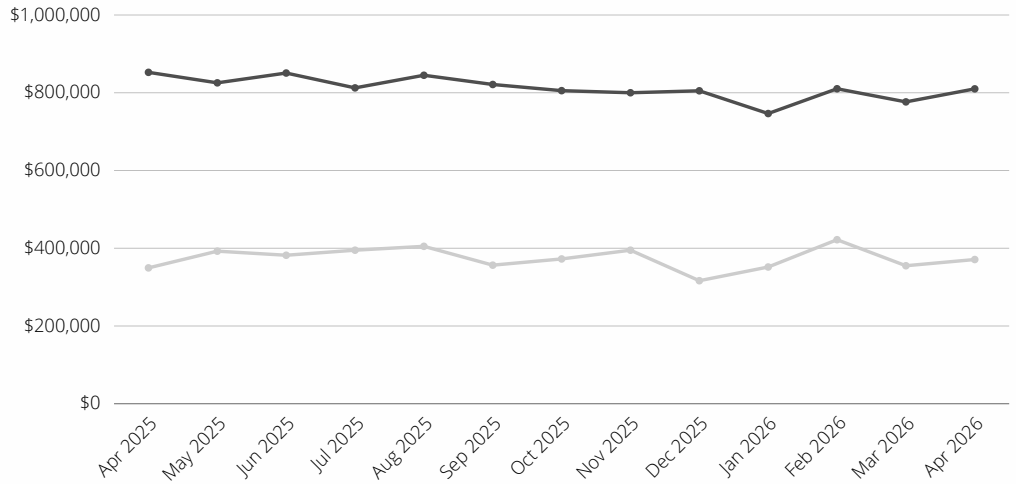
# Median Sales Price

## Single-Family Homes

The median sale price has decreased from \$852k last April 2025, to \$810k as of April 2026.

## Condos & Townhomes

The median sale price has increased from \$349k last April 2025, to \$371k as of April 2026.



# AVG Days On the Market

## Single-Family Homes

The average time spent on the market went down from 20 days last April 2025, to 16 days as of April 2026.

## Condos & Townhomes

The average time spent on the market went down from 42 days in April 2025, to 14 days as of April 2026.

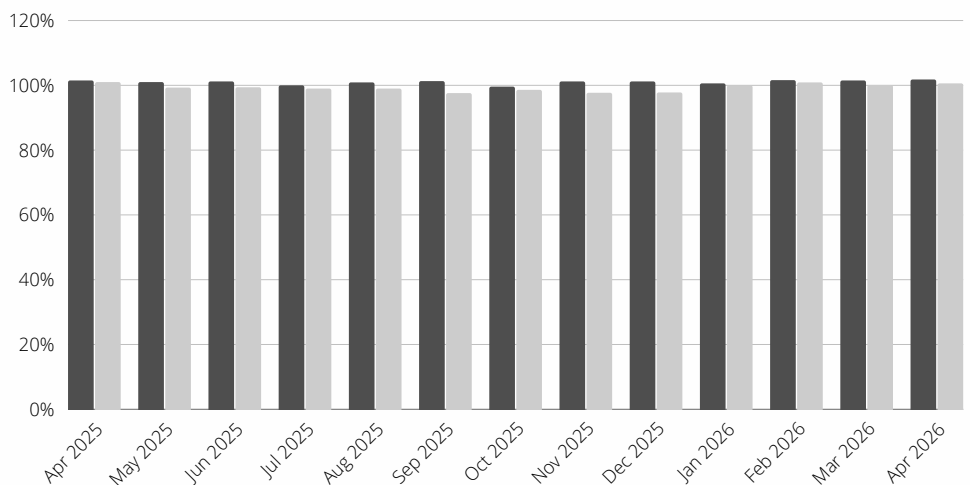
# Overbids

## Single-Family Homes

The overbid percentage has increased from 101.5% last April 2025, to 101.8% a year later.

## Condos & Townhomes

The overbid percentage has decreased from 101% last April 2025, to 100.6% a year later.





# Danville

CONTRA COSTA COUNTY

## What's in the Danville data?

There were 288 single-family homes for sale, providing 6.3 months of inventory. There were 93 new listings, and 46 homes sold at a median price of \$2.1m. The median overbid percentage was at 101.4%, with an average of 19 days on the market.

There were 107 condo and townhome units for sale, providing 10.7 months of inventory. There were 26 new listings and 10 units sold at a median sale price of \$1.2m. The median overbid percentage was at 98.6%, with an average of 39 days on the market.





# SFH

## Single-Family Homes

93

New Listings

46

Sold Listings

6.3

Months of Inventory

\$2.1 M

Median Sale Price

101.4%

Median Sale vs List

19

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alamo, Concord, Danville, El Cerrito, Lafayette, Moraga, Orinda, Pleasant Hill, Richmond, and Walnut Creek from April 2025 to April 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 02029039. Copyright KW Advisors East Bay 2026. Each office is independently owned and operated.

# CONDO

## Condo & Townhomes

26

New Listings

10

Sold Listings

10.7

Months of Inventory

\$1.2M

Median Sale Price

98.6%

Median Sale vs List

39

Avg Days on Market



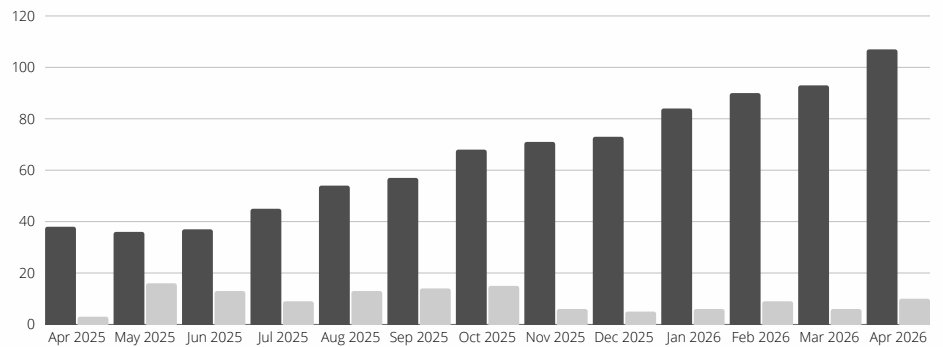


# Danville

APRIL 2025 - APRIL 2026



## Single-Family Homes Last 12 months, year-over-year.



## Condos & Townhomes Last 12 months, year-over-year.

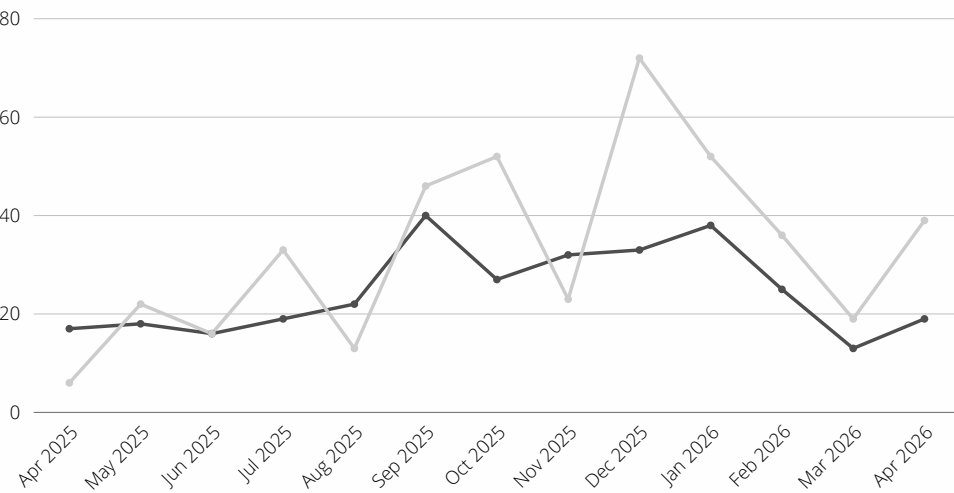
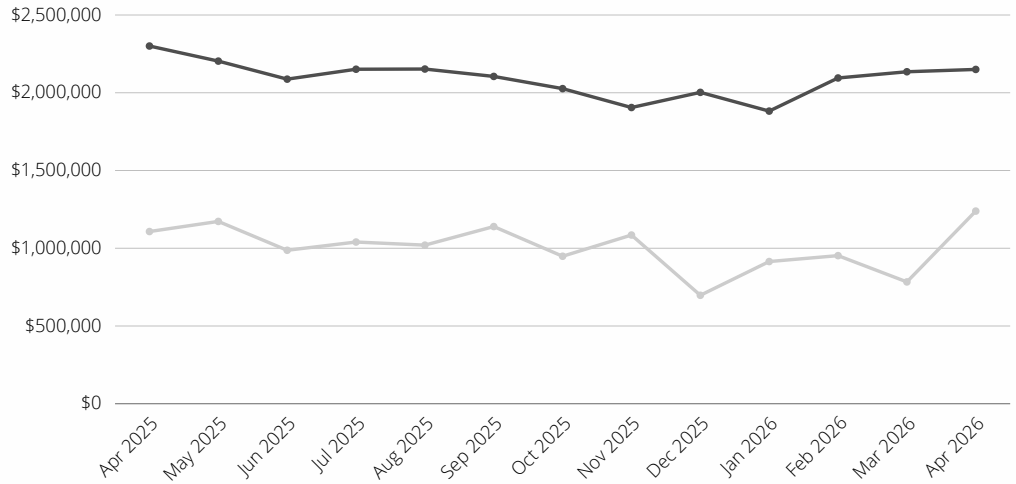
# Median Sales Price

## Single-Family Homes

The median sale price has decreased from \$2.3m last April 2025, to \$2.1m as of April 2026.

