

by Rush

June 2026

Market Report

East Bay Area
Alameda County Cities

**Partial List of Alameda Cities.*

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East Bay Area - Alameda County Cities

*Partial List of Alameda Cities.

County Comparison

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Alameda County

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Alameda

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Richmond

[Jump to Richmond Report](#)



About Me

Liz Rush brings her sunny disposition and seasoned business acumen to each step in the real estate experience, turning what is often a mere transaction into a journey with a friend. Since 2004 she's worked with sellers and buyers in the East Bay area of San Francisco. She's all over the Bay Area – Alameda, Berkeley, Oakland – and beyond.

Liz will help you navigate the intricate details of selling and buying in the Bay Area. Each transaction is unique. Employing her extensive background in marketing, she enjoys designing and implementing strategies and custom approaches for each client and each home, using traditional and new technologies coupled with personal interaction and resources.

Buying and selling real estate involves some of the most important life decisions you'll ever make, and you need a trusted advisor to help you navigate the ever-changing housing market. And with Liz as your coach, advisor, and advocate, you'll be pleasantly surprised to have some fun along the way.

[Check out my website here](#)

Each office is independently owned and operated.  



Liz Rush

KW Advisors

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www.LizRush.com

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Liz Rush

Client Testimonials

" ★★★★★

Liz was thoughtful, kind, and thoughall. She was patient and did a lot for us! She gladly helped us with the big picture and small details. In the end, she found us a great house at a great price suited especially for our family. Thank you!!!

- Steven F.

" ★★★★★

We definitely recommend Liz to home buyers. She was always prompt in responding and very much available when we needed her. We were first time buyers and really appreciated her expertise and advice through the search, offers and closing. She also worked with our loan officer to get everything together to help the closing process go smoothly. Thank you Liz for helping us buy our home!

-Galina R.

" ★★★★★

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- Scott S.

For more testimonials, click [here](#)

My Mobile App

Curious about what's trending in your neighborhood? Ready to make a move? Download our app for real estate insights, on demand.

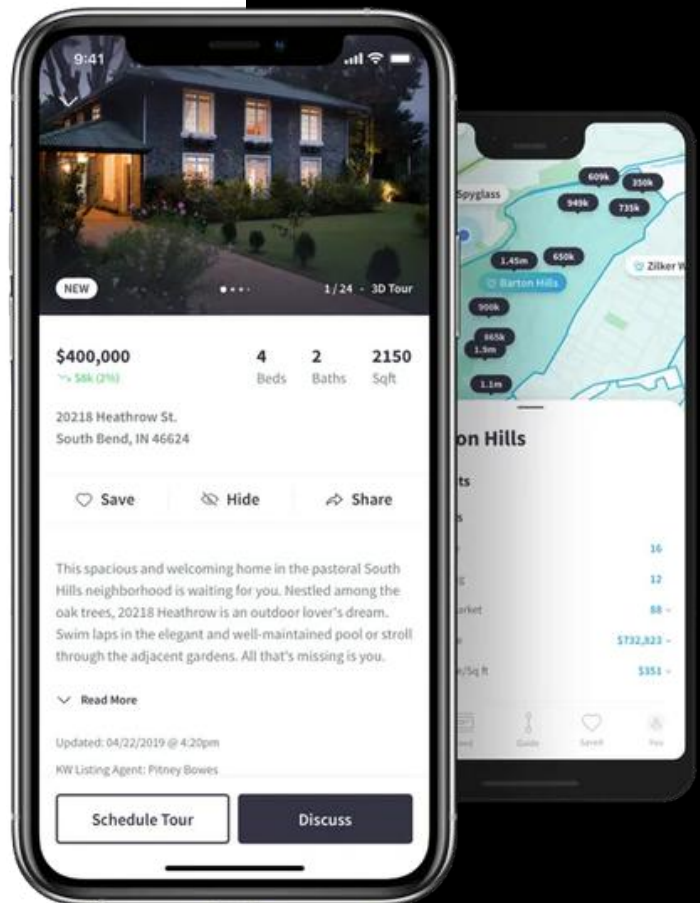
Key Features

- Work with an Agent
- Custom Searches
- Dynamic Map
- Get Local
- Anytime Access
- **Share Information**

Download the Keller Williams Real Estate Mobile App for iPhone, iPad, and Android via the links below:



[For more information, click here](#)



Schedule A Meeting

Work with Liz Rush

I am dedicated to maintaining a long-term business relationship with you, as evidenced by my past work. Please contact me when you're ready to move forward with your next purchase or sale, and let's discuss how to make it happen.



Let's Talk

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LizRush@LizRush.com

Let's Meet

2437 Santa Clara Ave.
Alameda, CA 94501

Book a consultation [here](#)

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?**

I can help...

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



The Mid-Year Housing Market Update: Why Forecasts Changed in 2026



If the housing market feels confusing right now, you're not alone. Mortgage rates have risen. Home sales haven't picked up like expected. And many buyers and sellers are wondering when things are going to feel easier or be more affordable.

The truth is: a lot changed over the first half of this year.

Back at the end of 2025, economists were forecasting a much stronger housing market for 2026. They expected mortgage rates to come down, affordability to improve more dramatically, and home sales to rebound.

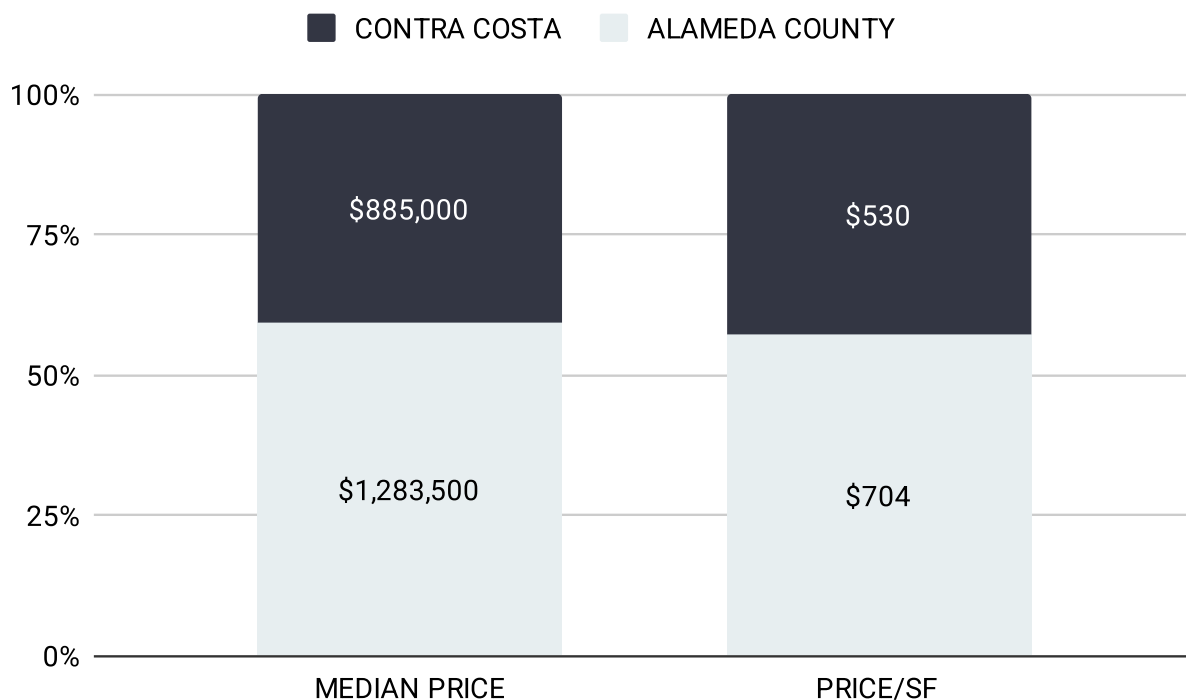
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East Bay — County Comparison

SFR, Condominiums, Townhouses — May 2026

Comparing Median Price and Highest Price/SF



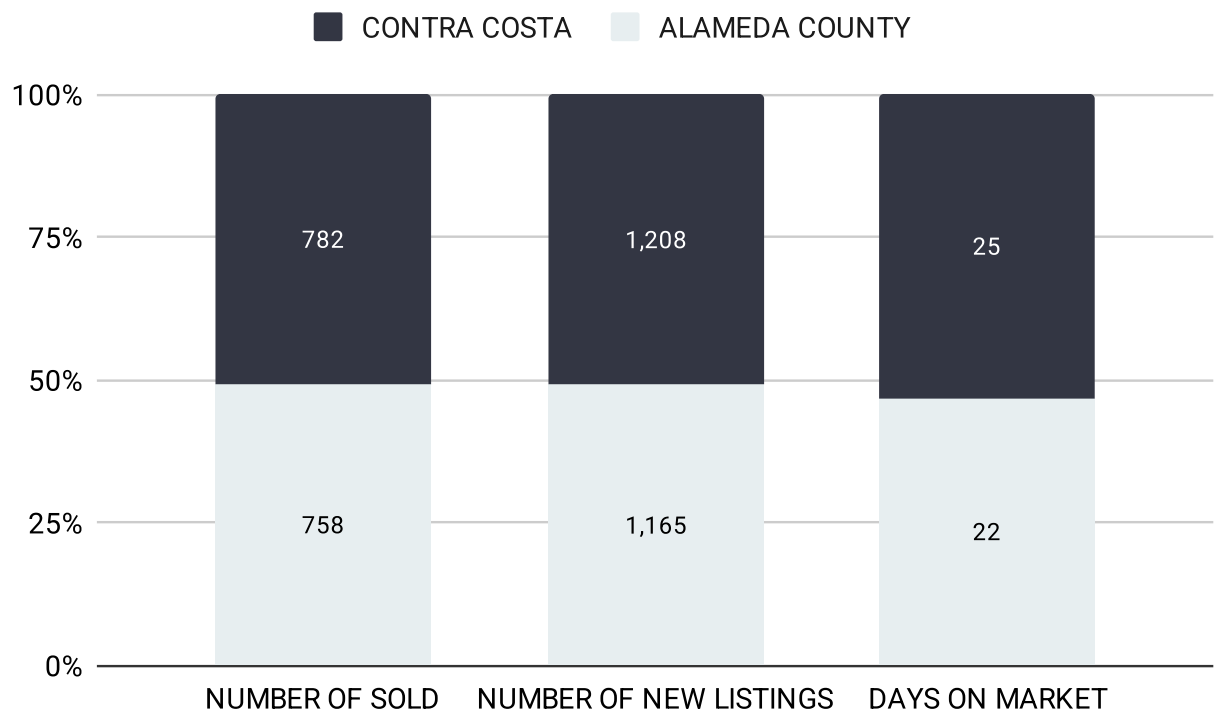
In Alameda County, the median price is \$1,283,500, with the highest price per square foot reaching \$704.

In Contra Costa County, the median price stands at \$885,000, and the highest price per square foot is \$530.

East Bay — County Comparison

SFR, Condominiums, Townhouses — May 2026

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



In Alameda County, 758 homes were sold, 1,165 new listings were added, and the average number of days a property spent on the market was 22.

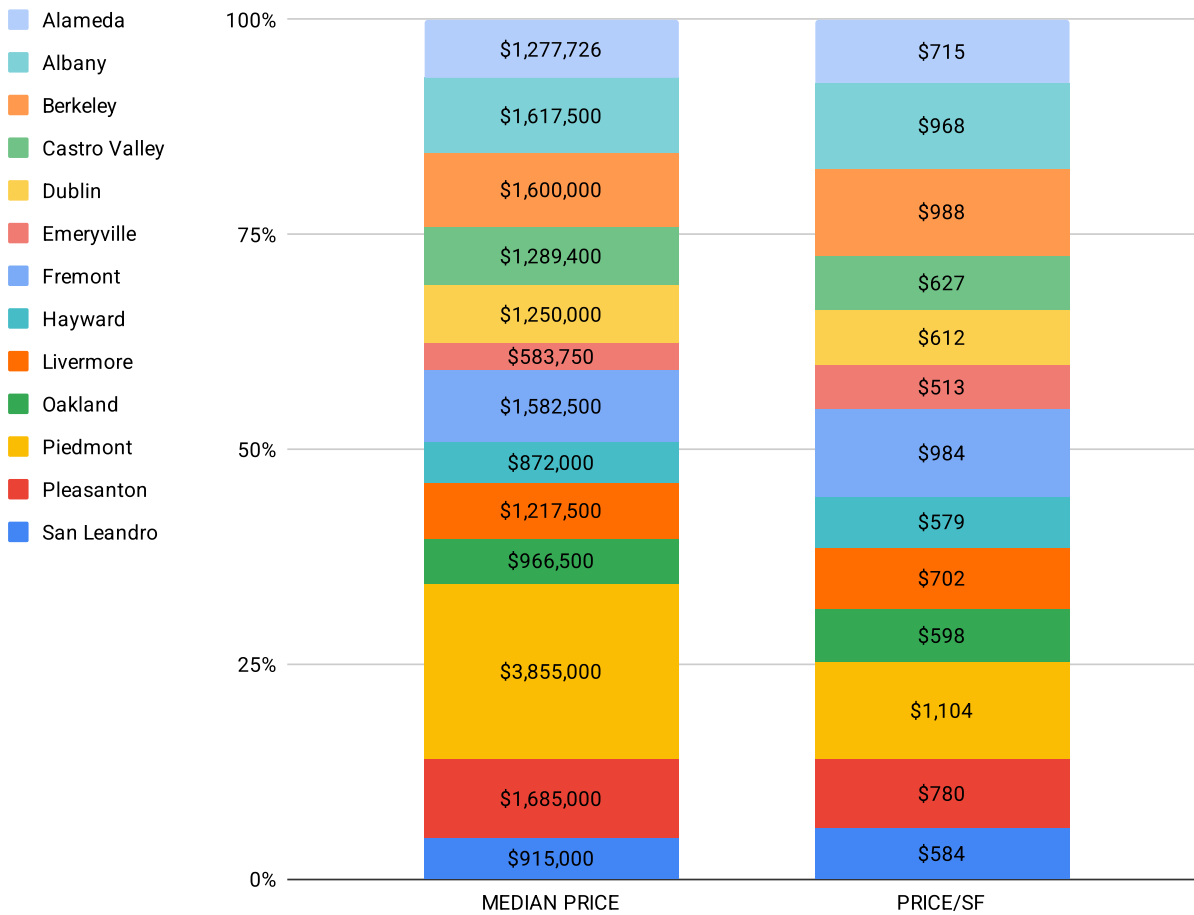
In Contra Costa County, there were 782 homes sold, 1,208 new listings, and the average days on the market was 25.

