



Market Report

East Bay Area
Alameda County Cities

**Partial List of Alameda Cities*

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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Oakland Zip Codes

94601
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94603
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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.

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

 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



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

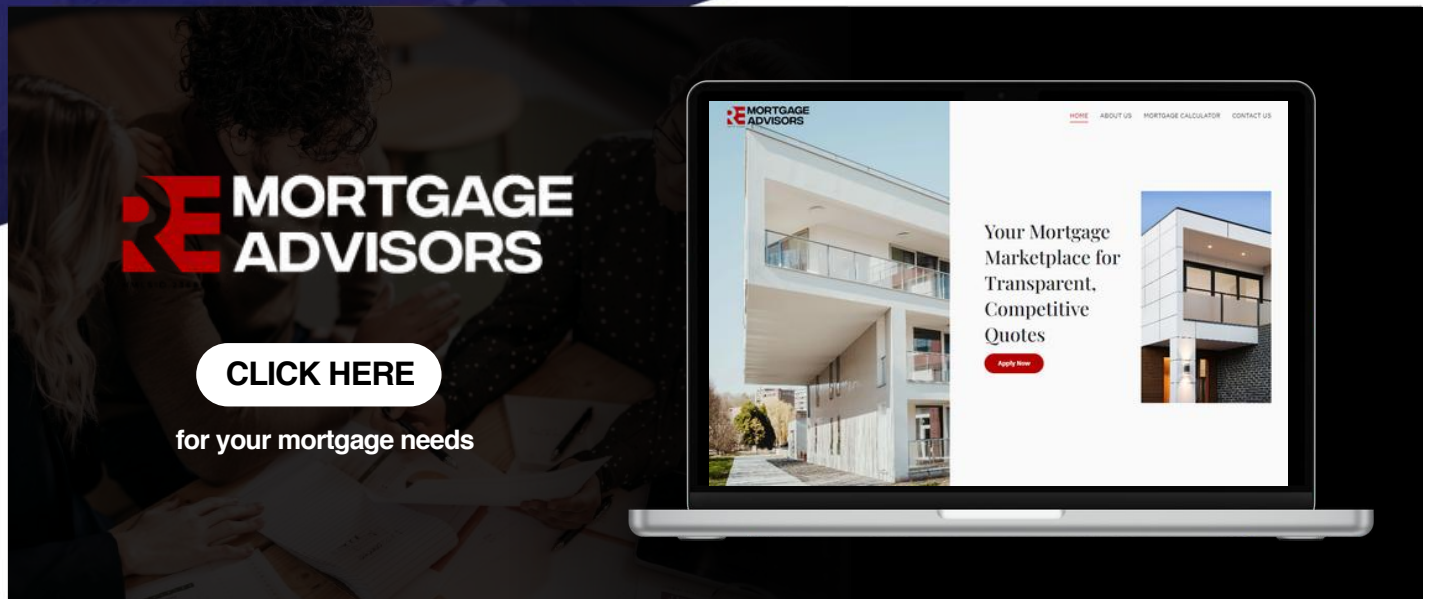
Tailor renovations to your family's lifestyle. Flexible spaces that accommodate work-from-home needs, growing children, or future buyers will add lasting value. Think about both how your family uses the space and how it will appeal to future buyers.

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.