## Condos & Townhomes

The median sale price has increased from \$1.1m last April 2025, to \$1.2m as of April 2026.



# AVG Days On the Market

## Single-Family Homes

The average time spent on the market went up from 17 days last April 2025, to 19 days as of April 2026.

## Condos & Townhomes

The average time spent on the market went up from 6 days in April 2025, to 39 days as of April 2026.

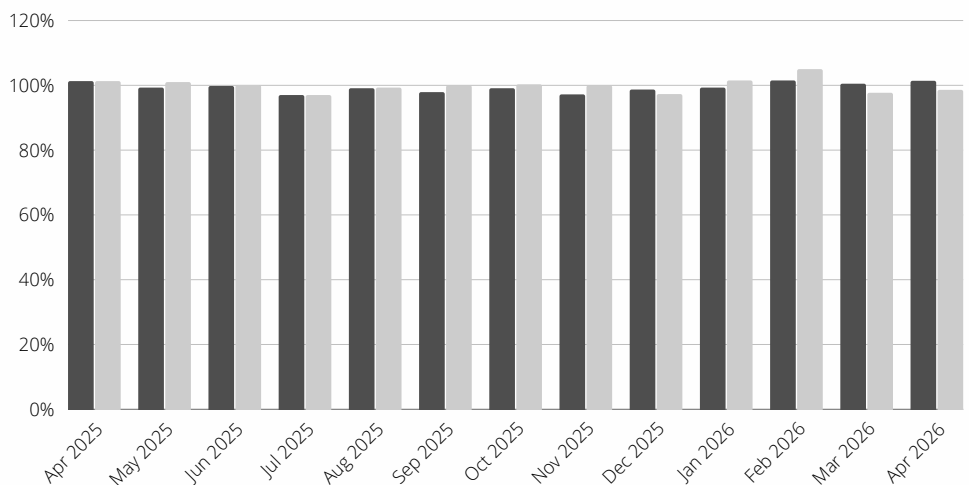
# Overbids

## Single-Family Homes

The overbid percentage has increased from 101.3% last April 2025, to 101.4% a year later.

## Condos & Townhomes

The overbid percentage has decreased from 101.3% last April 2025, to 98.6% a year later.





# El Cerrito

CONTRA COSTA COUNTY

## What's in the El Cerrito data?

There were 34 single-family homes for sale, providing 2.6 months of inventory. There were 19 new listings, and 13 homes sold at a median price of \$1m. The median overbid percentage was at 118.8%, with an average of 16 days on the market.

There were 5 condo and townhome units for sale, providing 5 months of inventory. There was 1 new listing and 1 unit sold at a median sale price of \$918k. The median overbid percentage was at 102.3%, with an average of 112 days on the market.





# SFH

## Single-Family Homes

19

New Listings

13

Sold Listings

2.6

Months of Inventory

\$1M

Median Sale Price

118.8%

Median Sale vs List

16

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alamo, Concord, Danville, El Cerrito, Lafayette, Moraga, Orinda, Pleasant Hill, Richmond, and Walnut Creek from April 2025 to April 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 02029039. Copyright KW Advisors East Bay 2026. Each office is independently owned and operated.

# CONDO

## Condo & Townhomes

1

New Listing

1

Sold Listing

5

Months of Inventory

\$918K

Median Sale Price

102.3%

Median Sale vs List

112

Avg Days on Market

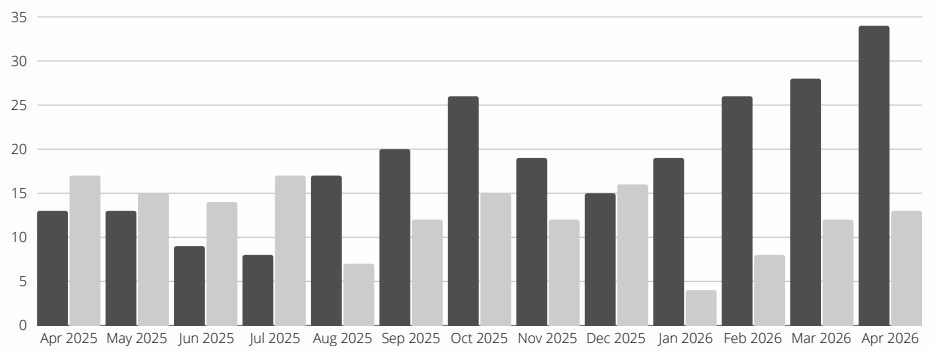




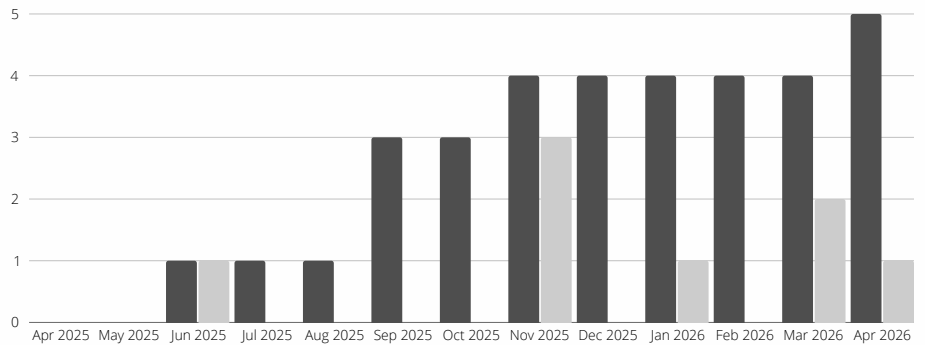
# El Cerrito

APRIL 2025 - APRIL 2026

■ LISTINGS FOR SALE    ■ SOLD LISTINGS



Single-Family Homes  
Last 12 months, year-over-year.



Condos & Townhomes  
Last 12 months, year-over-year.

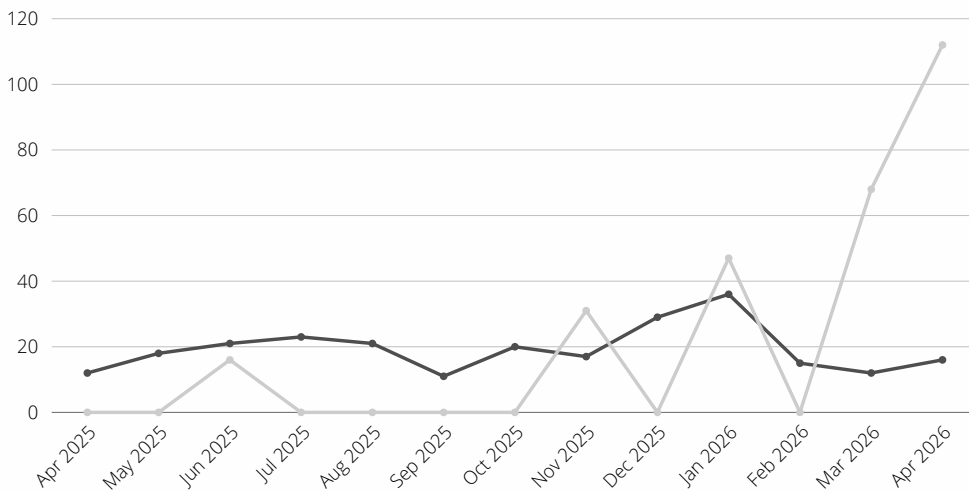
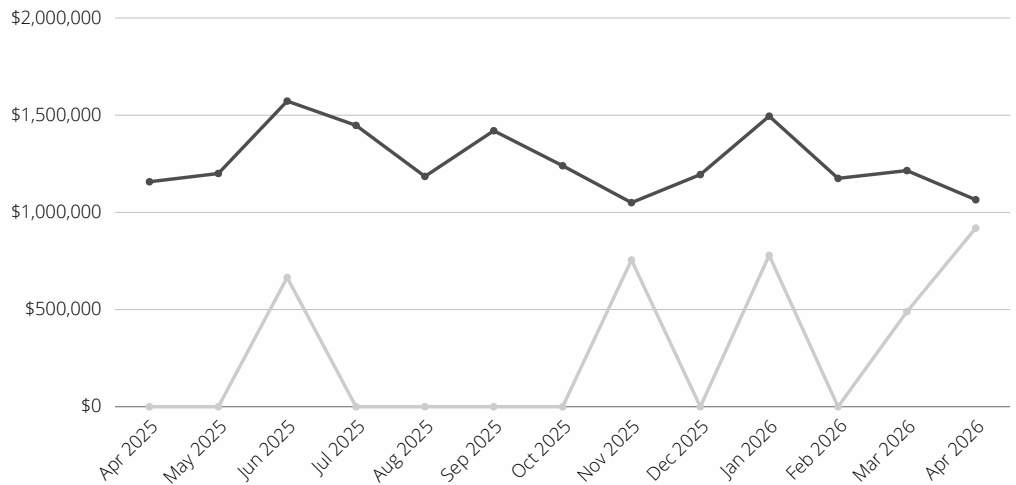
# Median Sales Price

## Single-Family Homes

The median sale price has decreased from \$1.15m last April 2025, to \$1m as of April 2026.