Alameda County

COUNTY OVERVIEW

SFR, Condominiums, Townhouses – May 2026

Comparing Median Price and Highest Price/SF

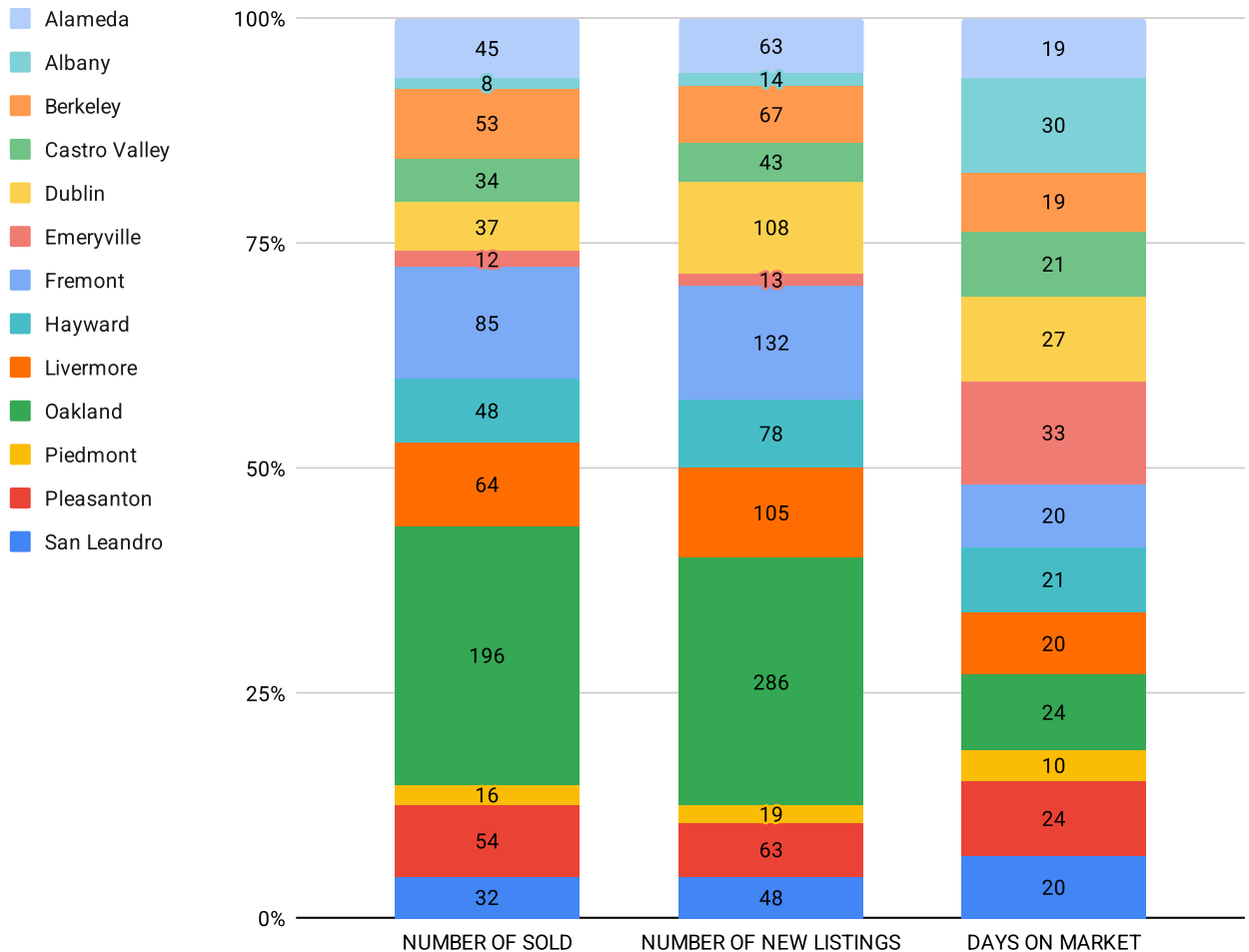


Alameda County

COUNTY OVERVIEW

SFR, Condominiums, Townhouses – May 2026

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



Alameda County

What's in the Alameda County data?

There were 2,604 single-family homes for sale, providing 4.3 months of inventory. There were 842 new listings, and 599 homes sold at a median price of \$1.4m. The median overbid percentage was at 112.3%, with an average of 20 days on the market.

There were 1,756 condo and townhome units for sale, providing 11 months of inventory. There were 322 new listings and 159 units sold at a median sale price of \$667k. The median overbid percentage was at 101%, with an average of 31 days on the market.





SFH

Single-Family Homes

842

New Listings

599

Sold Listings

4.3

Months of Inventory

\$1.4M

Median Sale Price

112.3%

Median Sale vs List

20

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alameda, Albany, Berkeley, Castro Valley, Emeryville, Fremont, Hayward, Piedmont, Pleasanton, San Leandro, Oakland, 94601, 94602, 94603, 94605, 94606, 94607, 94608, 94609, 94610, 94611, 94612, 94618, 94619, and 94705 from May 2025 to May 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

322

New Listings

159

Sold Listings

11

Months of Inventory

\$667K

Median Sale Price

101%

Median Sale vs List

31

Avg Days on Market



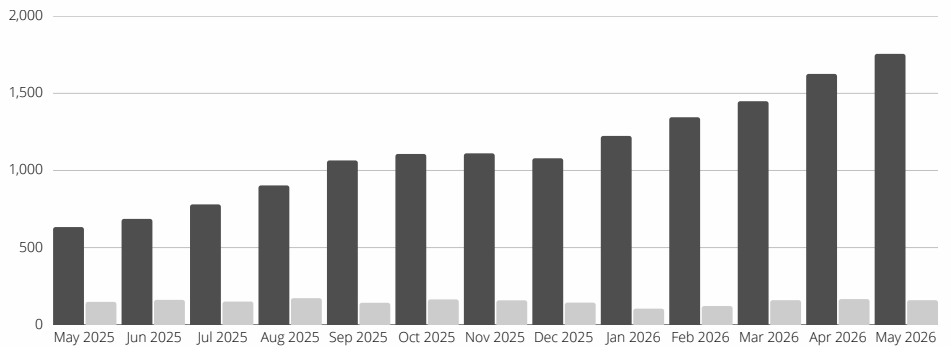


Alameda County

MAY 2025 - MAY 2026



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



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

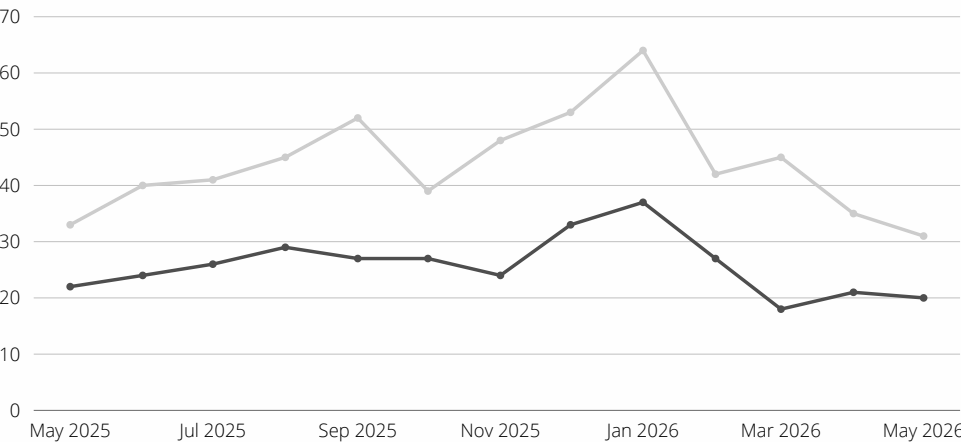
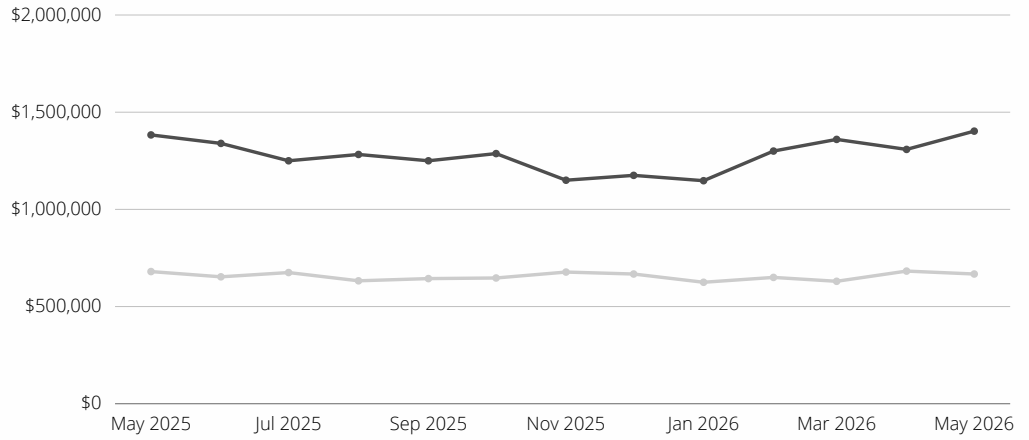
Median Sales Price

Single-Family Homes

The median sale price has increased from \$1.3m last May 2025, to \$1.4m as of May 2026.

Condos & Townhomes

The median sale price has decreased from \$680k last May 2025, to \$667k as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 22 days last May 2025, to 20 days as of May 2026.

Condos & Townhomes

The average time spent on the market went down from 33 days in May 2025, to 31 days as of May 2026.

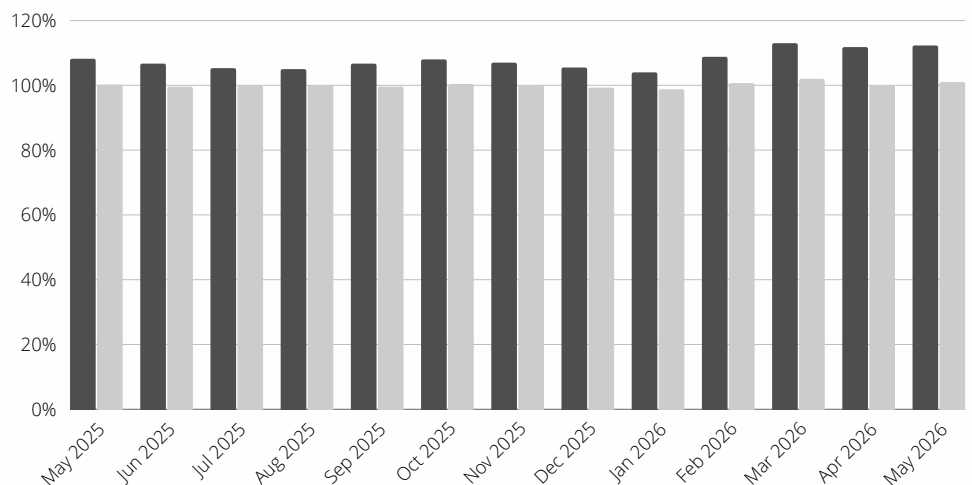
Overbids

Single-Family Homes

The overbid percentage has increased from 108.2% last May 2025, to 112.3% a year later.

Condos & Townhomes

The overbid percentage has increased from 100.2% last May 2025, to 101% a year later.





Alameda City

ALAMEDA COUNTY

What's in the Alameda City data?

There were 90 single-family homes for sale, providing 3.2 months of inventory. There were 37 new listings, and 28 homes sold at a median price of \$1.6m. The median overbid percentage was at 116.1%, with an average of 14 days on the market.

There were 109 condo and townhome units for sale, providing 6.4 months of inventory. There were 25 new listings and 17 units sold at a median sale price of \$759k. The median overbid percentage was at 104.3%, with an average of 27 days on the market.