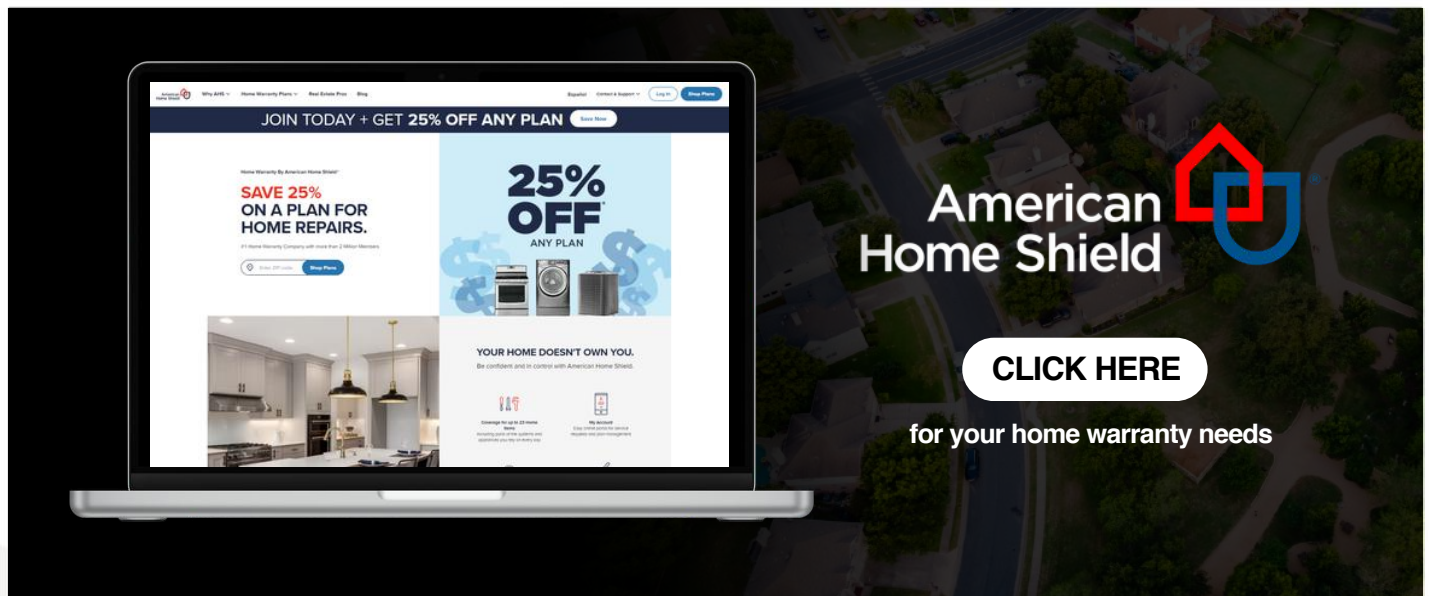


RE MORTGAGE ADVISORS

CLICK HERE

for your mortgage needs

The laptop screen 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

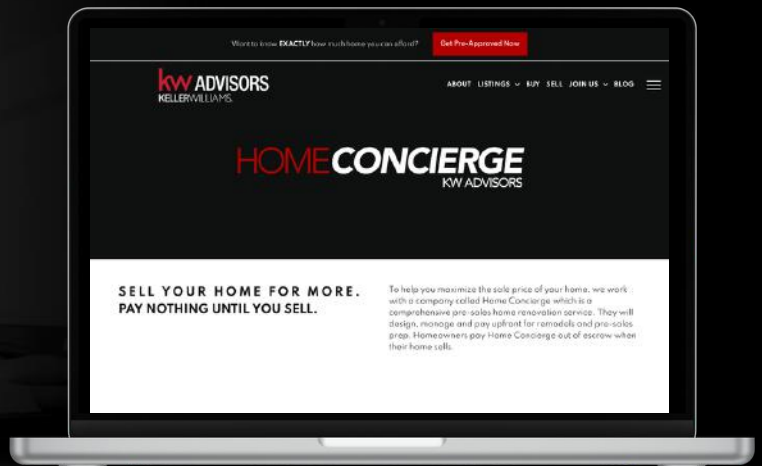
The laptop screen displays the American Home Shield website with the headline: "JOIN TODAY + GET 25% OFF ANY PLAN" and "SAVE 25% ON A PLAN FOR HOME REPAIRS." It also features the text: "YOUR HOME DOESN'T OWN YOU. Be confident and in control with American Home Shield."

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?