## Condos & Townhomes

The median sale price has increased from \$0 last April 2025, to \$918k as of April 2026.



# AVG Days On the Market

## Single-Family Homes

The average time spent on the market went up from 12 days last April 2025, to 16 days as of April 2026.

## Condos & Townhomes

The average time spent on the market went up from 0 days in April 2025, to 112 days as of April 2026.

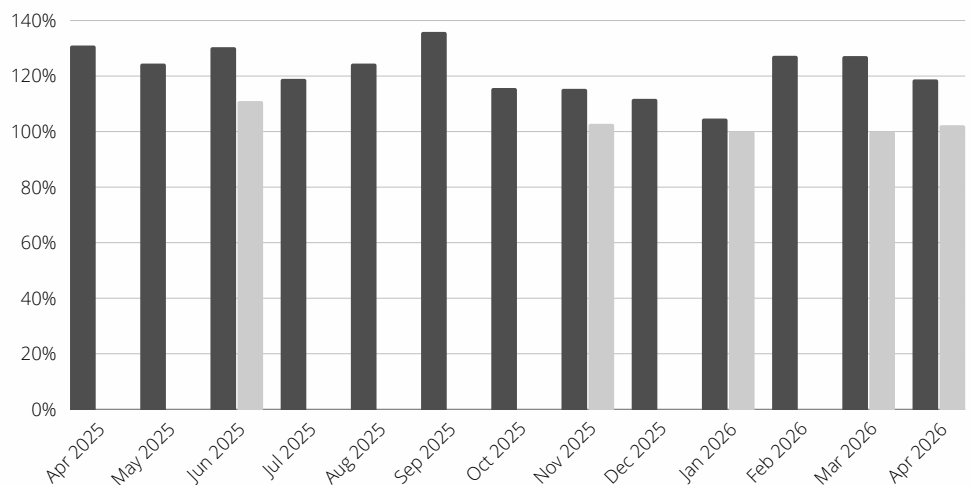
# Overbids

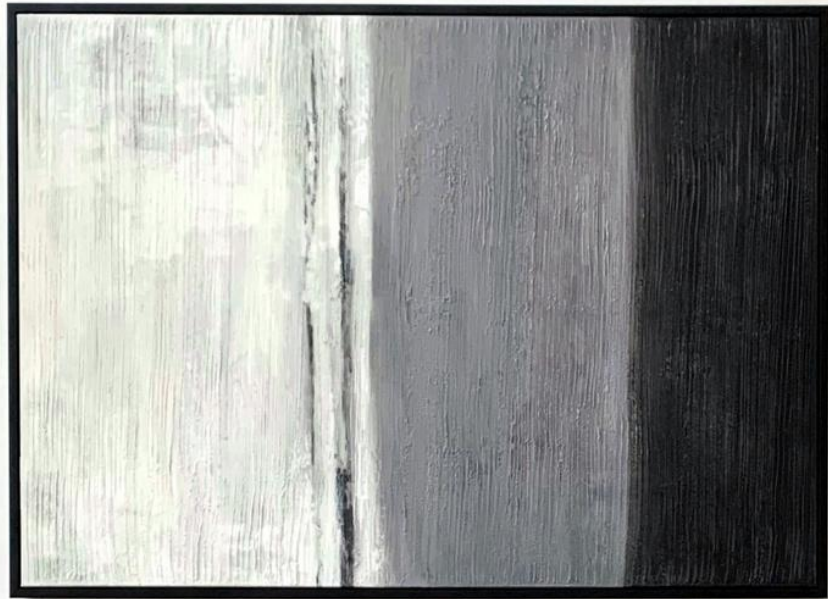
## Single-Family Homes

The overbid percentage has decreased from 131% last April 2025, to 118.8% a year later.

## Condos & Townhomes

The overbid percentage has increased from 0% last April 2025, to 102.3% a year later.





# Lafayette

CONTRA COSTA COUNTY

## What's in the Lafayette data?

There were 106 single-family homes for sale, providing 6.2 months of inventory. There were 49 new listings, and 17 homes sold at a median price of \$1.6m. The median overbid percentage was at 101.4%, with an average of 16 days on the market.

There were 36 condo and townhome units for sale, providing 36 months of inventory. There were 8 new listings and 1 unit sold at a median sale price of \$765k. The median overbid percentage was at 97.5%, with an average of 16 days on the market.





# SFH

## Single-Family Homes

49

New Listings

17

Sold Listings

6.2

Months of Inventory

\$1.6M

Median Sale Price

101.4%

Median Sale vs List

16

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alamo, Concord, Danville, El Cerrito, Lafayette, Moraga, Orinda, Pleasant Hill, Richmond, and Walnut Creek from April 2025 to April 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 02029039. Copyright KW Advisors East Bay 2026. Each office is independently owned and operated.

# CONDO

## Condo & Townhomes

8

New Listings

1

Sold Listing

36

Months of Inventory

\$765K

Median Sale Price

97.5%

Median Sale vs List

16

Avg Days on Market



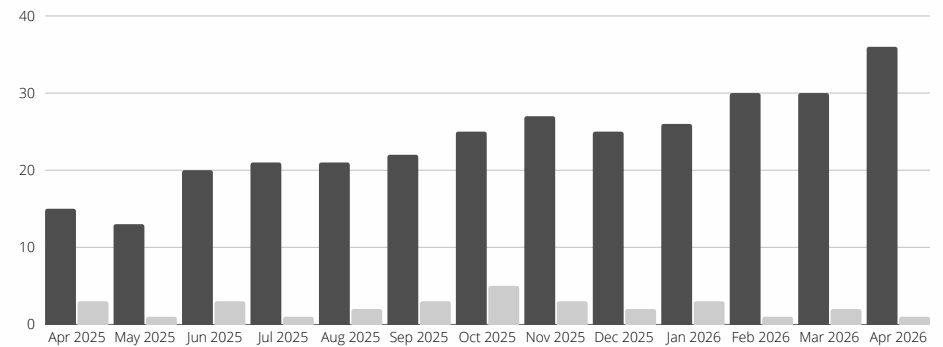


# Lafayette

APRIL 2025 - APRIL 2026



Single-Family Homes  
Last 12 months, year-over-year.



Condos & Townhomes  
Last 12 months, year-over-year.

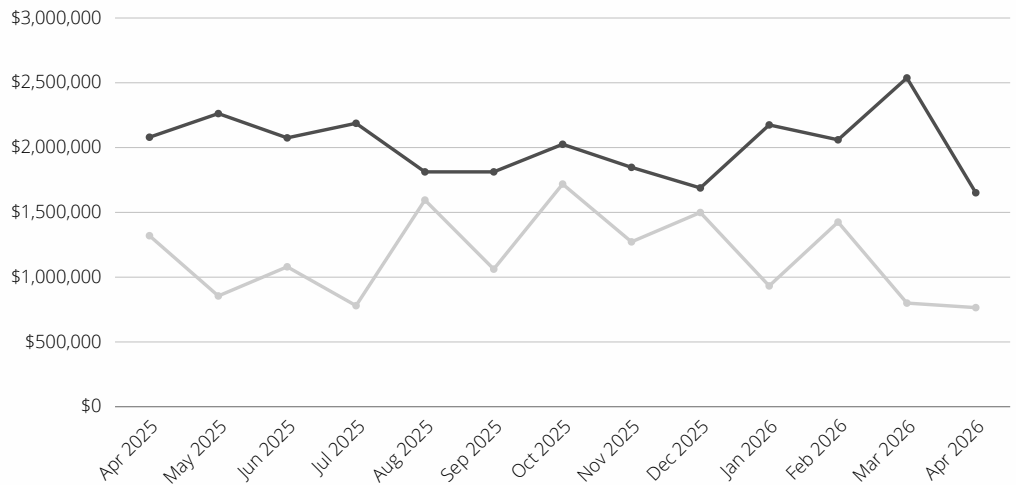
# Median Sales Price

## Single-Family Homes

The median sale price has decreased from \$2m last April 2025, to \$1.6m as of April 2026.

## Condos & Townhomes

The median sale price has decreased from \$1.3m last April 2025, to \$765k as of April 2026.