SFH

Single-Family Homes

37

New Listings

28

Sold Listings

3.2

Months of Inventory

\$1.6M

Median Sale Price

116.1%

Median Sale vs List

14

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alameda, Albany, Berkeley, Castro Valley, Emeryville, Fremont, Hayward, Piedmont, Pleasanton, San Leandro, Oakland, 94601, 94602, 94603, 94605, 94606, 94607, 94608, 94609, 94610, 94611, 94612, 94618, 94619, and 94705 from May 2025 to May 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

25

New Listings

17

Sold Listings

6.4

Months of Inventory

\$759K

Median Sale Price

104.3%

Median Sale vs List

27

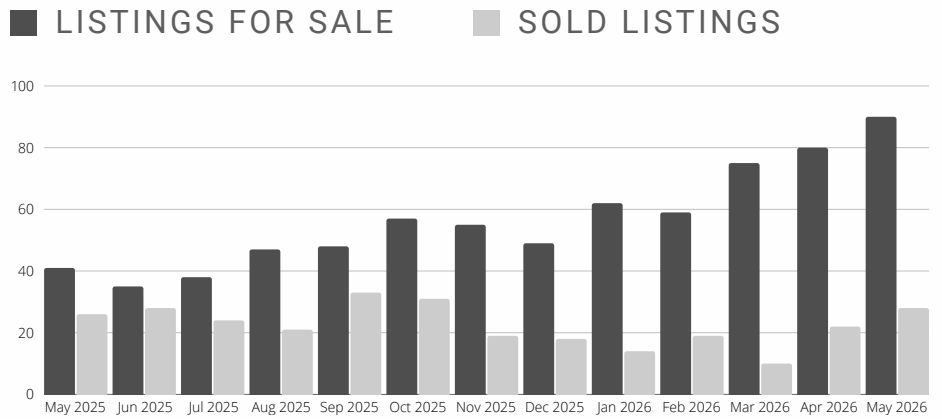
Avg Days on Market



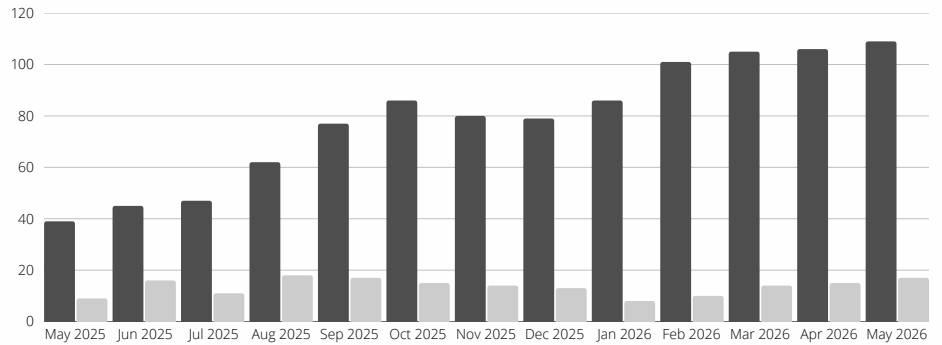


Alameda City

MAY 2025 - MAY 2026



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



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

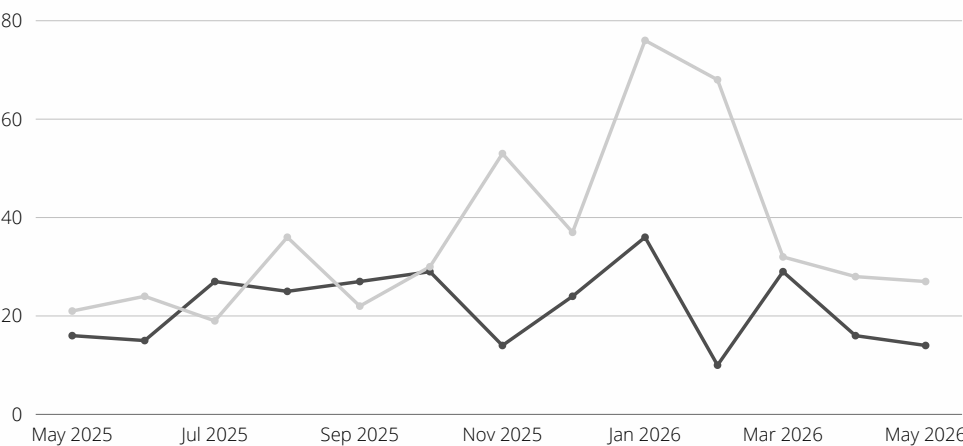
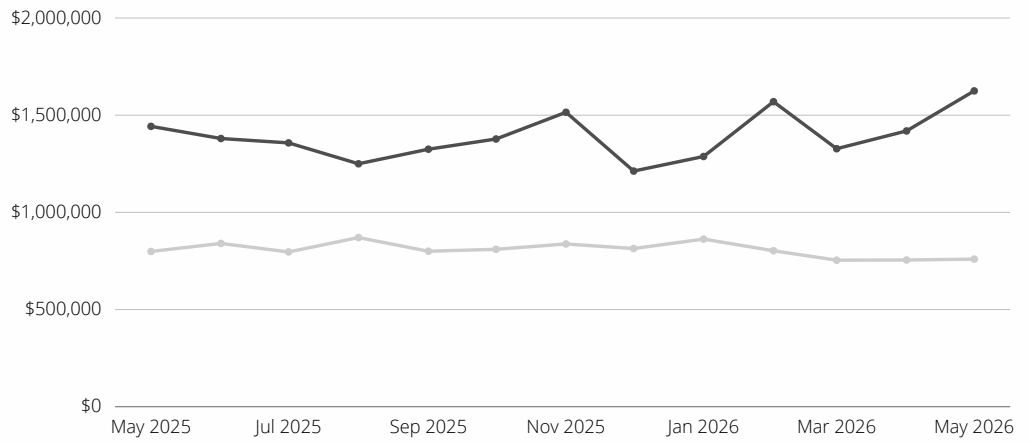
Median Sales Price

Single-Family Homes

The median sale price has increased from \$1.4m last May 2025, to \$1.6m as of May 2026.

Condos & Townhomes

The median sale price has decreased from \$798k last May 2025, to \$759k as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 16 days last May 2025, to 14 days as of May 2026.

Condos & Townhomes

The average time spent on the market went up from 21 days in May 2025, to 27 days as of May 2026.

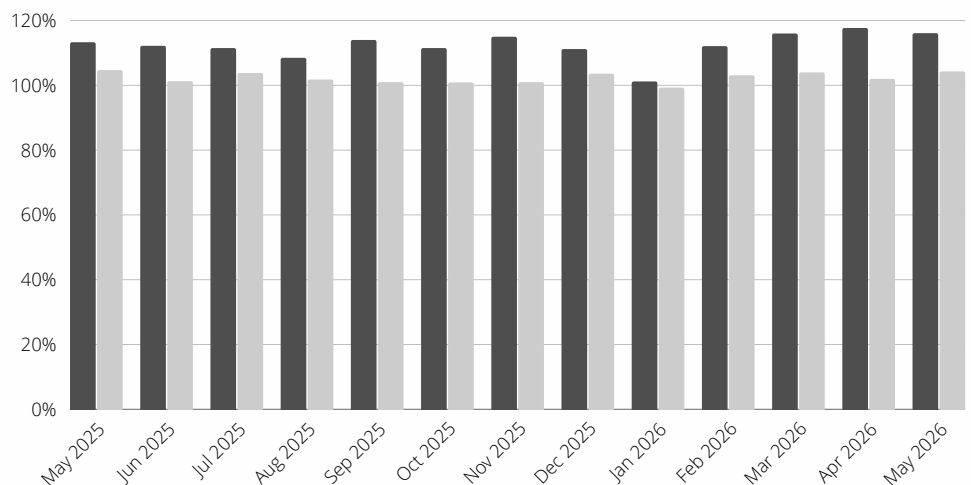
Overbids

Single-Family Homes

The overbid percentage has increased from 113.3% last May 2025, to 116.1% a year later.

Condos & Townhomes

The overbid percentage has decreased from 104.7% last May 2025, to 104.3% a year later.





Albany

ALAMEDA COUNTY

What's in the Albany data?

There were 14 single-family homes for sale, providing 1.8 months of inventory. There were 8 new listings, and 8 homes sold at a median price of \$1.6m. The median overbid percentage was at 126.9%, with an average of 30 days on the market.

There were 28 condo and townhome units for sale, providing 0 months of inventory. There were 6 new listings and 0 units sold at a median sale price of \$0. The median overbid percentage was at 0%, with an average of 0 days on the market.





SFH

Single-Family Homes

8

New Listings

8

Sold Listings

1.8

Months of Inventory

\$1.6M

Median Sale Price

126.9%

Median Sale vs List

30

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alameda, Albany, Berkeley, Castro Valley, Emeryville, Fremont, Hayward, Piedmont, Pleasanton, San Leandro, Oakland, 94601, 94602, 94603, 94605, 94606, 94607, 94608, 94609, 94610, 94611, 94612, 94618, 94619, and 94705 from May 2025 to May 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

6

New Listings

0

Sold Listings

0

Months of Inventory

\$0

Median Sale Price

0%

Median Sale vs List

0

Avg Days on Market



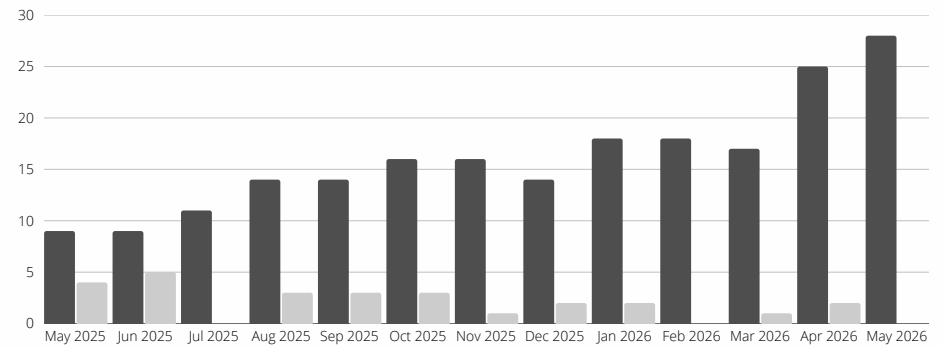


Albany

MAY 2025 - MAY 2026



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



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

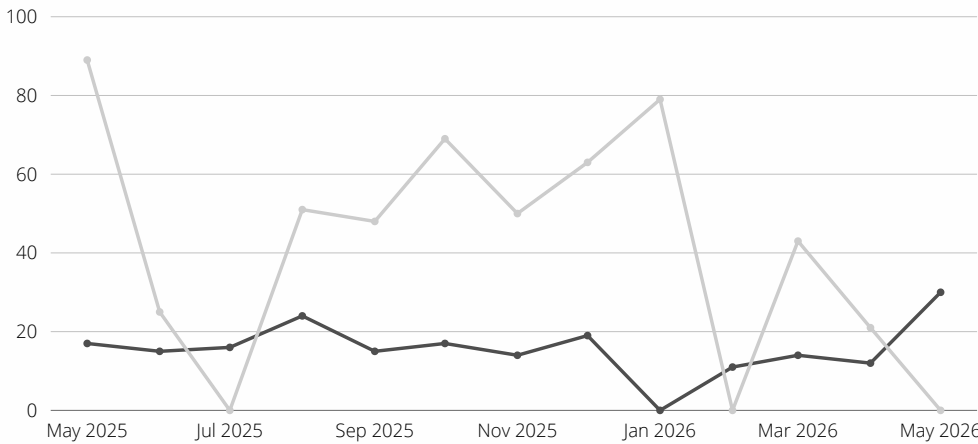
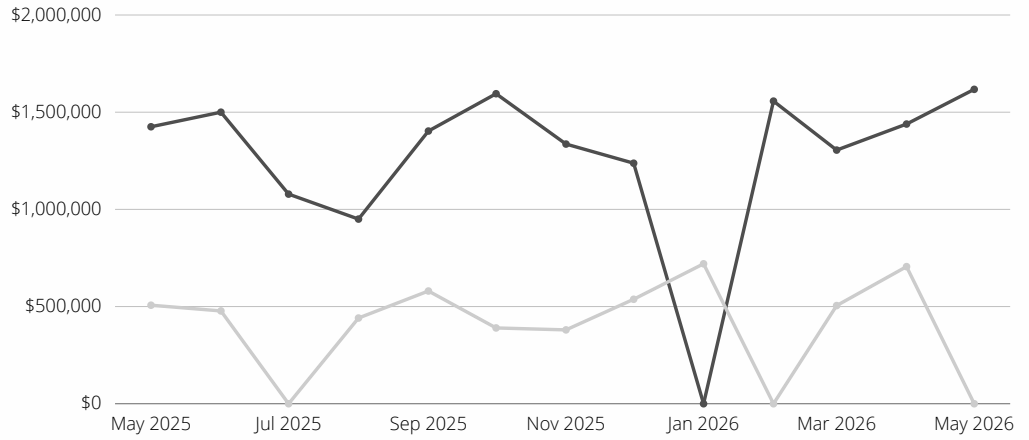
Median Sales Price

Single-Family Homes

The median sale price has increased from \$1.4m last May 2025, to \$1.6m as of May 2026.

Condos & Townhomes

The median sale price has decreased from \$507k last May 2025, to \$0 as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 17 days last May 2025, to 30 days as of May 2026.

Condos & Townhomes

The average time spent on the market went down from 89 days in May 2025, to 0 days as of May 2026.

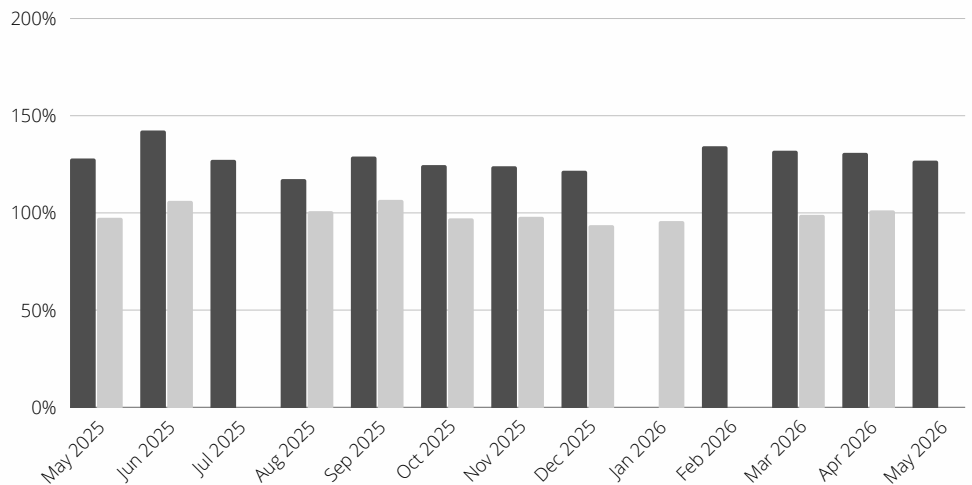
Overbids

Single-Family Homes

The overbid percentage has decreased from 128% last May 2025, to 126.9% a year later.

Condos & Townhomes

The overbid percentage has decreased from 97.5% last May 2025, to 0% a year later.





Berkeley

ALAMEDA COUNTY

What's in the Berkeley data?

There were 141 single-family homes for sale, providing 2.2 months of inventory. There were 73 new listings, and 63 homes sold at a median price of \$1.6m. The median overbid percentage was at 130.5%, with an average of 24 days on the market.

There were 67 condo and townhome units for sale, providing 8.4 months of inventory. There were 22 new listings and 8 units sold at a median sale price of \$702k. The median overbid percentage was at 102.8%, with an average of 23 days on the market.