GREYSTONE
INSURANCE AGENCY

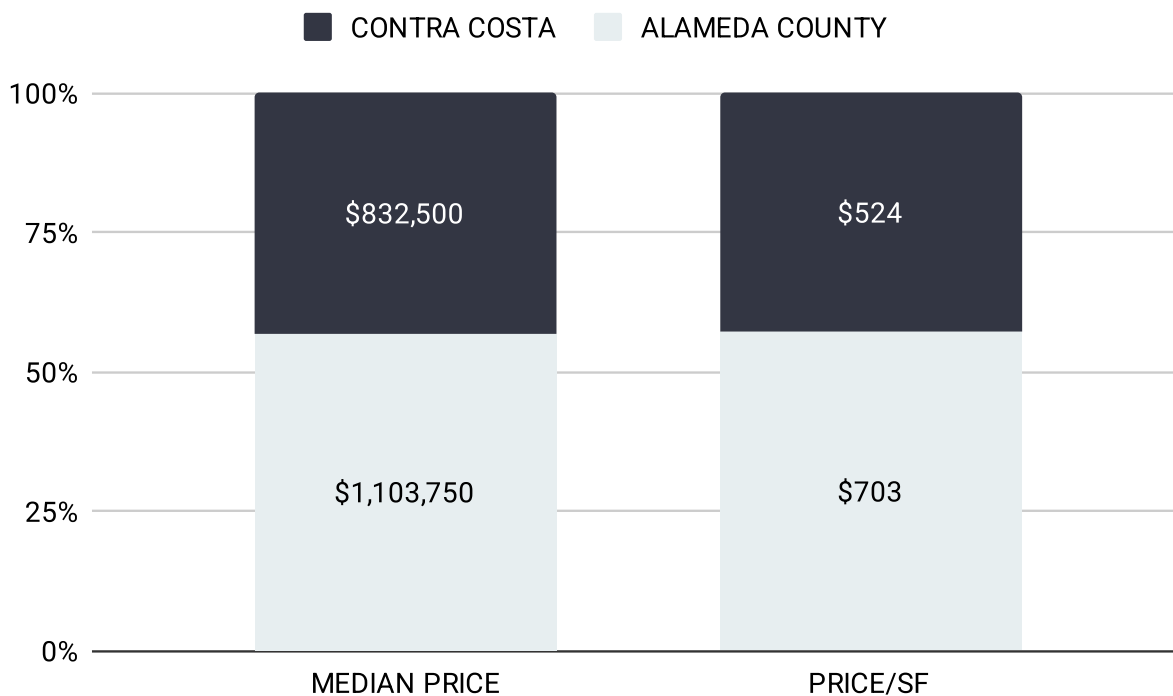
[CLICK HERE](#)

for your insurance needs

East Bay — County Comparison

SFR, Condominiums, Townhouses — April 2026

Comparing Median Price and Highest Price/SF



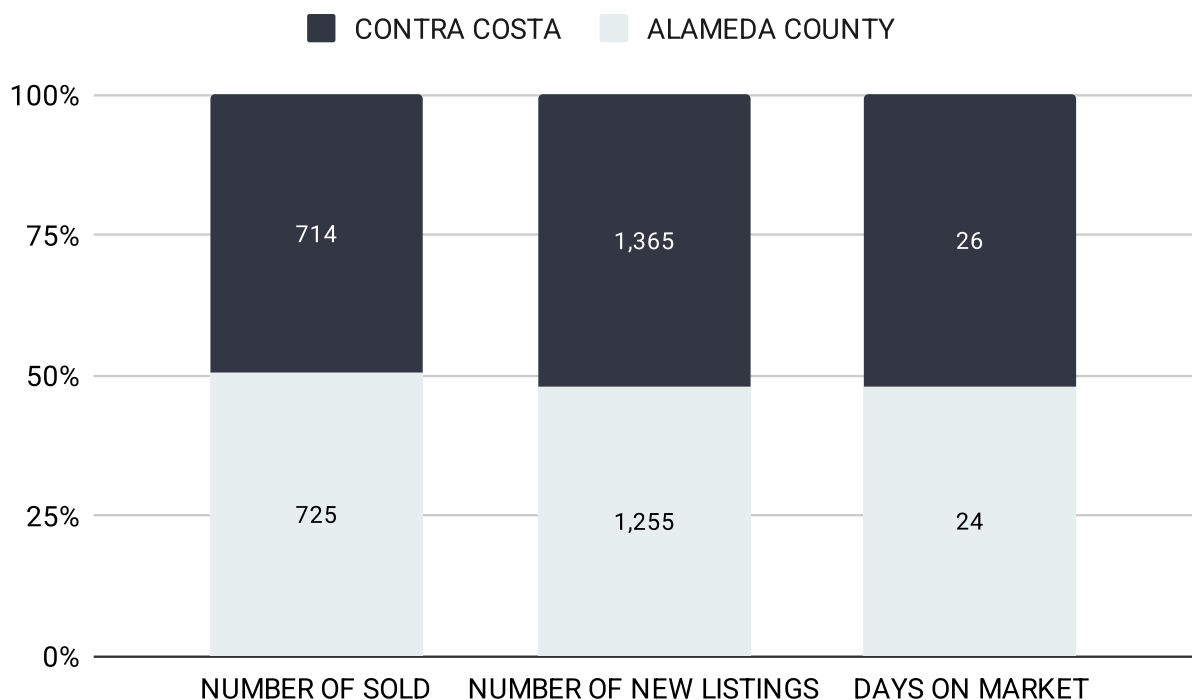
In Alameda County, the median price is \$1,103,750, with the highest price per square foot reaching \$703.