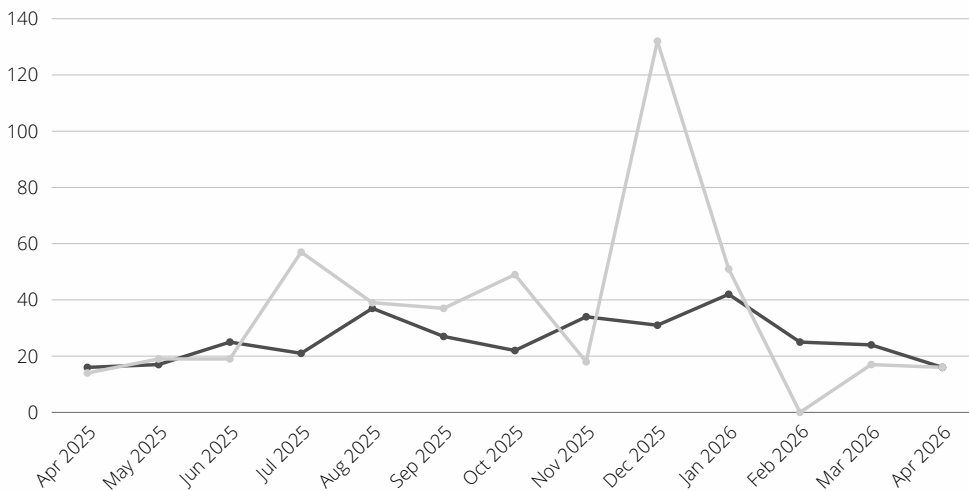
# AVG Days On the Market

## Single-Family Homes

The average time spent on the market remained the same from 16 days last April 2025, to 16 days as of April 2026.

## Condos & Townhomes

The average time spent on the market went up from 14 days in April 2025, to 16 days as of April 2026.



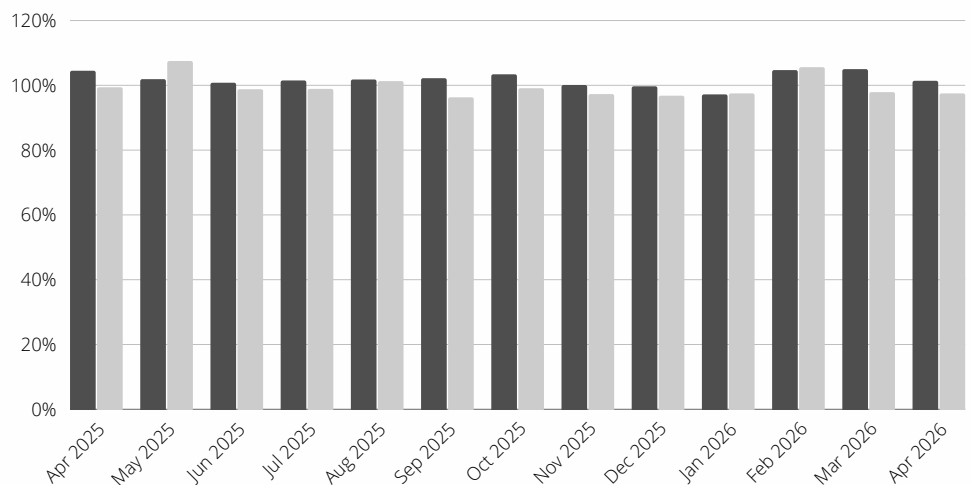
# Overbids

## Single-Family Homes

The overbid percentage has decreased from 104.5% last April 2025, to 101.4% a year later.

## Condos & Townhomes

The overbid percentage has decreased from 99.4% last April 2025, to 97.5% a year later.





# Moraga

CONTRA COSTA COUNTY

## What's in the Moraga data?

There were 45 single-family homes for sale, providing 5 months of inventory. There were 23 new listings, and 9 homes sold at a median price of \$1.9m. The median overbid percentage was at 103.4%, with an average of 9 days on the market.

There were 43 condo and townhome units for sale, providing 7.2 months of inventory. There were 11 new listings and 6 units sold at a median sale price of \$930k. The median overbid percentage was at 99.4%, with an average of 40 days on the market.





# SFH

## Single-Family Homes

23

New Listings

9

Sold Listings

5

Months of Inventory

\$1.9M

Median Sale Price

103.4%

Median Sale vs List

9

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alamo, Concord, Danville, El Cerrito, Lafayette, Moraga, Orinda, Pleasant Hill, Richmond, and Walnut Creek from April 2025 to April 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 02029039. Copyright KW Advisors East Bay 2026. Each office is independently owned and operated.

# CONDO

## Condo & Townhomes

11

New Listings

6

Sold Listings

7.2

Months of Inventory

\$930K

Median Sale Price

99.4%

Median Sale vs List

40

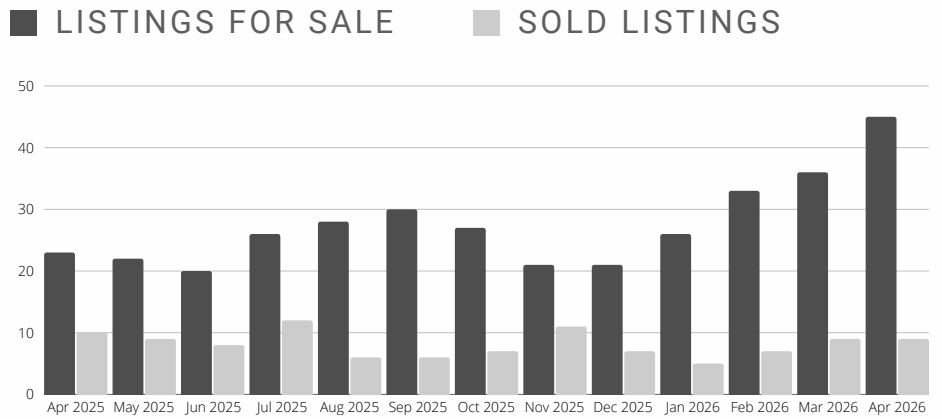
Avg Days on Market



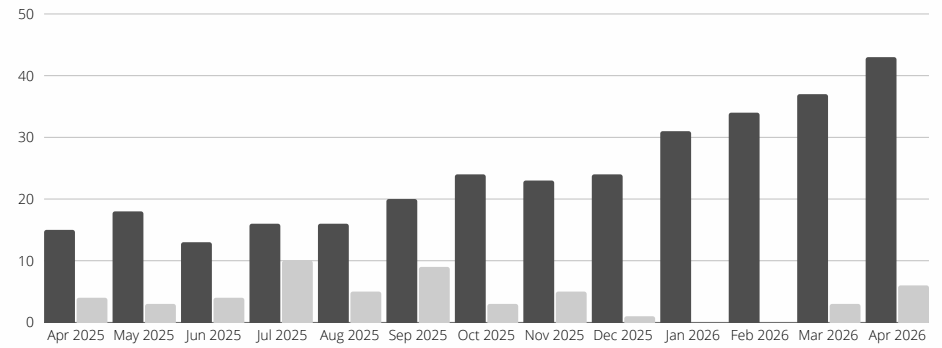


# Moraga

APRIL 2025 - APRIL 2026



## Single-Family Homes Last 12 months, year-over-year.



## Condos & Townhomes Last 12 months, year-over-year.

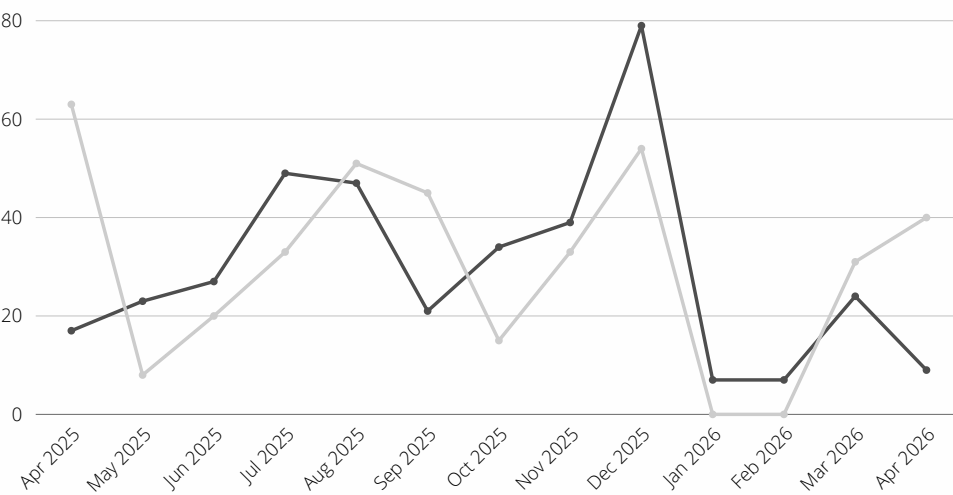
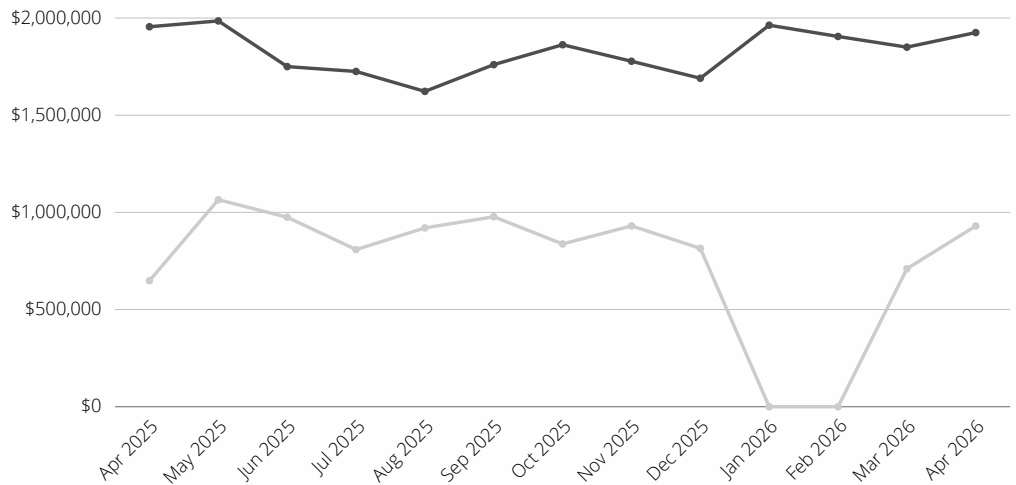
# Median Sales Price