SFH

Single-Family Homes

73

New Listings

63

Sold Listings

2.2

Months of Inventory

\$1.6M

Median Sale Price

130.5%

Median Sale vs List

24

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alameda, Albany, Berkeley, Castro Valley, Emeryville, Fremont, Hayward, Piedmont, Pleasanton, San Leandro, Oakland, 94601, 94602, 94603, 94605, 94606, 94607, 94608, 94609, 94610, 94611, 94612, 94618, 94619, and 94705 from May 2025 to May 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

22

New Listings

8

Sold Listings

8.4

Months of Inventory

\$702K

Median Sale Price

102.8%

Median Sale vs List

23

Avg Days on Market



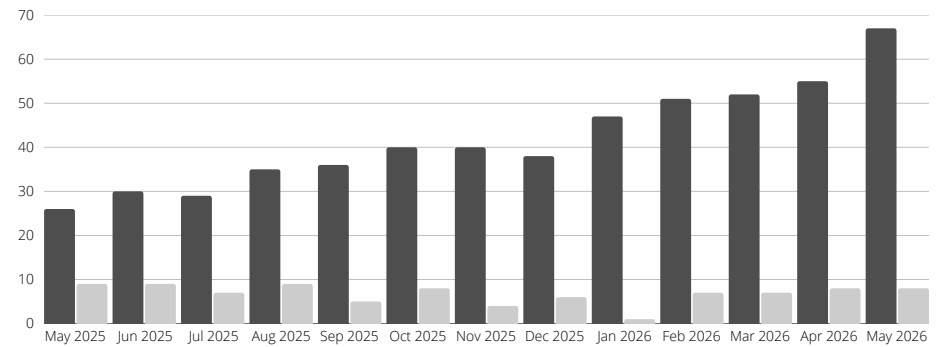


Berkeley

MAY 2025 - MAY 2026



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



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

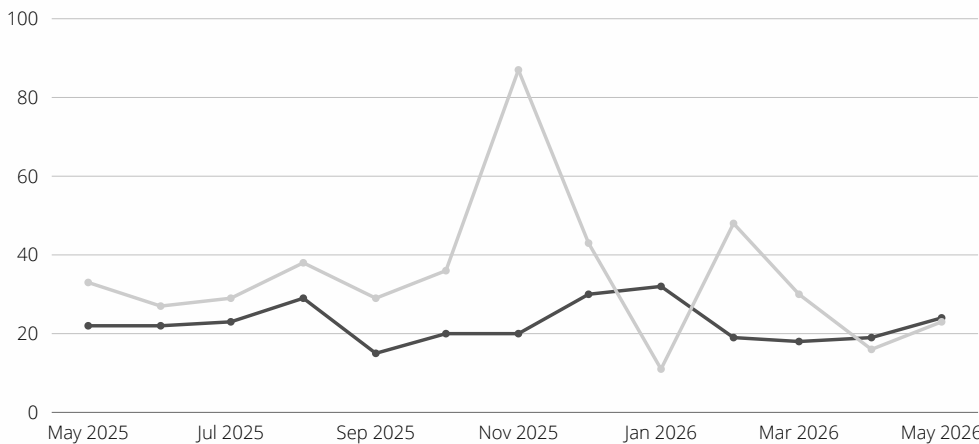
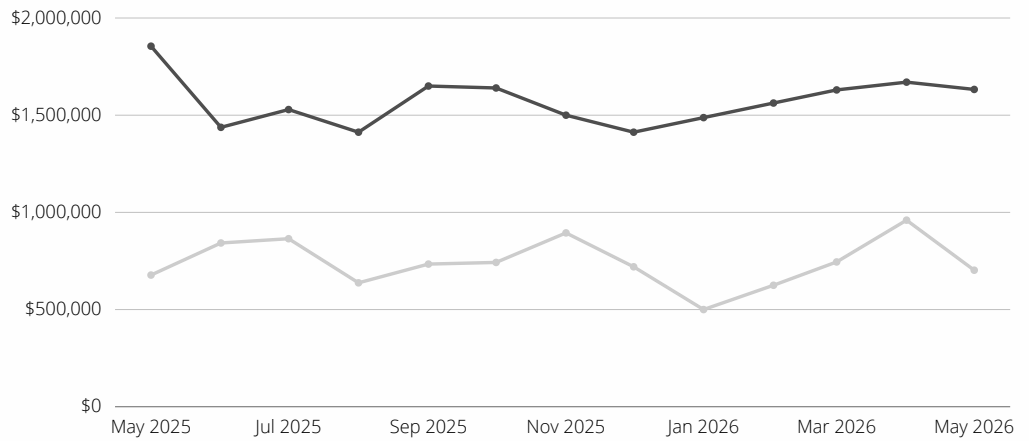
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$1.8m last May 2025, to \$1.6m as of May 2026.

Condos & Townhomes

The median sale price has increased from \$677k last May 2025, to \$702k as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 22 days last May 2025, to 24 days as of May 2026.

Condos & Townhomes

The average time spent on the market went down from 33 days in May 2025, to 23 days as of May 2026.

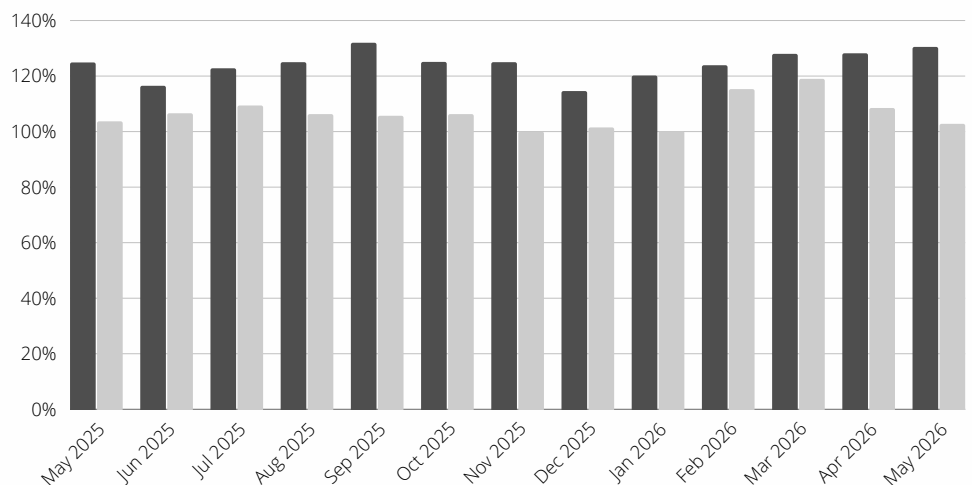
Overbids

Single-Family Homes

The overbid percentage has increased from 124.9% last May 2025, to 130.5% a year later.

Condos & Townhomes

The overbid percentage has decreased from 103.7% last May 2025, to 102.8% a year later.





Castro Valley

ALAMEDA COUNTY

What's in the Castro Valley data?

There were 91 single-family homes for sale, providing 2.8 months of inventory. There were 37 new listings, and 32 homes sold at a median price of \$1.2m. The median overbid percentage was at 103.8%, with an average of 21 days on the market.

There were 29 condo and townhome units for sale, providing 14.5 months of inventory. There were 6 new listings and 2 units sold at a median sale price of \$540k. The median overbid percentage was at 101.5%, with an average of 7 days on the market.





SFH

Single-Family Homes

37

New Listings

32

Sold Listings

2.8

Months of Inventory

\$1.2M

Median Sale Price

103.8%

Median Sale vs List

21

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alameda, Albany, Berkeley, Castro Valley, Emeryville, Fremont, Hayward, Piedmont, Pleasanton, San Leandro, Oakland, 94601, 94602, 94603, 94605, 94606, 94607, 94608, 94609, 94610, 94611, 94612, 94618, 94619, and 94705 from May 2025 to May 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

6

New Listings

2

Sold Listings

14.5

Months of Inventory

\$540K

Median Sale Price

101.5%

Median Sale vs List

7

Avg Days on Market



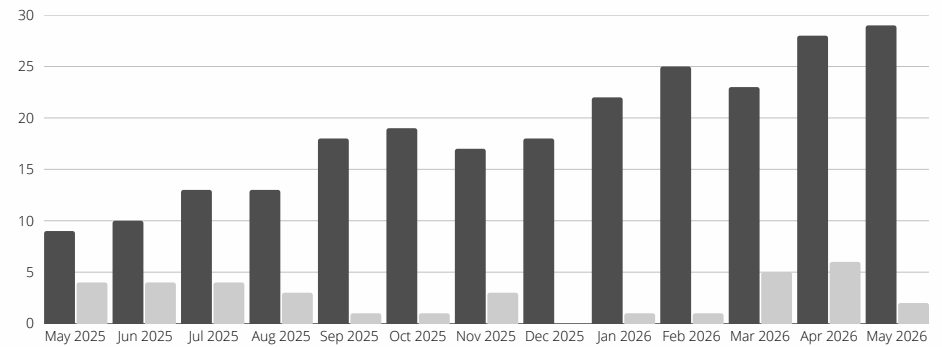


Castro Valley

MAY 2025 - MAY 2026



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



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

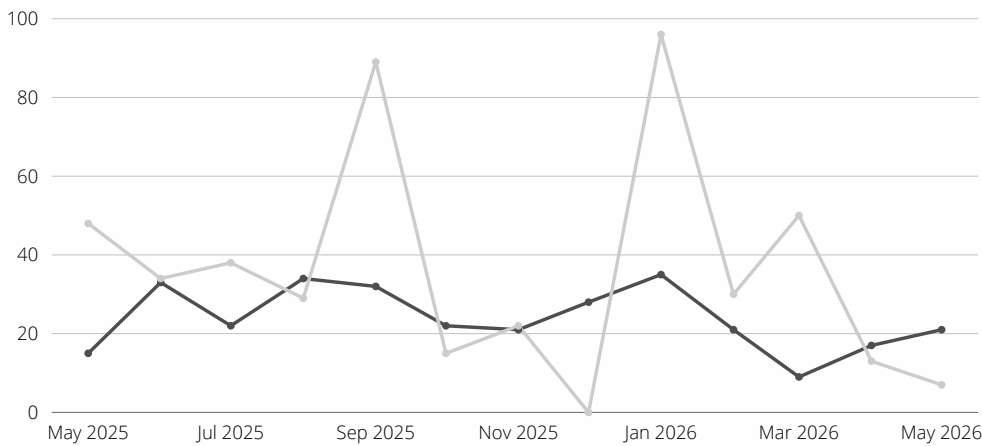
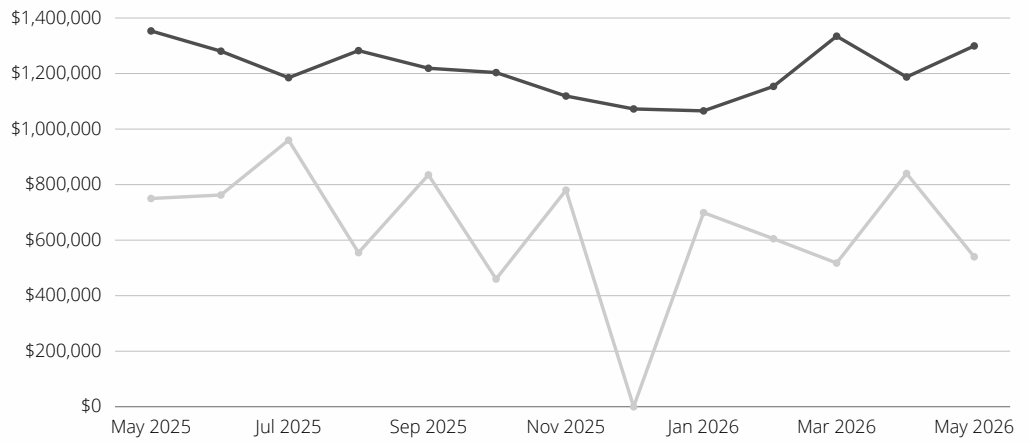
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$1.3m last May 2025, to \$1.2m as of May 2026.

Condos & Townhomes

The median sale price has decreased from \$750k last May 2025, to \$540k as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 15 days last May 2025, to 21 days as of May 2026.

Condos & Townhomes

The average time spent on the market went down from 48 days in May 2025, to 7 days as of May 2026.

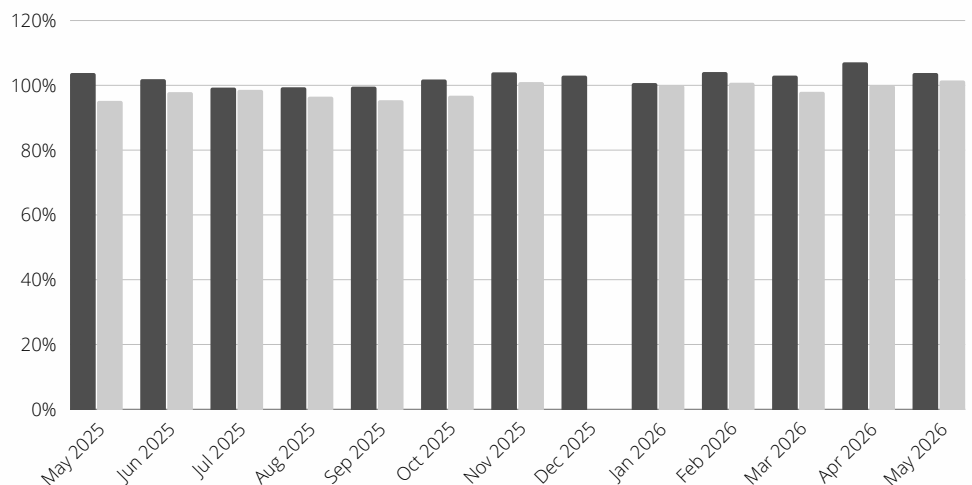
Overbids

Single-Family Homes

The overbid percentage has remained the same from 103.8% last May 2025, to 103.8% a year later.

Condos & Townhomes

The overbid percentage has increased from 95.2% last May 2025, to 101.5% a year later.





Emeryville

ALAMEDA COUNTY

What's in the Emeryville data?

There were 7 single-family homes for sale, providing 2.3 months of inventory. There was 1 new listing, and 3 homes sold at a median price of \$951k. The median overbid percentage was at 114.7%, with an average of 27 days on the market.