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

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.

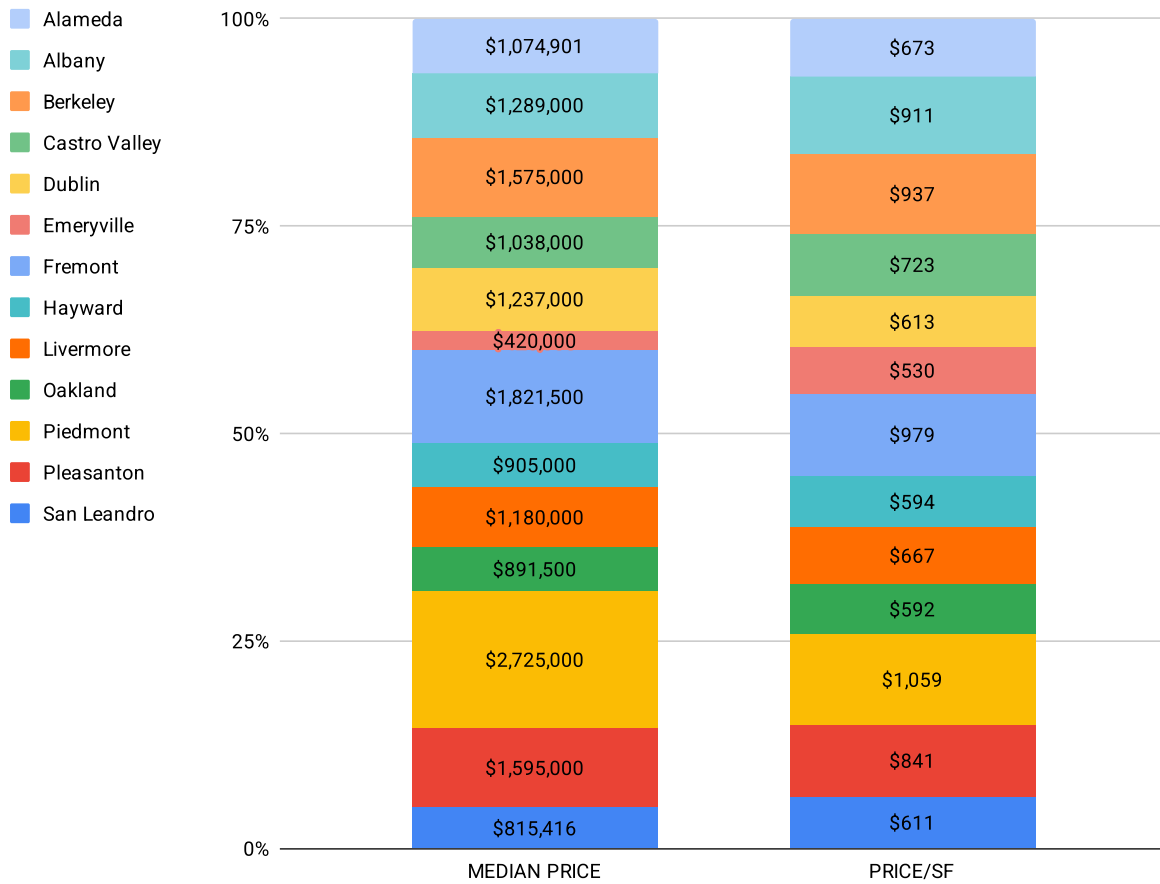
In Contra Costa County, there were 714 homes sold, 1,365 new listings, and the average days on the market was 26.