## Single-Family Homes

The median sale price has decreased from \$1.95m last April 2025, to \$1.92m as of April 2026.

## Condos & Townhomes

The median sale price has increased from \$648k last April 2025, to \$930k as of April 2026.



# AVG Days On the Market

## Single-Family Homes

The average time spent on the market went down from 17 days last April 2025, to 9 days as of April 2026.

## Condos & Townhomes

The average time spent on the market went down from 63 days in April 2025, to 40 days as of April 2026.

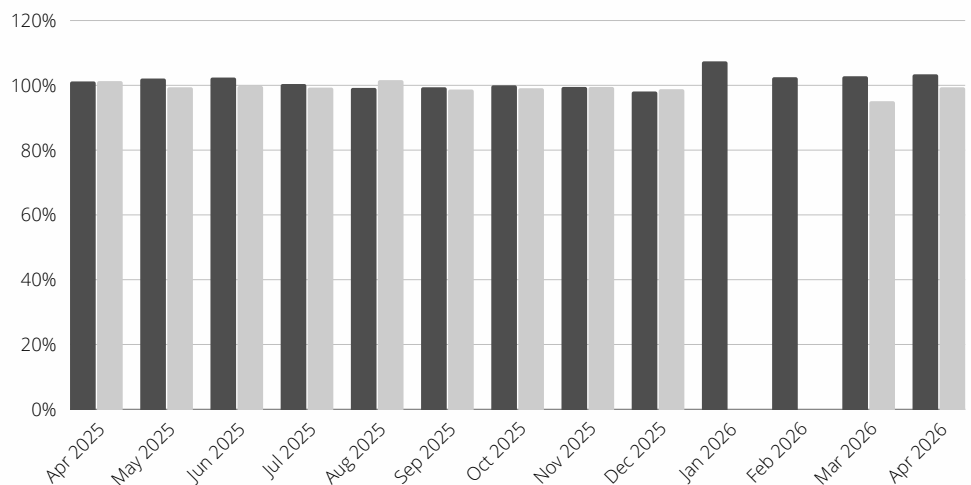
# Overbids

## Single-Family Homes

The overbid percentage has increased from 101.2% last April 2025, to 103.4% a year later.

## Condos & Townhomes

The overbid percentage has decreased from 101.3% last April 2025, to 99.4% a year later.





# Orinda

CONTRA COSTA COUNTY

## What's in the Orinda data?

There were 103 single-family homes for sale, providing 5.7 months of inventory. There were 41 new listings, and 18 homes sold at a median price of \$1.9m. The median overbid percentage was at 102%, with an average of 21 days on the market.

There were 4 condo and townhome units for sale, providing 2 months of inventory. There was 1 new listing and 2 units sold at a median sale price of \$1.3m. The median overbid percentage was at 100.3%, with an average of 8 days on the market.





# SFH

## Single-Family Homes

41

New Listings

18

Sold Listings

5.7

Months of Inventory

\$1.9M

Median Sale Price

102%

Median Sale vs List

21

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alamo, Concord, Danville, El Cerrito, Lafayette, Moraga, Orinda, Pleasant Hill, Richmond, and Walnut Creek from April 2025 to April 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 02029039. Copyright KW Advisors East Bay 2026. Each office is independently owned and operated.

# CONDO

## Condo & Townhomes

1

New Listing

2

Sold Listings

2

Months of Inventory

\$1.3M

Median Sale Price

100.3%

Median Sale vs List

8

Avg Days on Market



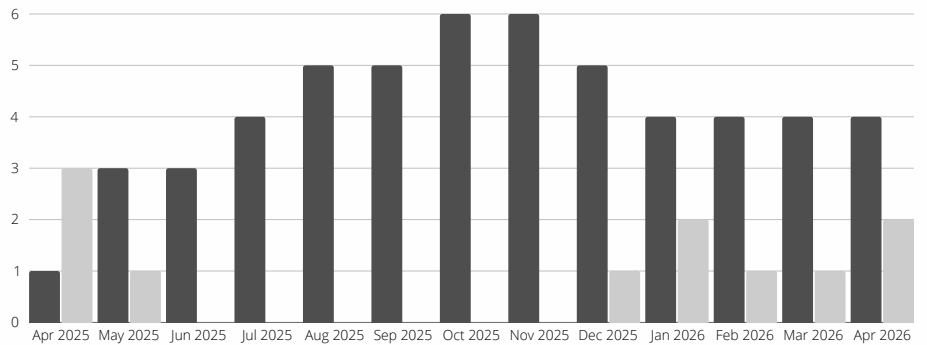


# Orinda

APRIL 2025 - APRIL 2026



## Single-Family Homes Last 12 months, year-over-year.



## Condos & Townhomes Last 12 months, year-over-year.

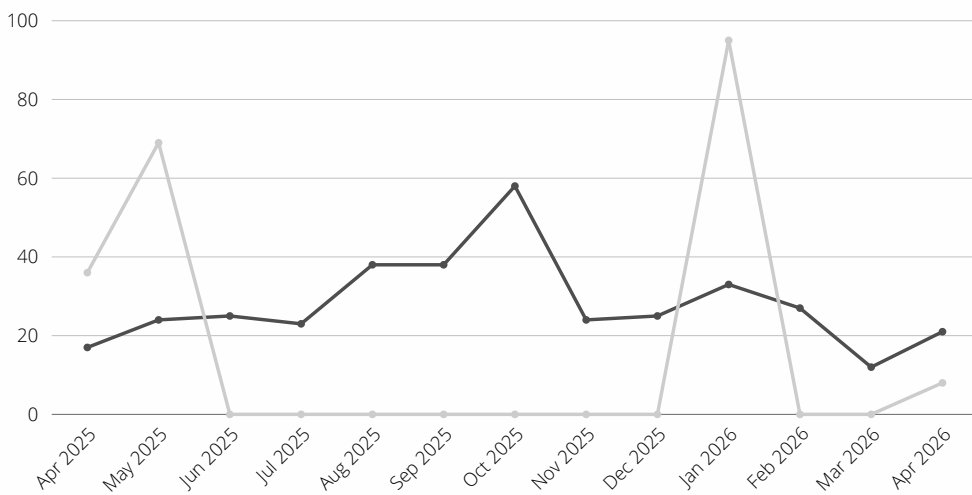
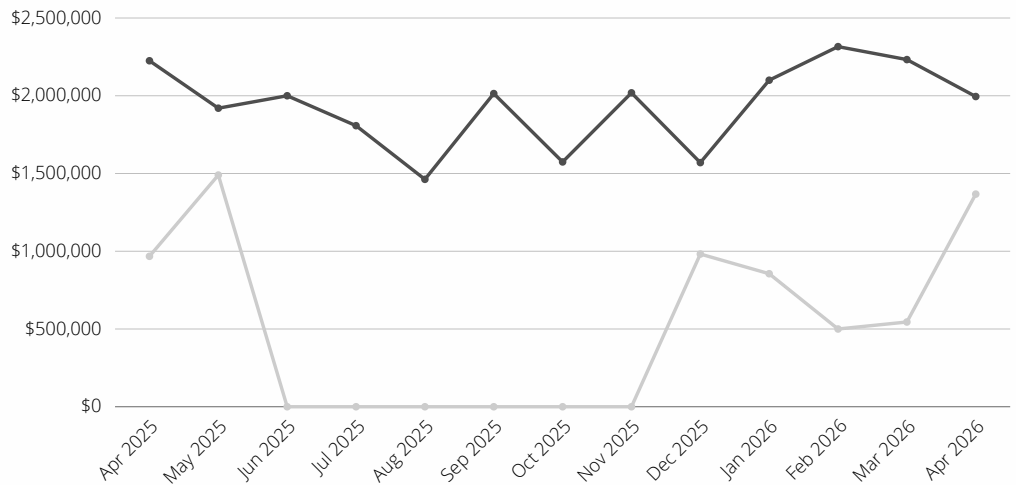
# Median Sales Price

## Single-Family Homes

The median sale price has decreased from \$2.2m last April 2025, to \$1.9m as of April 2026.