There were 74 condo and townhome units for sale, providing 8.2 months of inventory. There were 12 new listings and 9 units sold at a median sale price of \$546k. The median overbid percentage was at 100.3%, with an average of 36 days on the market.





SFH

Single-Family Homes

1

New Listing

3

Sold Listings

2.3

Months of Inventory

\$951K

Median Sale Price

114.7%

Median Sale vs List

27

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alameda, Albany, Berkeley, Castro Valley, Emeryville, Fremont, Hayward, Piedmont, Pleasanton, San Leandro, Oakland, 94601, 94602, 94603, 94605, 94606, 94607, 94608, 94609, 94610, 94611, 94612, 94618, 94619, and 94705 from May 2025 to May 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

9

Sold Listings

8.2

Months of Inventory

\$546K

Median Sale Price

100.3%

Median Sale vs List

36

Avg Days on Market



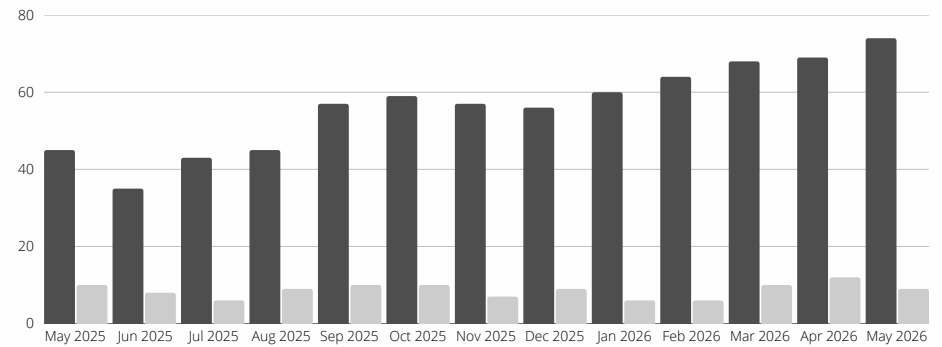


Emeryville

MAY 2025 - MAY 2026



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



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

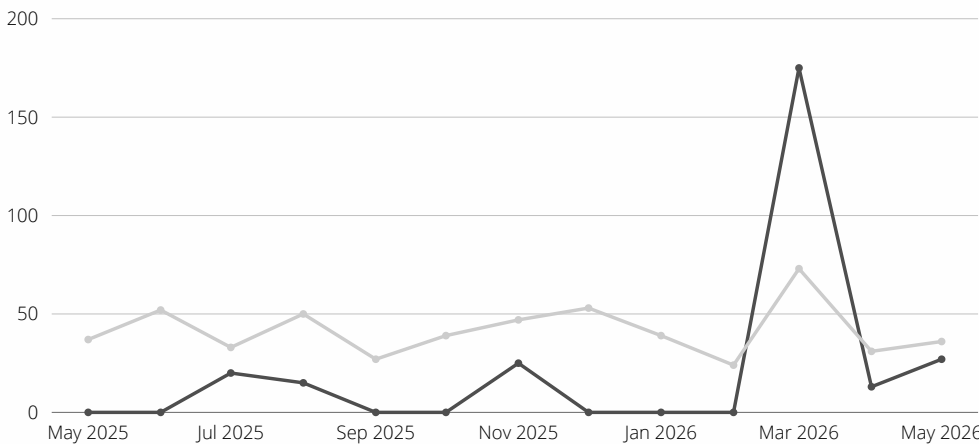
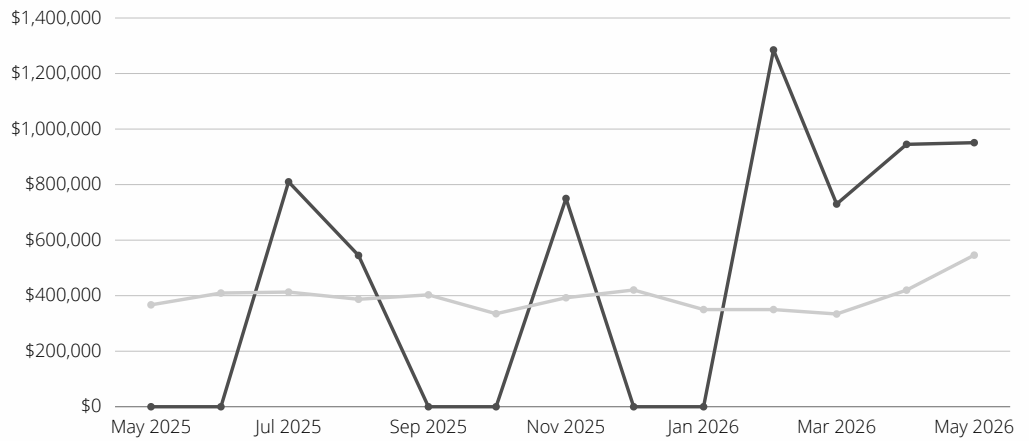
Median Sales Price

Single-Family Homes

The median sale price has increased from \$0 last May 2025, to \$951k as of May 2026.

Condos & Townhomes

The median sale price has increased from \$367k last May 2025, to \$546k as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 0 days last May 2025, to 27 days as of May 2026.

Condos & Townhomes

The average time spent on the market went down from 37 days in May 2025, to 36 days as of May 2026.

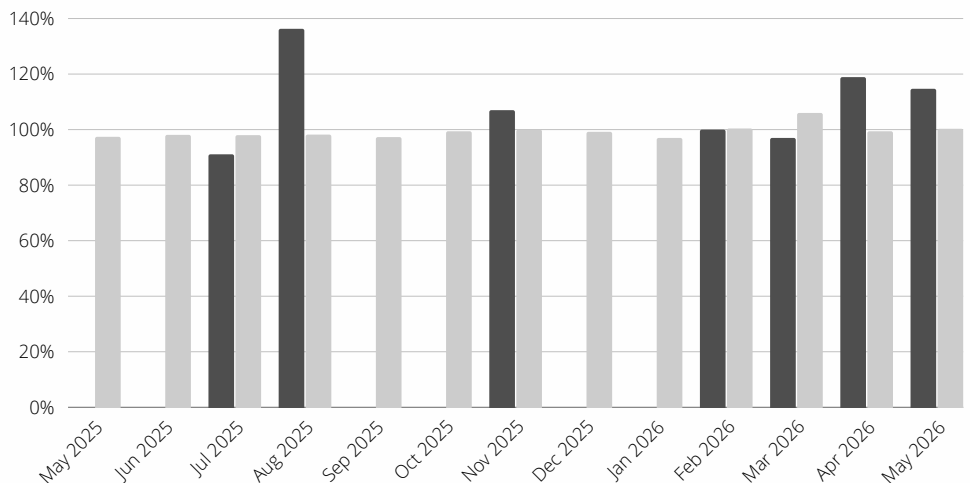
Overbids

Single-Family Homes

The overbid percentage has increased from 0% last May 2025, to 114.7% a year later.

Condos & Townhomes

The overbid percentage has increased from 97.4% last May 2025, to 100.3% a year later.





San Leandro

ALAMEDA COUNTY

What's in the San Leandro data?

There were 108 single-family homes for sale, providing 4 months of inventory. There were 37 new listings, and 27 homes sold at a median price of \$949k. The median overbid percentage was at 106.2%, with an average of 18 days on the market.

There were 48 condo and townhome units for sale, providing 9.6 months of inventory. There were 11 new listings and 5 units sold at a median sale price of \$467k. The median overbid percentage was at 98.6%, with an average of 26 days on the market.





SFH

Single-Family Homes

37

New Listings

27

Sold Listings

4

Months of Inventory

\$949K

Median Sale Price

106.2%

Median Sale vs List

18

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alameda, Albany, Berkeley, Castro Valley, Emeryville, Fremont, Hayward, Piedmont, Pleasanton, San Leandro, Oakland, 94601, 94602, 94603, 94605, 94606, 94607, 94608, 94609, 94610, 94611, 94612, 94618, 94619, and 94705 from May 2025 to May 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

5

Sold Listings

9.6

Months of Inventory

\$467K

Median Sale Price

98.6%

Median Sale vs List

26

Avg Days on Market



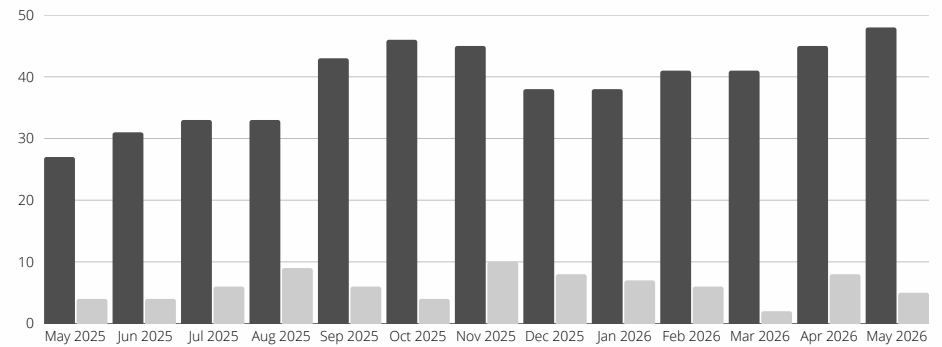


San Leandro

MAY 2025 - MAY 2026



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



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

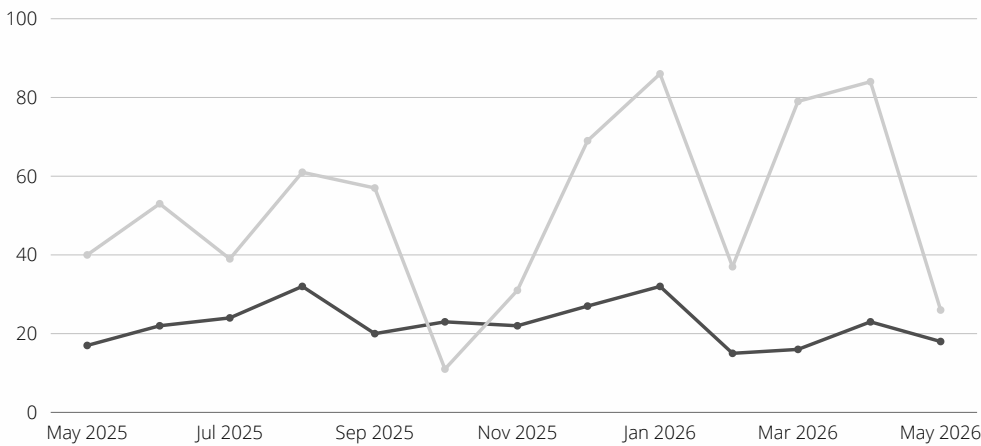
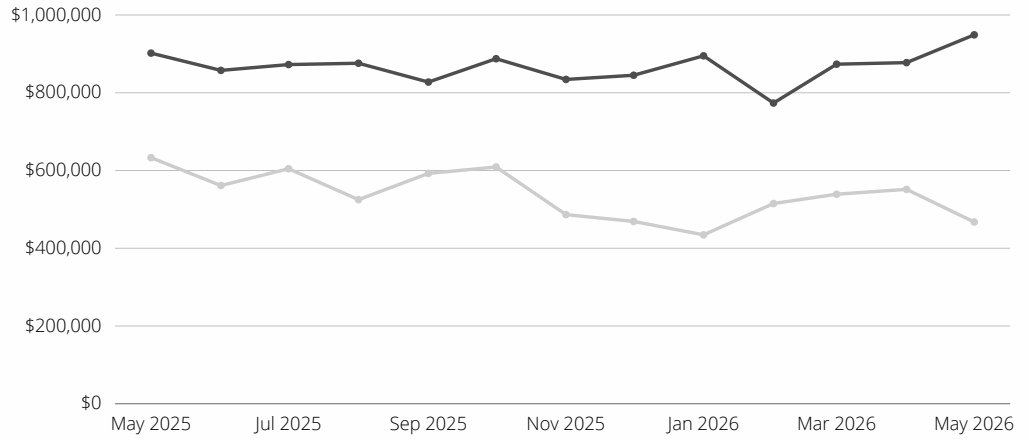
Median Sales Price

Single-Family Homes

The median sale price has increased from \$901k last May 2025, to \$949k as of May 2026.

Condos & Townhomes

The median sale price has decreased from \$633k last May 2025, to \$467k as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 17 days last May 2025, to 18 days as of May 2026.

Condos & Townhomes

The average time spent on the market went down from 40 days in May 2025, to 26 days as of May 2026.

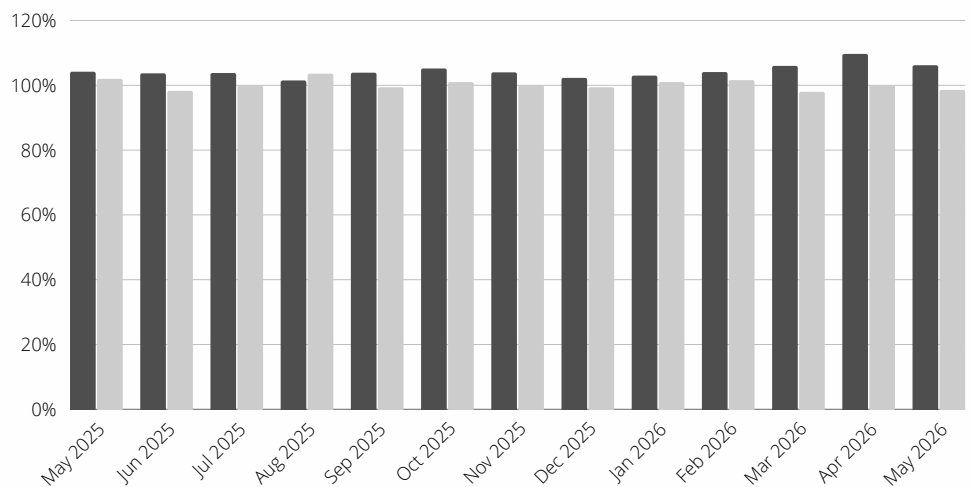
Overbids

Single-Family Homes

The overbid percentage has increased from 104.2% last May 2025, to 106.2% a year later.

Condos & Townhomes

The overbid percentage has decreased from 102% last May 2025, to 98.6% a year later.