Alameda County

COUNTY OVERVIEW

SFR, Condominiums, Townhouses – April 2026

Comparing Median Price and Highest Price/SF

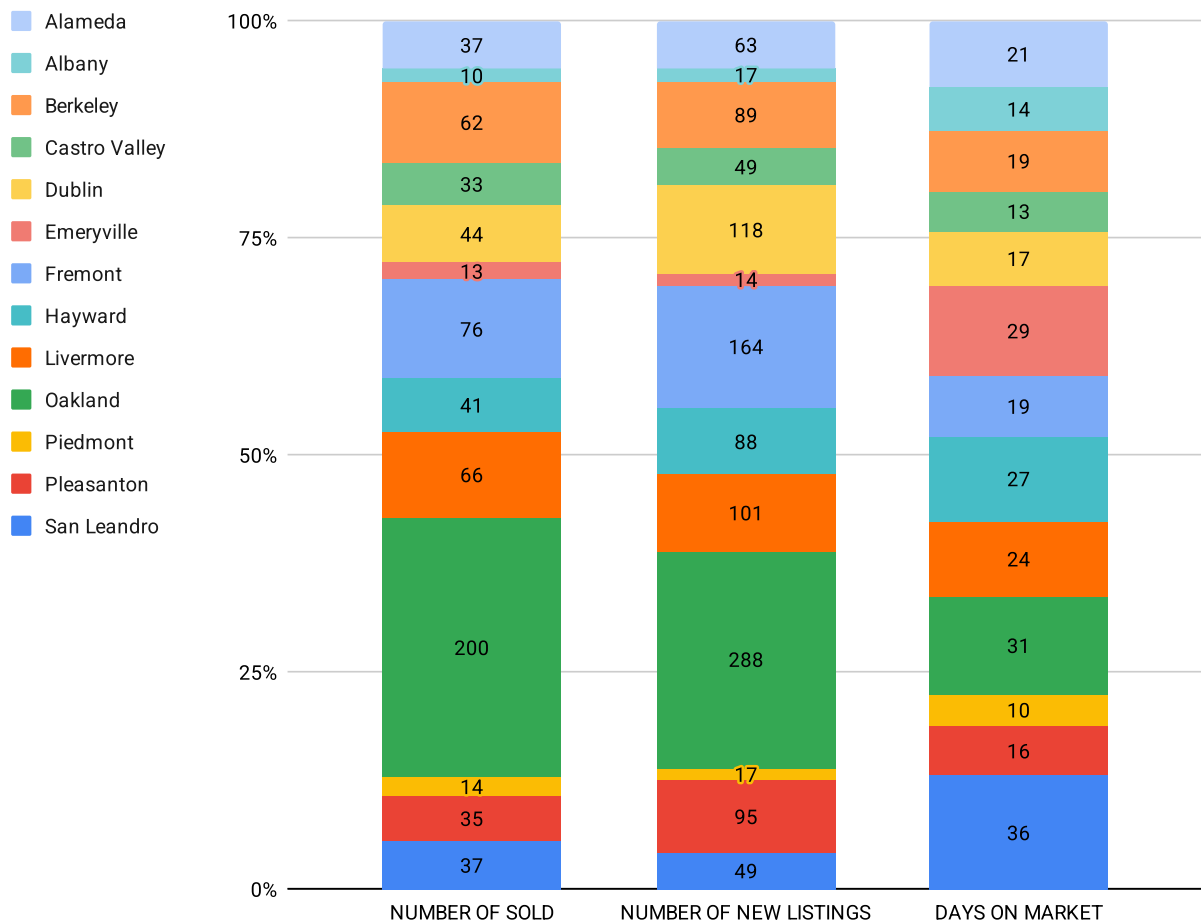


Alameda County

COUNTY OVERVIEW

SFR, Condominiums, Townhouses – April 2026

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



Alameda County

What's in the Alameda County data?

There were 2,433 single-family homes for sale, providing 4.4 months of inventory. There were 925 new listings, and 558 homes sold at a median price of \$1.3m. The median overbid percentage was at 112%, with an average of 21 days on the market.

There were 1,612 condo and townhome units for sale, providing 10 months of inventory. There were 358 new listings and 161 units sold at a median sale price of \$680k. The median overbid percentage was at 99.7%, with an average of 34 days on the market.