## Condos & Townhomes

The median sale price has increased from \$967k last April 2025, to \$1.3m as of April 2026.



# AVG Days On the Market

## Single-Family Homes

The average time spent on the market went up from 17 days last April 2025, to 21 days as of April 2026.

## Condos & Townhomes

The average time spent on the market went down from 36 days in April 2025, to 8 days as of April 2026.

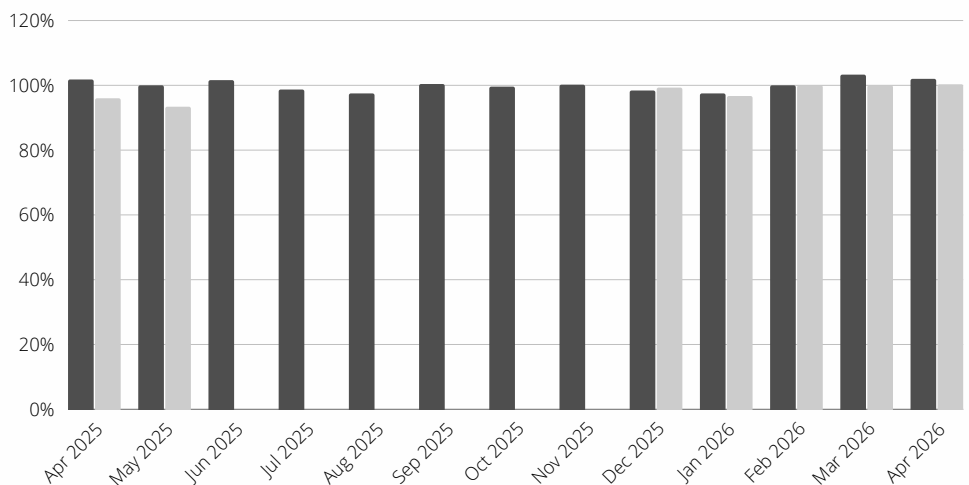
# Overbids

## Single-Family Homes

The overbid percentage has increased from 101.8% last April 2025, to 102% a year later.

## Condos & Townhomes

The overbid percentage has increased from 96% last April 2025, to 100.3% a year later.





# Pleasant Hill

CONTRA COSTA COUNTY

## What's in the Pleasant Hill data?

There were 72 single-family homes for sale, providing 4.2 months of inventory. There were 32 new listings, and 17 homes sold at a median price of \$959k. The median overbid percentage was at 101.8%, with an average of 18 days on the market.

There were 40 condo and townhome units for sale, providing 5 months of inventory. There were 8 new listings and 8 units sold at a median sale price of \$637k. The median overbid percentage was at 103.2%, with an average of 15 days on the market.





# SFH

## Single-Family Homes

32

New Listings

17

Sold Listings

4.2

Months of Inventory

\$959K

Median Sale Price

101.8%

Median Sale vs List

18

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alamo, Concord, Danville, El Cerrito, Lafayette, Moraga, Orinda, Pleasant Hill, Richmond, and Walnut Creek from April 2025 to April 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 02029039. Copyright KW Advisors East Bay 2026. Each office is independently owned and operated.

# CONDO

## Condo & Townhomes

8

New Listings

8

Sold Listings

5

Months of Inventory

\$637K

Median Sale Price

103.2%

Median Sale vs List

15

Avg Days on Market



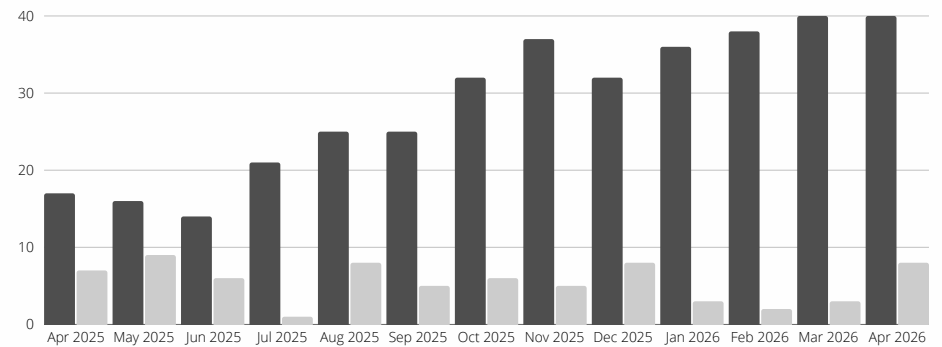


# Pleasant Hill

APRIL 2025 - APRIL 2026



## Single-Family Homes Last 12 months, year-over-year.



## Condos & Townhomes Last 12 months, year-over-year.

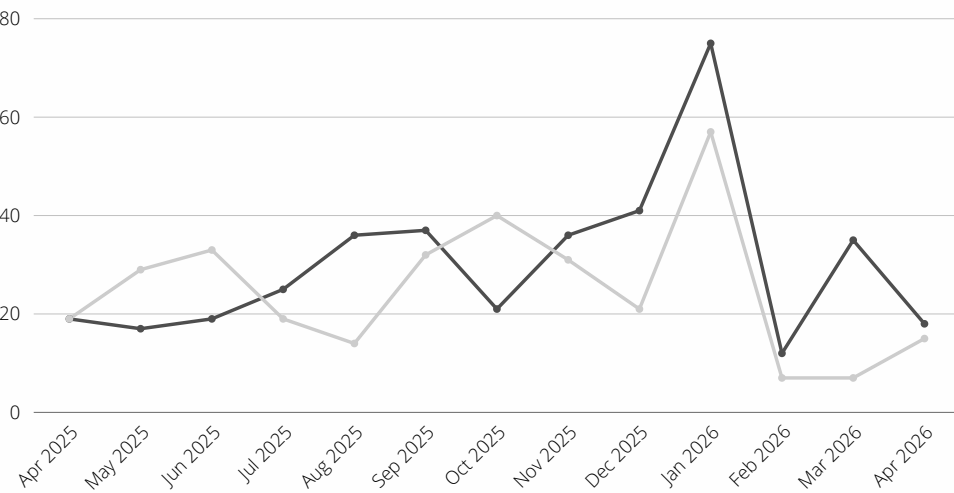
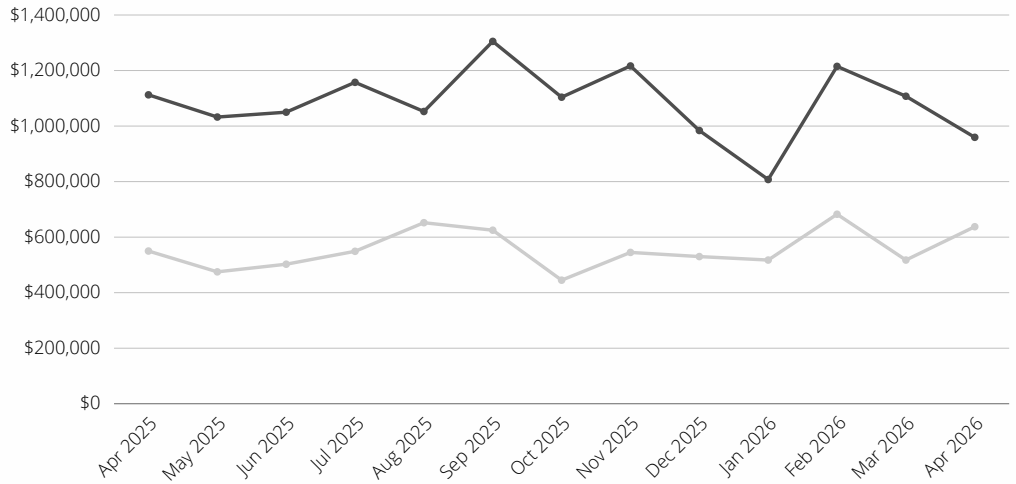
# Median Sales Price

## Single-Family Homes

The median sale price has decreased from \$1.1m last April 2025, to \$959k as of April 2026.

## Condos & Townhomes

The median sale price has increased from \$550k last April 2025, to \$637k as of April 2026.



# AVG Days On the Market

## Single-Family Homes

The average time spent on the market went down from 19 days last April 2025, to 18 days as of April 2026.

## Condos & Townhomes

The average time spent on the market went down from 19 days in April 2025, to 15 days as of April 2026.