Piedmont

ALAMEDA COUNTY

What's in the Piedmont data?

There were 19 single-family homes for sale, providing 1.2 months of inventory. There were 19 new listings, and 16 homes sold at a median price of \$3.8m. The median overbid percentage was at 130.9%, with an average of 10 days on the market.

There was no data for condo and townhouse units for this month.





SFH

Single-Family Homes

19

New Listings

16

Sold Listings

1.2

Months of Inventory

\$3.8M

Median Sale Price

130.9%

Median Sale vs List

10

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alameda, Albany, Berkeley, Castro Valley, Emeryville, Fremont, Hayward, Piedmont, Pleasanton, San Leandro, Oakland, 94601, 94602, 94603, 94605, 94606, 94607, 94608, 94609, 94610, 94611, 94612, 94618, 94619, and 94705 from May 2025 to May 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

No data for this month.





Piedmont

MAY 2025 - MAY 2026



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

No data for this month.



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

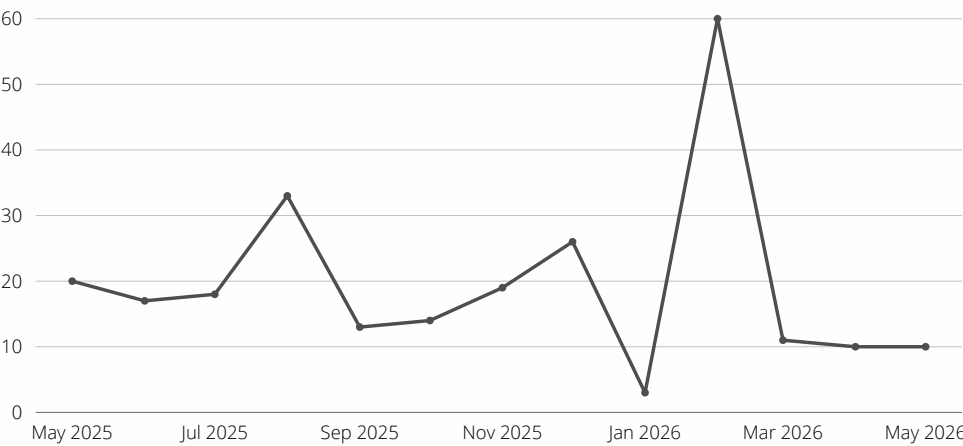
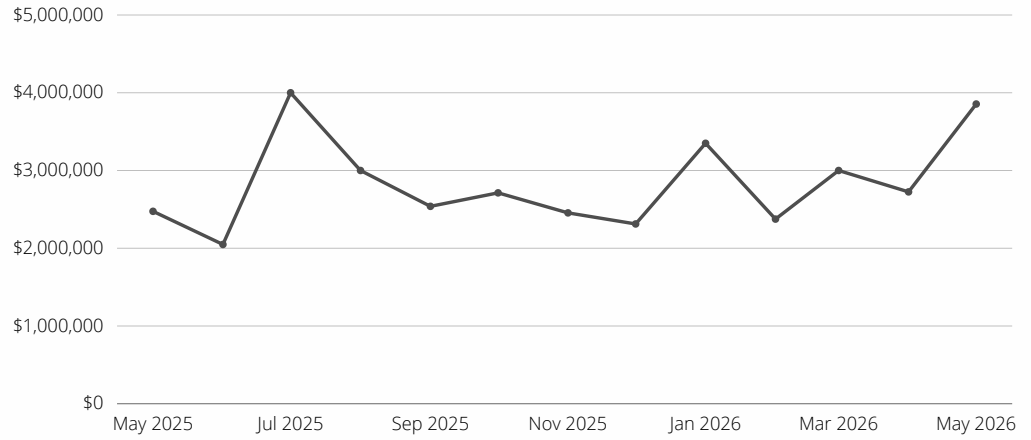
Median Sales Price

Single-Family Homes

The median sale price has increased from \$2.4m last May 2025, to \$3.8m as of May 2026.

Condos & Townhomes

No data for this month.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 20 days last May 2025, to 10 days as of May 2026.

Condos & Townhomes

No data for this month.

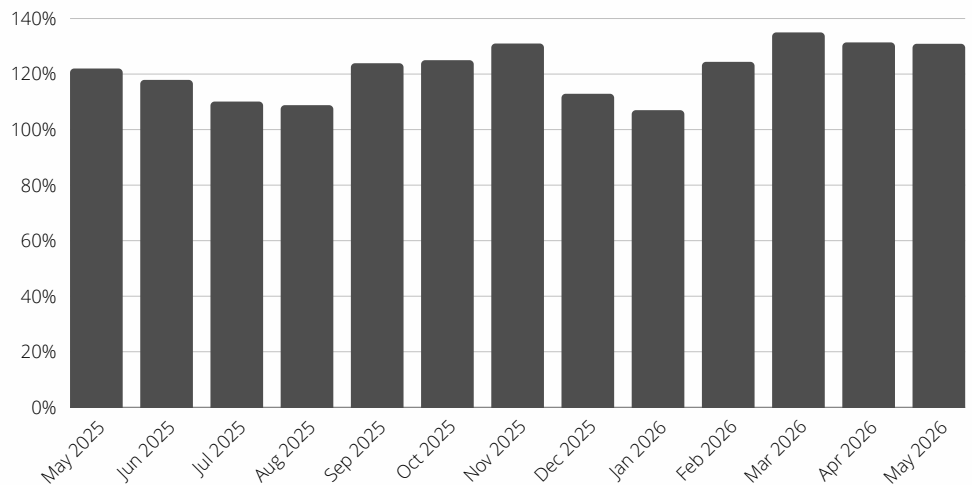
Overbids

Single-Family Homes

The overbid percentage has increased from 122% last May 2025, to 130.9% a year later.

Condos & Townhomes

No data for this month.



HELLO AND
welcome



LET GOD BE TRUE
EVEN IF IT MAKES
EVERYONE ELSE LIE



Oakland

ALAMEDA COUNTY

What's in the Oakland data?

There were 831 single-family homes for sale, providing 5.3 months of inventory. There were 208 new listings, and 157 homes sold at a median price of \$1.2m. The median overbid percentage was at 120.2%, with an average of 23 days on the market.

There were 501 condo and townhome units for sale, providing 12.8 months of inventory. There were 78 new listings and 39 units sold at a median sale price of \$521k. The median overbid percentage was at 102.5%, with an average of 29 days on the market.





SFH

Single-Family Homes

208

New Listings

157

Sold Listings

5.3

Months of Inventory

\$1.2M

Median Sale Price

120.2%

Median Sale vs List

23

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alameda, Albany, Berkeley, Castro Valley, Emeryville, Fremont, Hayward, Piedmont, Pleasanton, San Leandro, Oakland, 94601, 94602, 94603, 94605, 94606, 94607, 94608, 94609, 94610, 94611, 94612, 94618, 94619, and 94705 from May 2025 to May 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

78

New Listings

39

Sold Listings

12.8

Months of Inventory

\$521K

Median Sale Price

102.5%

Median Sale vs List

29

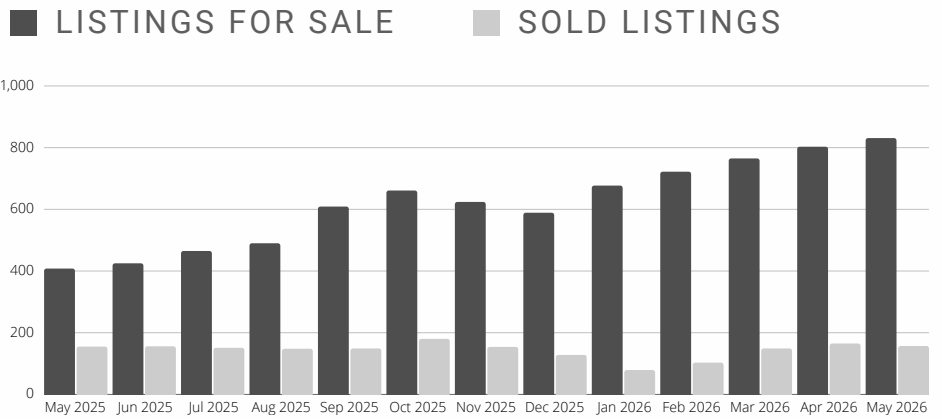
Avg Days on Market



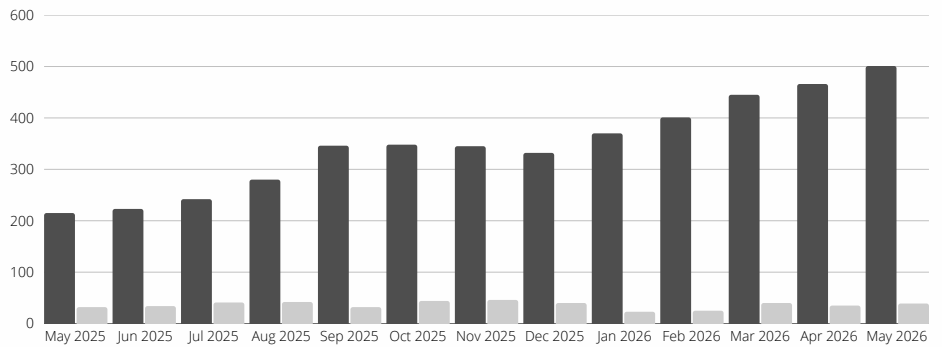


Oakland

MAY 2025 - MAY 2026



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



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

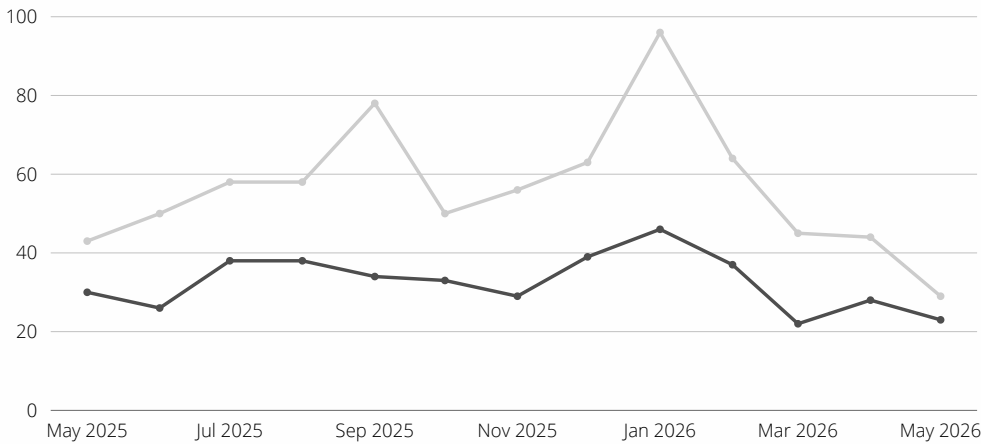
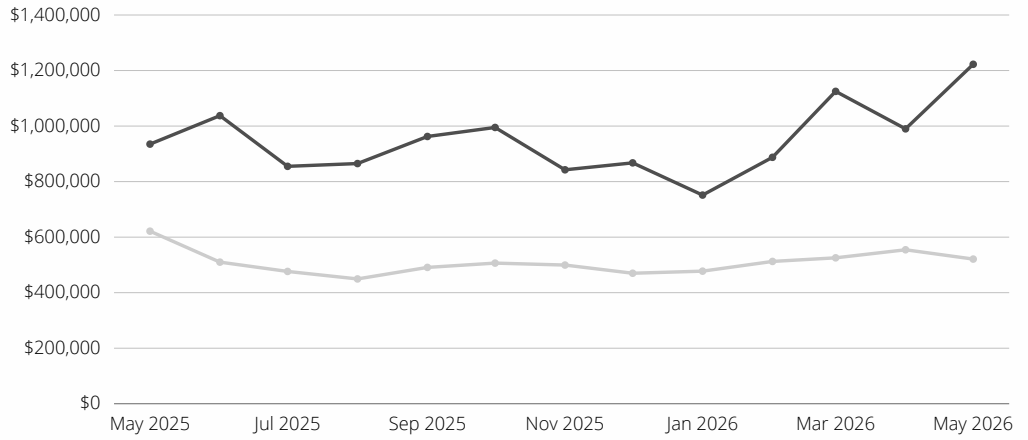
Median Sales Price

Single-Family Homes

The median sale price has increased from \$935k last May 2025, to \$1.2m as of May 2026.

Condos & Townhomes

The median sale price has decreased from \$621k last May 2025, to \$521k as of May 2026.



AVG Days On the Market

Single-Family Homes

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

Condos & Townhomes

The average time spent on the market went down from 43 days in May 2025, to 29 days as of May 2026.

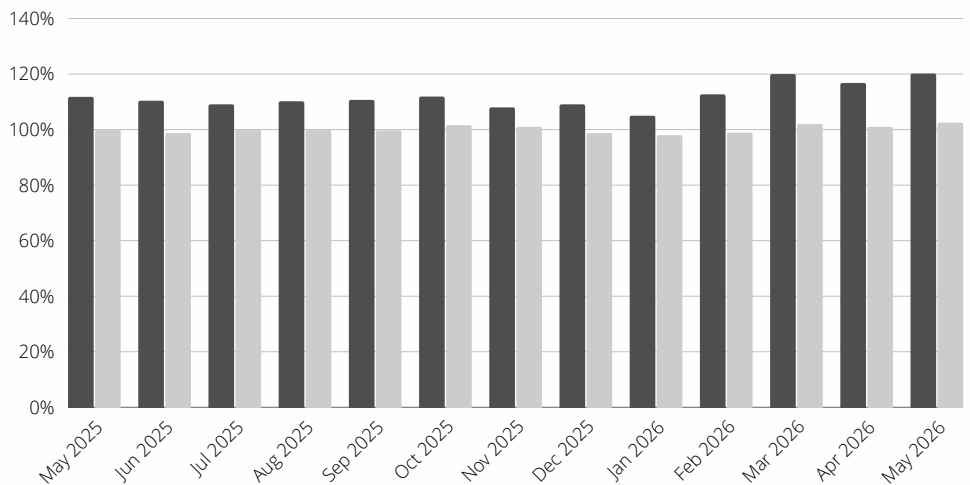
Overbids

Single-Family Homes

The overbid percentage has increased from 111.8% last May 2025, to 120.2% a year later.

Condos & Townhomes

The overbid percentage has increased from 100.1% last May 2025, to 102.5% a year later.





Kensington

ALAMEDA COUNTY

What's in the Kensington data?

There were 10 single-family homes for sale, providing 1.3 months of inventory. There were 7 new listings, and 8 homes sold at a median price of \$1.7m. The median overbid percentage was at 134.10%, with an average of 20 days on the market.

There was no data for condo and townhouse units for this month.





SFH

Single-Family Homes

7

New Listings

8

Sold Listings

1.3

Months of Inventory

\$1.7M

Median Sale Price

134.10%

Median Sale vs List

20

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in Alameda County, Alameda, Albany, Berkeley, Castro Valley, Emeryville, Piedmont, San Leandro, Oakland, Kensington, Contra Costa County, El Cerrito, and Richmond from May 2025 to May 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

No data for this month.





Kensington

MAY 2025 - MAY 2026



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



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

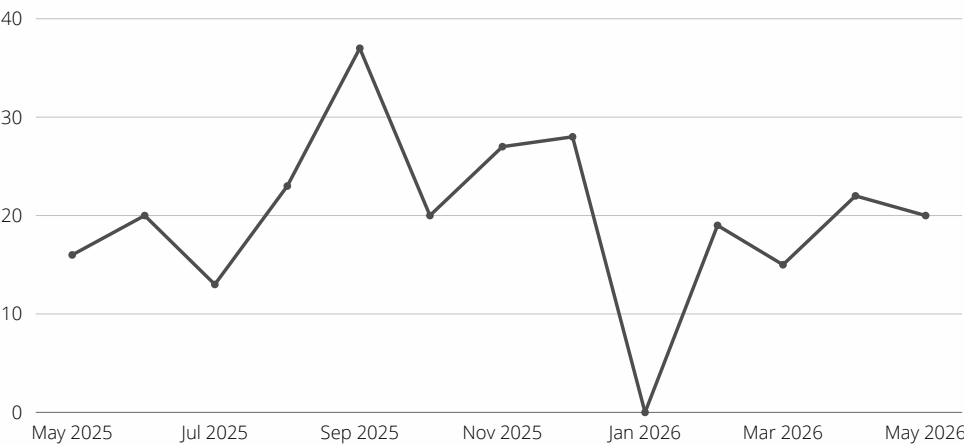
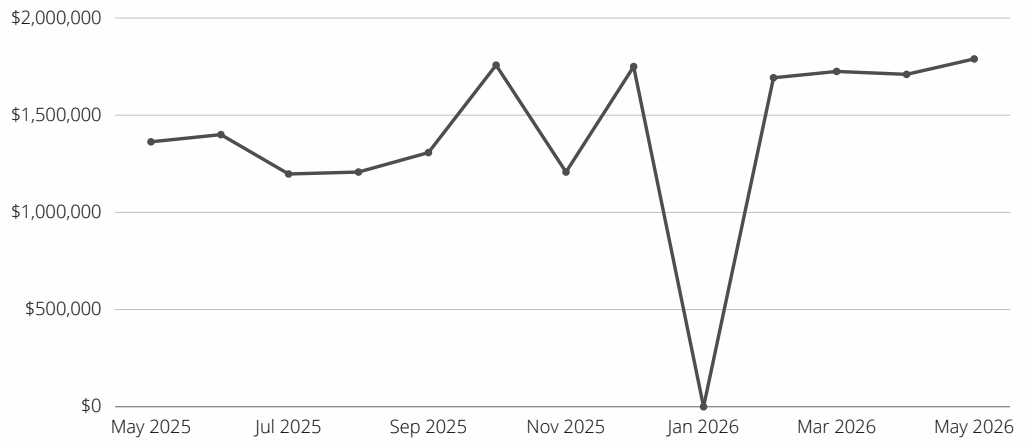
Median Sales Price

Single-Family Homes

The median sale price has increased from \$1.3M last May 2025, to \$1.7M as of May 2026.

Condos & Townhomes

No data for this month.



AVG Days On the Market

Single-Family Homes

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

Condos & Townhomes

No data for this month.

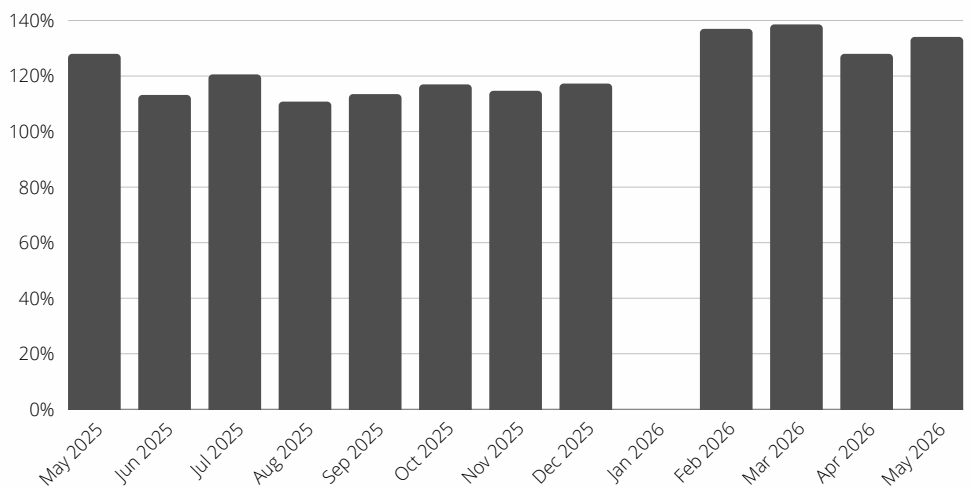
Overbids

Single-Family Homes

The overbid percentage has increased from 128% last May 2025, to 134.10% a year later.

Condos & Townhomes

No data for this month.





Contra Costa County

What's in the Contra Costa County data?

There were 3,343 single-family homes for sale, providing 5.2 months of inventory. There were 934 new listings, and 644 homes sold at a median price of \$962k. The median overbid percentage was at 102.5%, with an average of 23 days on the market.

There were 1,407 condo and townhome units for sale, providing 10.3 months of inventory. There were 274 new listings and 137 units sold at a median sale price of \$626k. The median overbid percentage was at 100.2%, with an average of 36 days on the market.





SFH

Single-Family Homes

934

New Listings

644

Sold Listings

5.2

Months of Inventory

\$962K

Median Sale Price

102.5%

Median Sale vs List

23

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 May 2025 to May 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

274

New Listings

137

Sold Listings

10.3

Months of Inventory

\$626K

Median Sale Price

100.2%

Median Sale vs List

36

Avg Days on Market

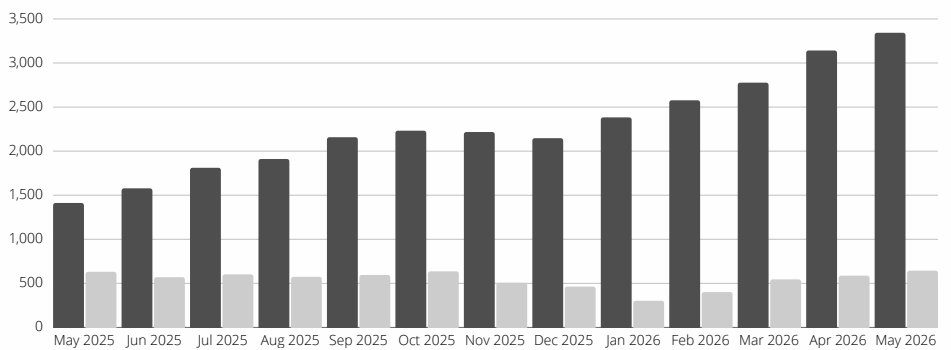




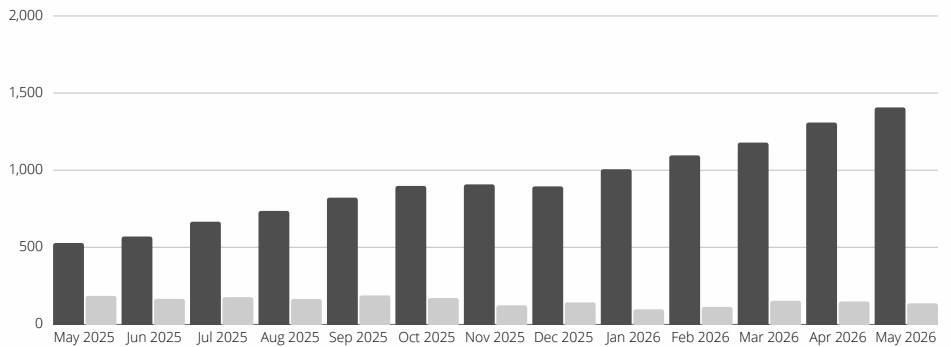
Contra Costa County

MAY 2025 - MAY 2026

■ LISTINGS FOR SALE ■ SOLD LISTINGS



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



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

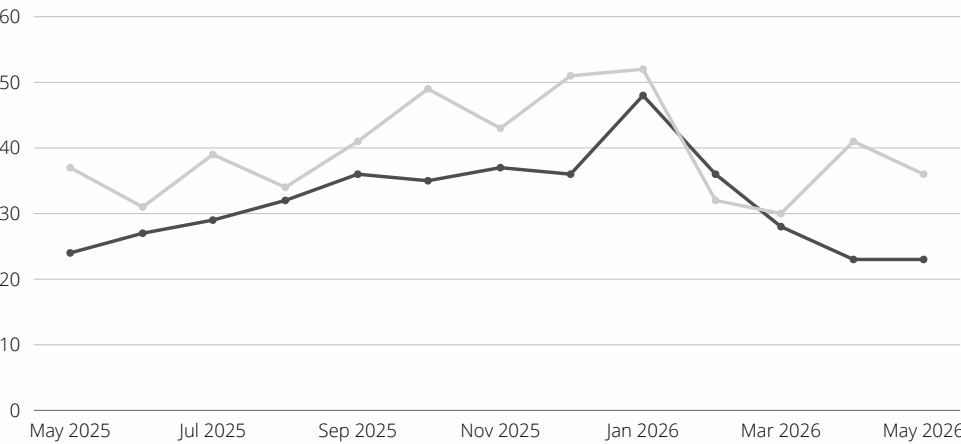
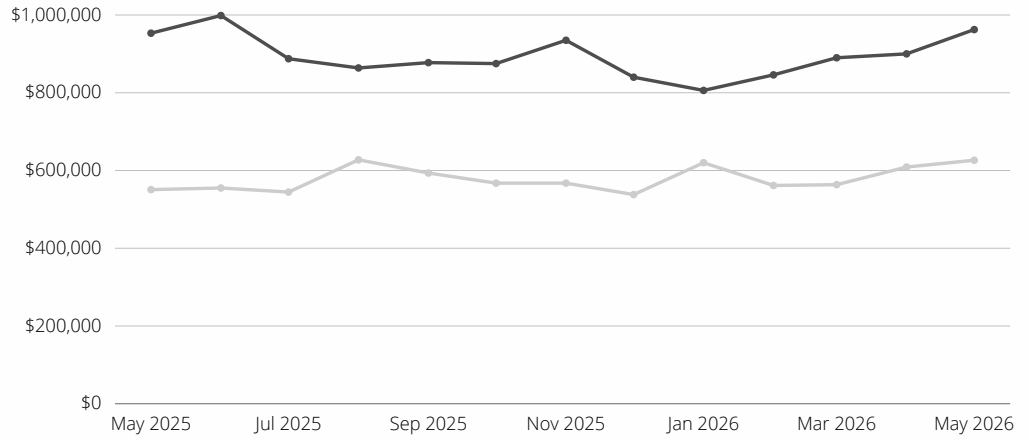
Median Sales Price

Single-Family Homes

The median sale price has increased from \$953k last May 2025, to \$962k as of May 2026.

Condos & Townhomes

The median sale price has increased from \$550k last May 2025, to \$626k as of May 2026.



AVG Days On the Market

Single-Family Homes

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

Condos & Townhomes

The average time spent on the market went down from 37 days in May 2025, to 36 days as of May 2026.

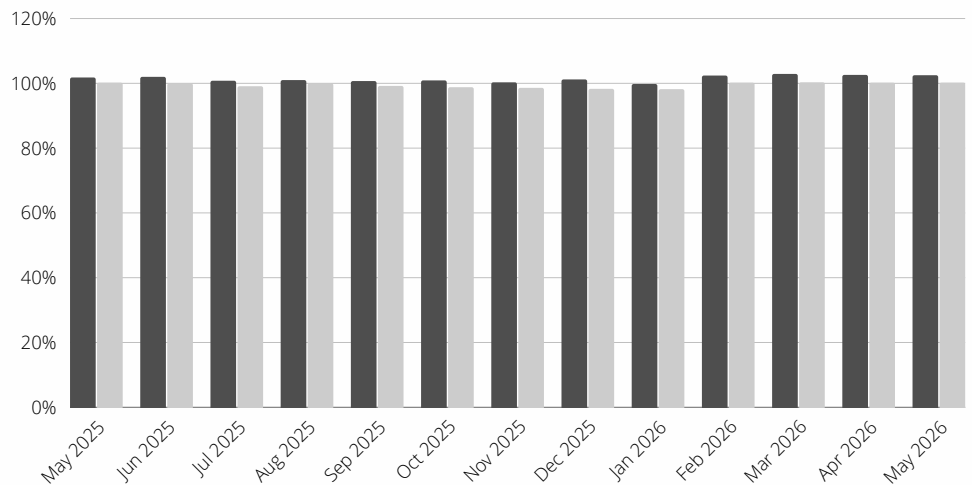
Overbids

Single-Family Homes

The overbid percentage has increased from 101.8% last May 2025, to 102.5% a year later.

Condos & Townhomes

The overbid percentage has remained the same from 100.2% last May 2025, to 100.2% a year later.





El Cerrito

CONTRA COSTA COUNTY

What's in the El Cerrito data?