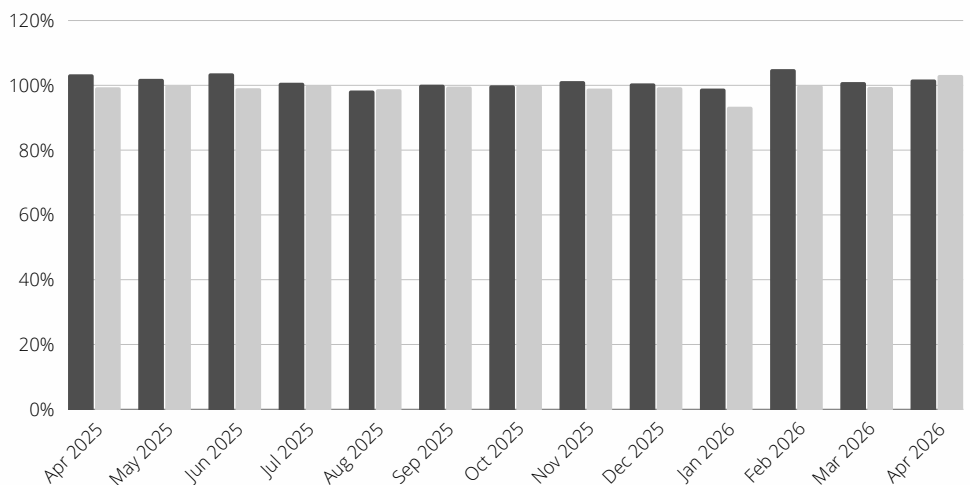
# Overbids

## Single-Family Homes

The overbid percentage has decreased from 103.4% last April 2025, to 101.8% a year later.

## Condos & Townhomes

The overbid percentage has increased from 99.4% last April 2025, to 103.2% a year later.





# Richmond

CONTRA COSTA COUNTY

## What's in the Richmond data?

There were 178 single-family homes for sale, providing 4 months of inventory. There were 54 new listings, and 45 homes sold at a median price of \$651k. The median overbid percentage was at 106.3%, with an average of 24 days on the market.

There were 82 condo and townhome units for sale, providing 7.5 months of inventory. There were 12 new listings and 11 units sold at a median sale price of \$470k. The median overbid percentage was at 99%, with an average of 57 days on the market.





# SFH

## Single-Family Homes

54

New Listings

45

Sold Listings

4

Months of Inventory

\$651K

Median Sale Price

106.3%

Median Sale vs List

24

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alamo, Concord, Danville, El Cerrito, Lafayette, Moraga, Orinda, Pleasant Hill, Richmond, and Walnut Creek from April 2025 to April 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 02029039. Copyright KW Advisors East Bay 2026. Each office is independently owned and operated.

# CONDO

## Condo & Townhomes

12

New Listings

11

Sold Listings

7.5

Months of Inventory

\$470K

Median Sale Price

99%

Median Sale vs List

57

Avg Days on Market



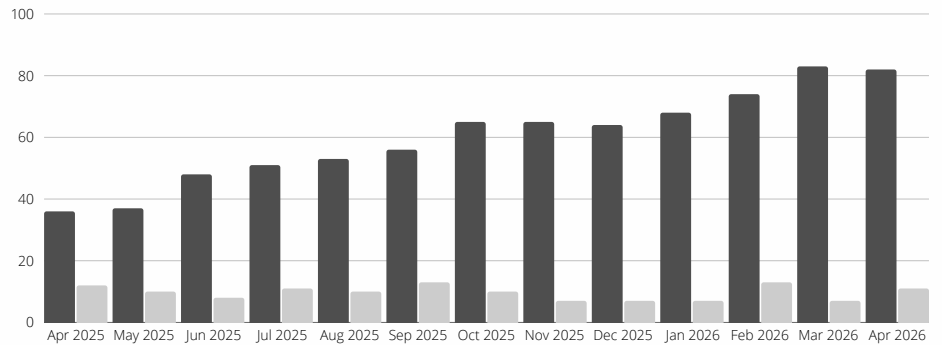


# Richmond

APRIL 2025 - APRIL 2026



## Single-Family Homes Last 12 months, year-over-year.



## Condos & Townhomes Last 12 months, year-over-year.

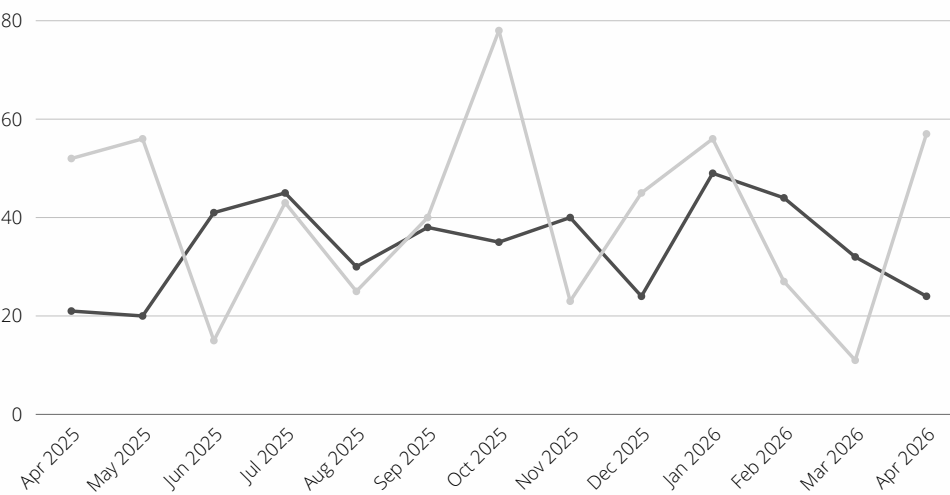
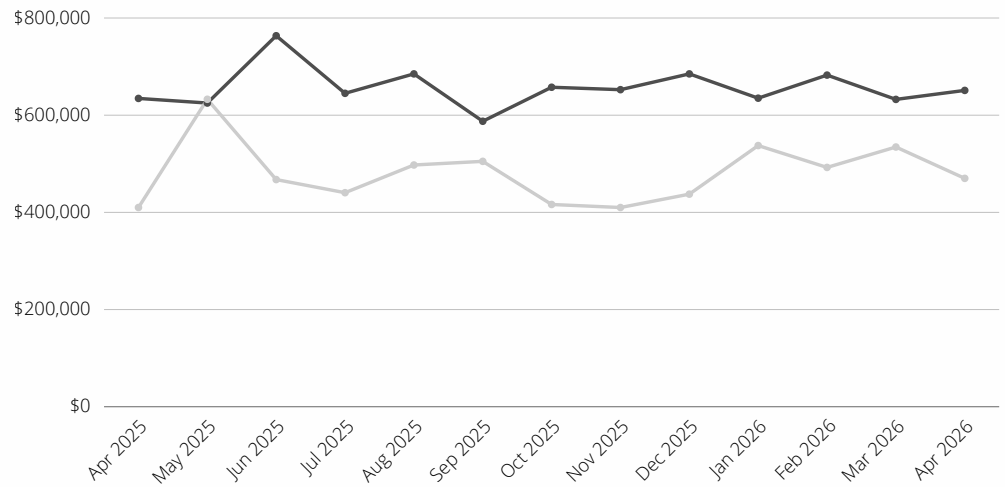
# Median Sales Price

## Single-Family Homes

The median sale price has increased from \$634k last April 2025, to \$651k as of April 2026.

## Condos & Townhomes

The median sale price has increased from \$410k last April 2025, to \$470k as of April 2026.



# AVG Days On the Market

## Single-Family Homes

The average time spent on the market went up from 21 days last April 2025, to 24 days as of April 2026.

## Condos & Townhomes

The average time spent on the market went up from 52 days in April 2025, to 57 days as of April 2026.

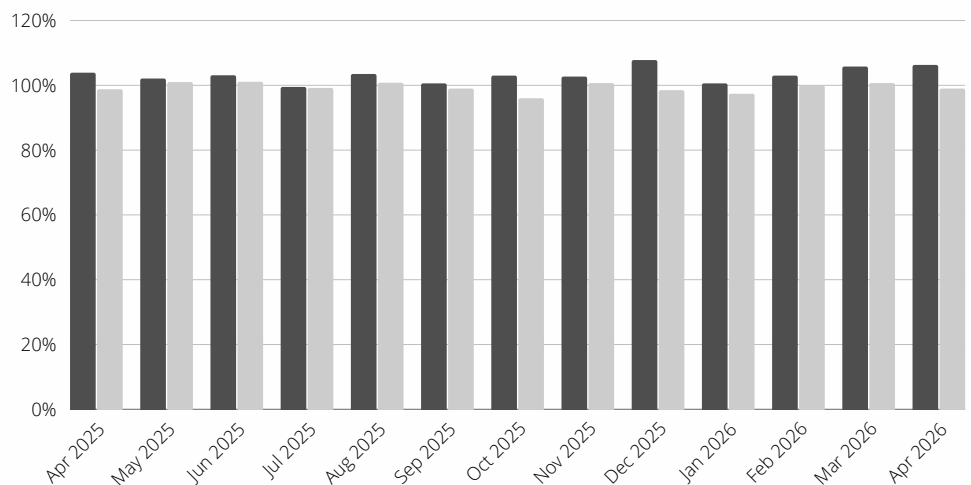
# Overbids

## Single-Family Homes

The overbid percentage has increased from 103.9% last April 2025, to 106.3% a year later.