There were 37 single-family homes for sale, providing 2.8 months of inventory. There were 19 new listings, and 13 homes sold at a median price of \$1.2m. The median overbid percentage was at 135.6%, with an average of 15 days on the market.

There were 7 condo and townhome units for sale, providing 0 months of inventory. There were 2 new listings and 0 units sold at a median sale price of \$0. The median overbid percentage was at 0%, with an average of 0 days on the market.





SFH

Single-Family Homes

19

New Listings

13

Sold Listings

2.8

Months of Inventory

\$1.2M

Median Sale Price

135.6%

Median Sale vs List

15

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 May 2025 to May 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

2

New Listings

0

Sold Listings

0

Months of Inventory

\$0

Median Sale Price

0%

Median Sale vs List

0

Avg Days on Market



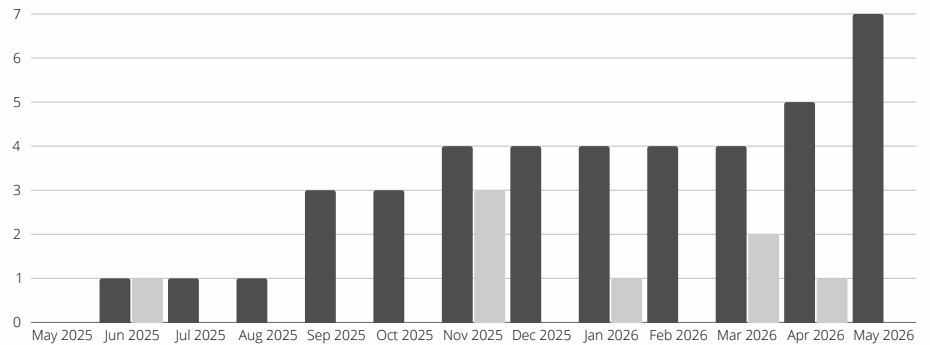


El Cerrito

MAY 2025 - MAY 2026



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



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

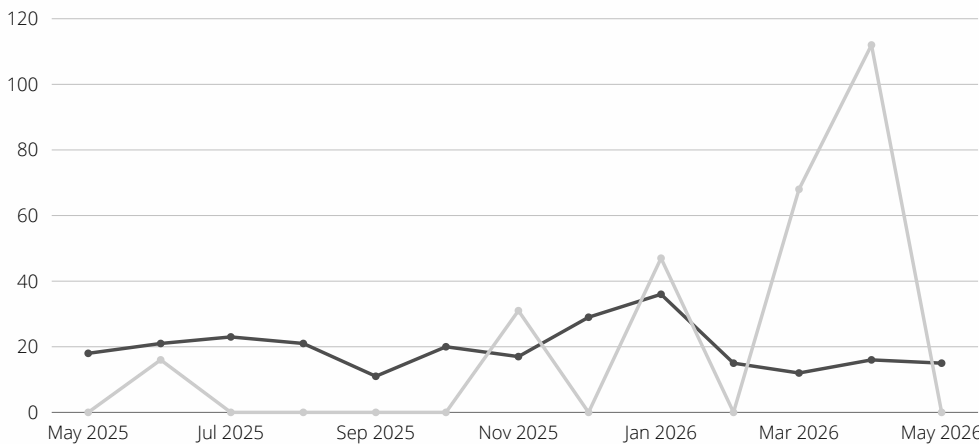
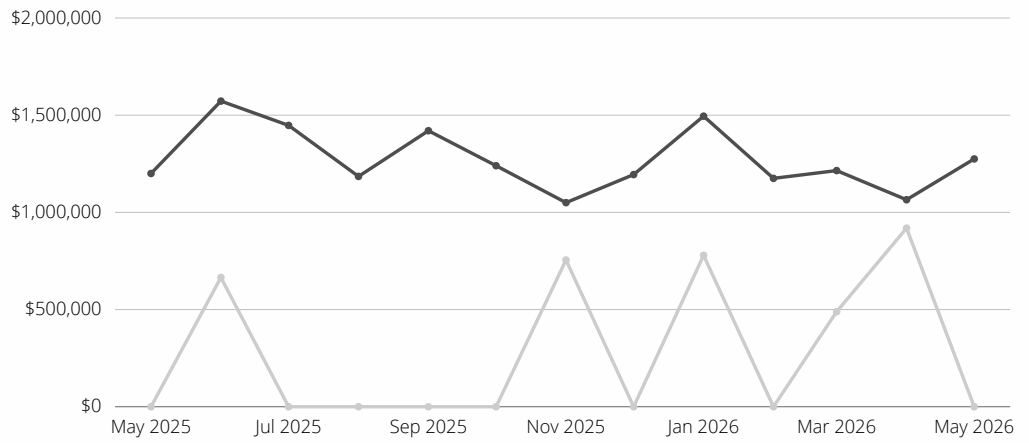
Median Sales Price

Single-Family Homes

The median sale price has increased from \$1.2m last May 2025, to \$1.27m as of May 2026.

Condos & Townhomes

The median sale price has remained the same from \$0 last May 2025, to \$0 as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 18 days last May 2025, to 15 days as of May 2026.

Condos & Townhomes

The average time spent on the market remained the same from 0 days in May 2025, to 0 days as of May 2026.

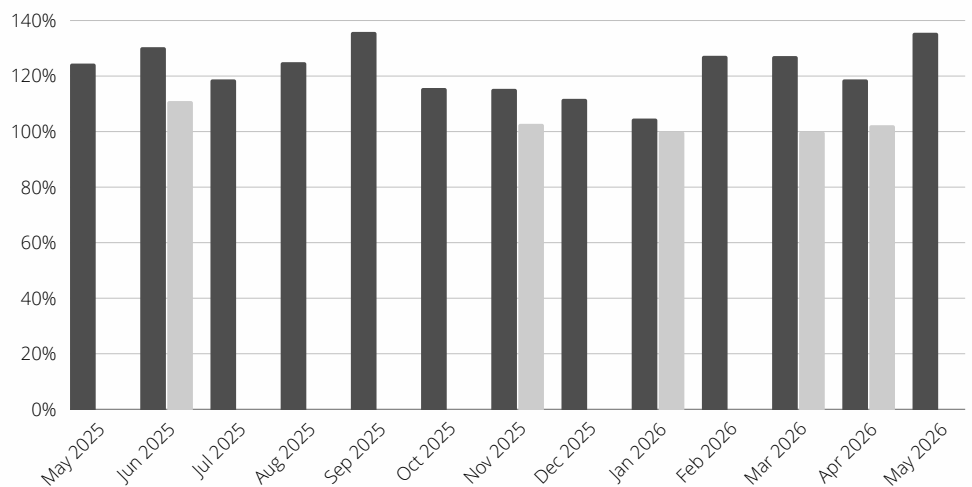
Overbids

Single-Family Homes

The overbid percentage has increased from 124.5% last May 2025, to 135.6% a year later.

Condos & Townhomes

The overbid percentage has remained the same from 0% last May 2025, to 0% a year later.





Richmond

CONTRA COSTA COUNTY

What's in the Richmond data?

There were 184 single-family homes for sale, providing 5.3 months of inventory. There were 46 new listings, and 35 homes sold at a median price of \$762k. The median overbid percentage was at 109.9%, with an average of 20 days on the market.

There were 89 condo and townhome units for sale, providing 8.9 months of inventory. There were 20 new listings and 10 units sold at a median sale price of \$435k. The median overbid percentage was at 100.8%, with an average of 58 days on the market.





SFH

Single-Family Homes

46

New Listings

35

Sold Listings

5.3

Months of Inventory

\$762K

Median Sale Price

109.9%

Median Sale vs List

20

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 May 2025 to May 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

20

New Listings

10

Sold Listings

8.9

Months of Inventory

\$435K

Median Sale Price

100.8%

Median Sale vs List

58

Avg Days on Market



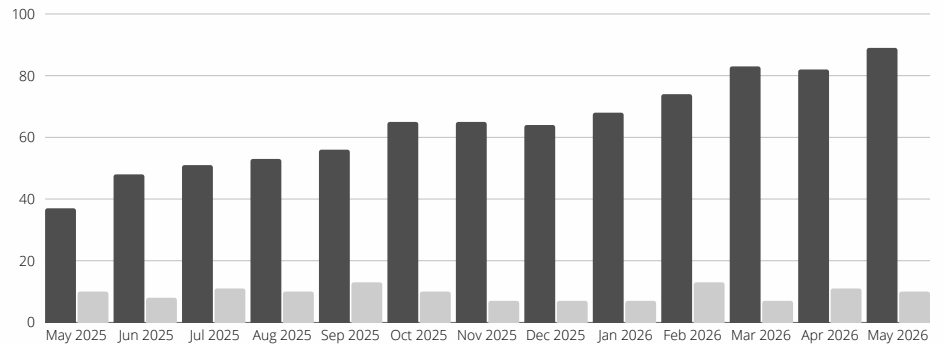


Richmond

MAY 2025 - MAY 2026



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



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

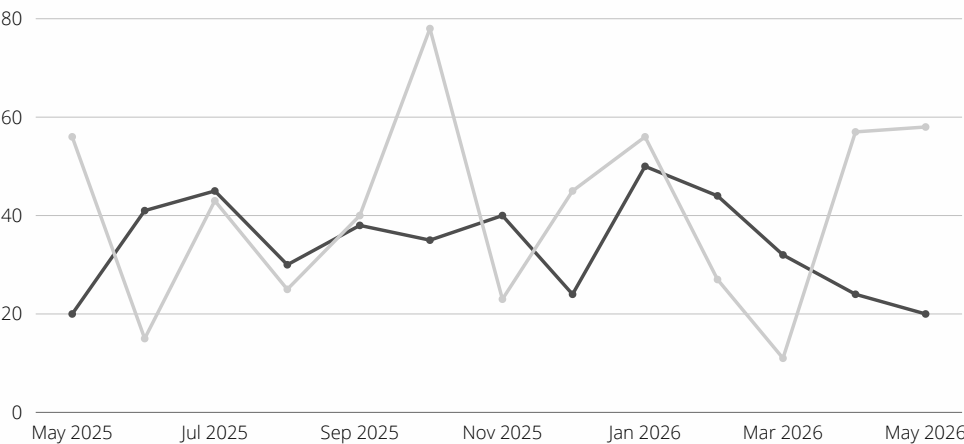
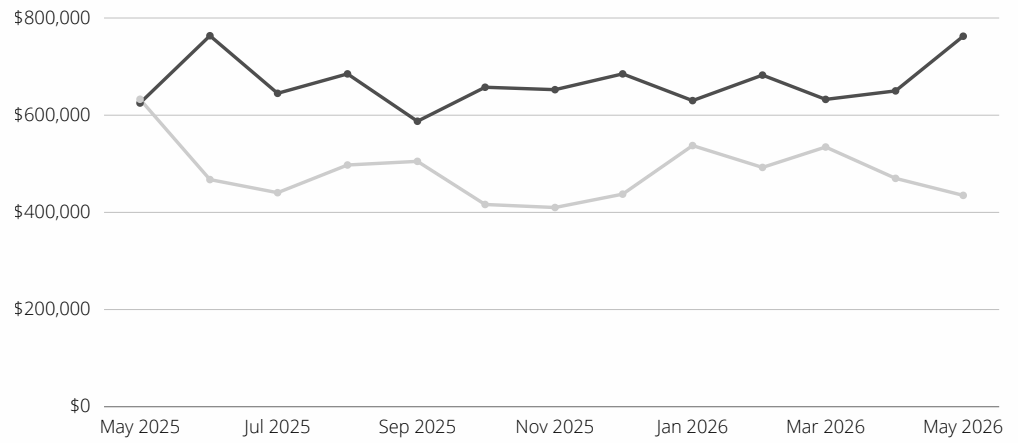
Median Sales Price

Single-Family Homes

The median sale price has increased from \$625k last May 2025, to \$762k as of May 2026.

Condos & Townhomes

The median sale price has decreased from \$632k last May 2025, to \$435k as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market remained the same from 20 days last May 2025, to 20 days as of May 2026.

Condos & Townhomes

The average time spent on the market went up from 56 days in May 2025, to 58 days as of May 2026.

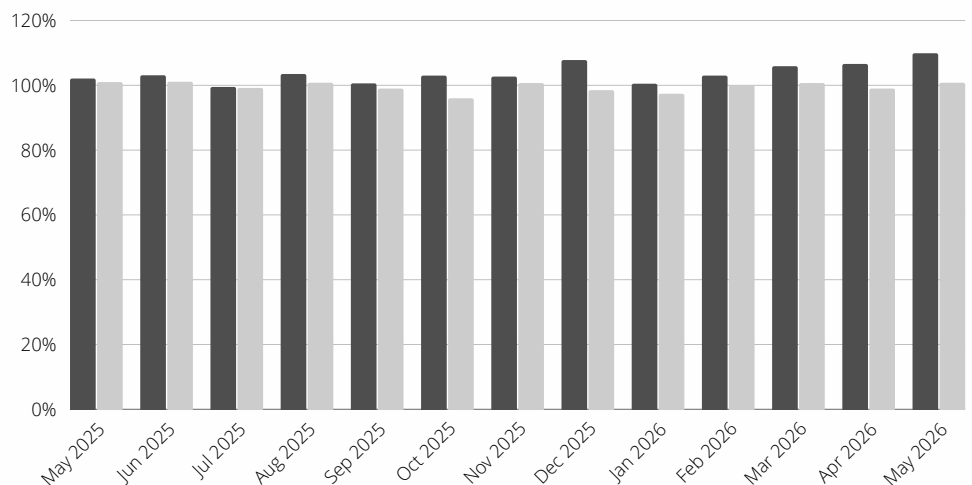
Overbids

Single-Family Homes

The overbid percentage has increased from 102.1% last May 2025, to 109.9% a year later.

Condos & Townhomes

The overbid percentage has decreased from 101% last May 2025, to 100.8% 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 197 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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Dedicated to upholding unparalleled standards for integrity and client care, they strive to create a culture where agents thrive while developing their own businesses to their maximum potential. The company has given their agents over \$2,000,000 in profit share.



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Keller Williams Castro Valley

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