## Condos & Townhomes

The overbid percentage has increased from 98.8% last April 2025, to 99% a year later.





# Walnut Creek

CONTRA COSTA COUNTY

## What's in the Walnut Creek data?

There were 173 single-family homes for sale, providing 4.6 months of inventory. There were 80 new listings, and 38 homes sold at a median price of \$1.5m. The median overbid percentage was at 103.1%, with an average of 13 days on the market.

There were 433 condo and townhome units for sale, providing 7.9 months of inventory. There were 105 new listings and 55 units sold at a median sale price of \$615k. The median overbid percentage was at 100.1%, with an average of 23 days on the market.





# SFH

## Single-Family Homes

80

New Listings

38

Sold Listings

4.6

Months of Inventory

\$1.5M

Median Sale Price

103.1%

Median Sale vs List

13

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alamo, Concord, Danville, El Cerrito, Lafayette, Moraga, Orinda, Pleasant Hill, Richmond, and Walnut Creek from April 2025 to April 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 02029039. Copyright KW Advisors East Bay 2026. Each office is independently owned and operated.

# CONDO

## Condo & Townhomes

105

New Listings

55

Sold Listings

7.9

Months of Inventory

\$615K

Median Sale Price

100.1%

Median Sale vs List

23

Avg Days on Market



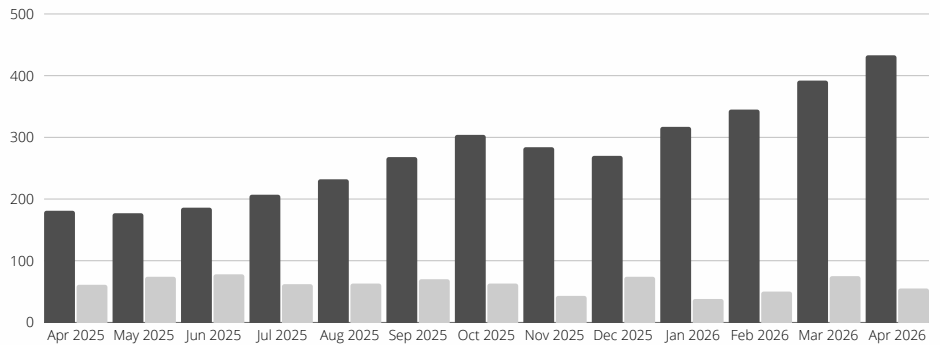


# Walnut Creek

APRIL 2025 - APRIL 2026



Single-Family Homes  
Last 12 months, year-over-year.



Condos & Townhomes  
Last 12 months, year-over-year.

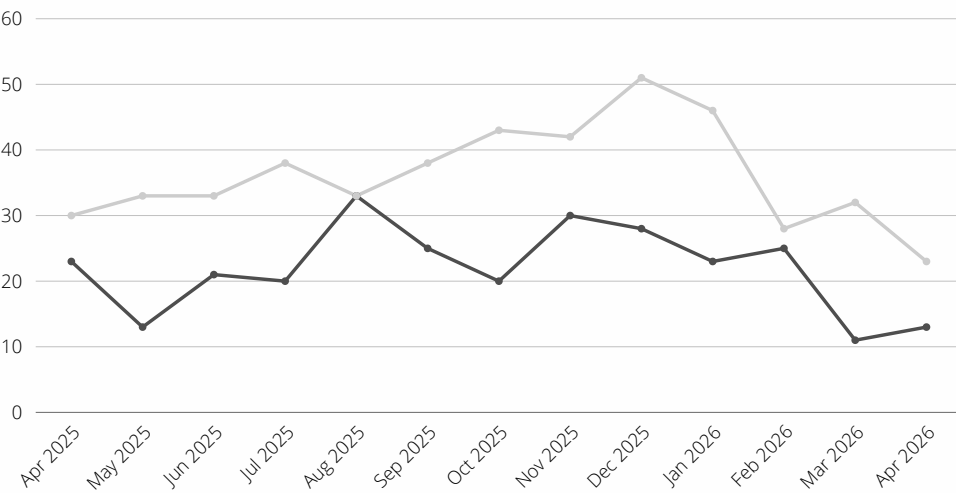
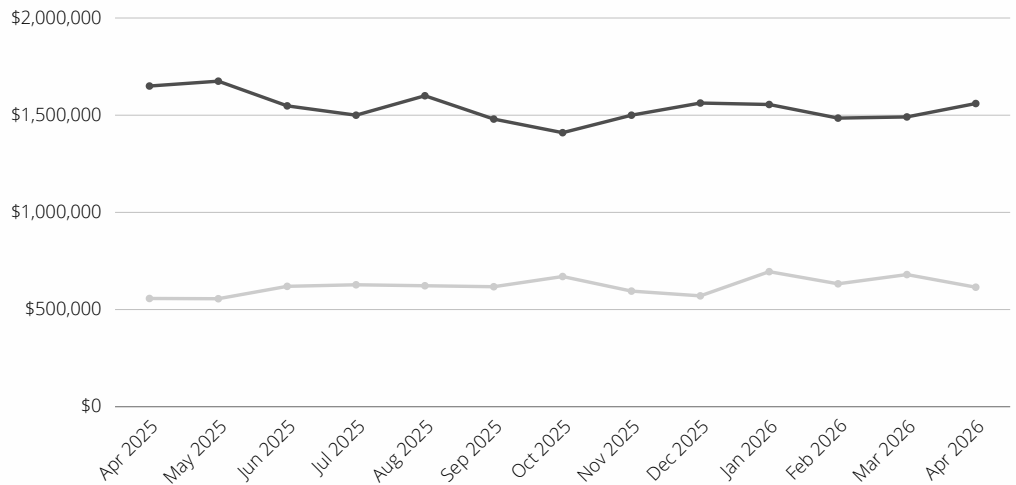
# Median Sales Price

## Single-Family Homes

The median sale price has decreased from \$1.6m last April 2025, to \$1.5m as of April 2026.

## Condos & Townhomes

The median sale price has increased from \$557k last April 2025, to \$615k as of April 2026.



# AVG Days On the Market

## Single-Family Homes

The average time spent on the market went down from 23 days last April 2025, to 13 days as of April 2026.

## Condos & Townhomes

The average time spent on the market went down from 30 days in April 2025, to 23 days as of April 2026.

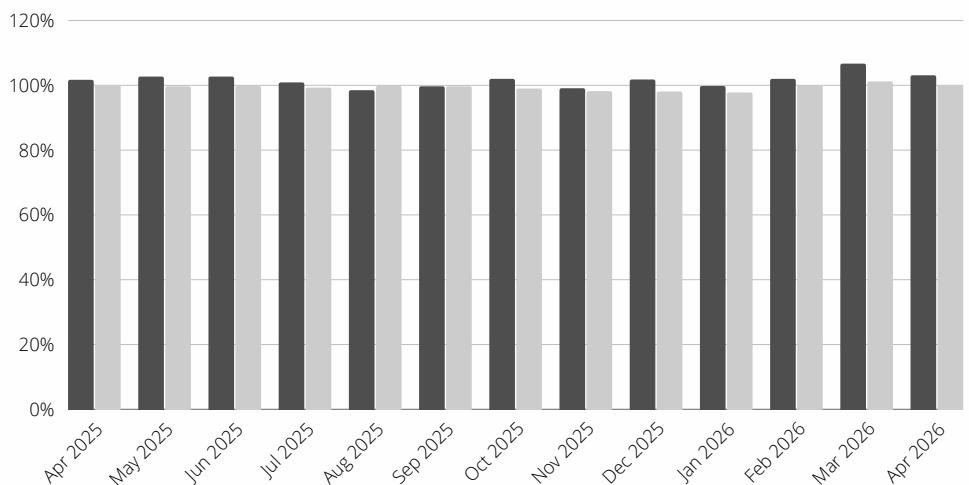
# Overbids

## Single-Family Homes

The overbid percentage has increased from 101.7% last April 2025, to 103.1% a year later.

## Condos & Townhomes

The overbid percentage has remained the same from 100.1% last April 2025, to 100.1% a year later.



# Team of Success and Excellence

We are an independently owned and operated franchise of Keller Williams Realty International. Our unparalleled team consists of more than 199 associates and professionals with offices strategically located in Oakland, Alameda, and Castro Valley covering territory from Crockett down to Fremont and through the tunnel to Lamorinda. Our ownership group has offices along the California coastline from Napa to San Diego.

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## Keller Williams Alameda

2437 Santa Clara Ave, Alameda, CA 94609

## Keller Williams Castro Valley

20273 Patio Drive, Castro Valley, CA 94546

## Keller Williams East Bay

4937 Telegraph Ave. Suite A Oakland, CA 94609