SFH

Single-Family Homes

925

New Listings

558

Sold Listings

4.4

Months of Inventory

\$1.3M

Median Sale Price

112%

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 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

358

New Listings

161

Sold Listings

10

Months of Inventory

\$680K

Median Sale Price

99.7%

Median Sale vs List

34

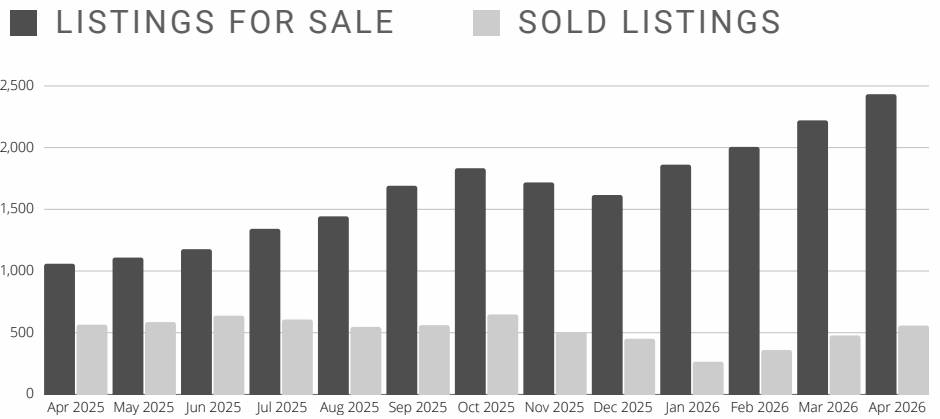
Avg Days on Market



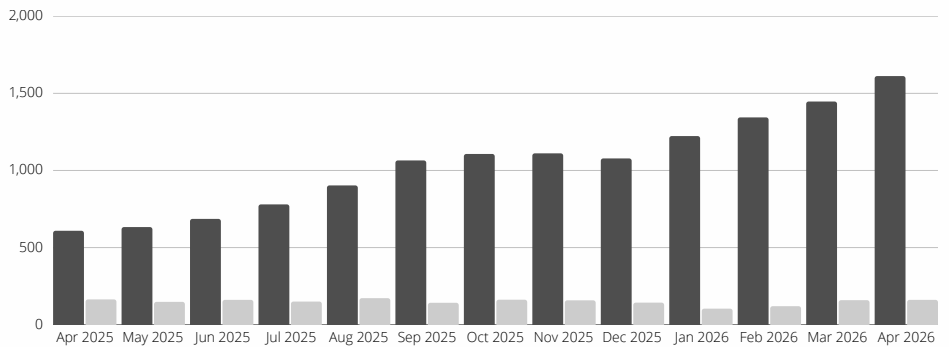


Alameda County

APRIL 2025 - APRIL 2026



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



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

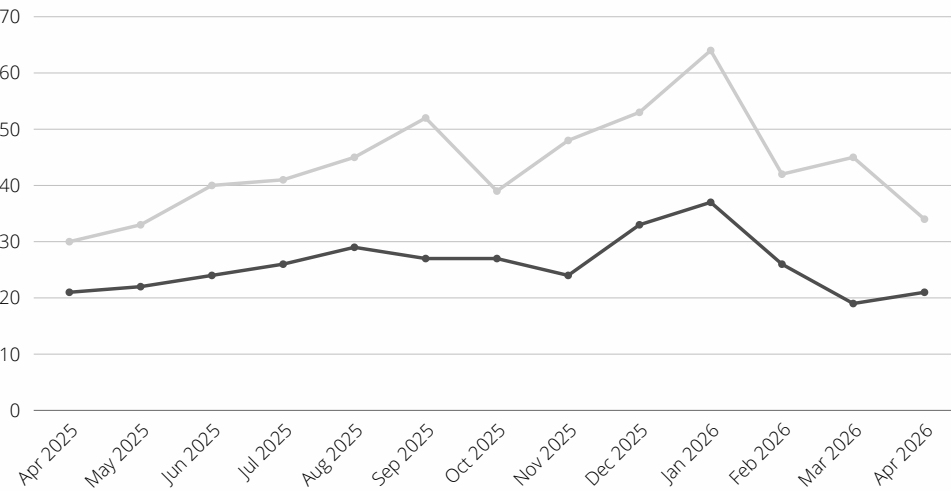
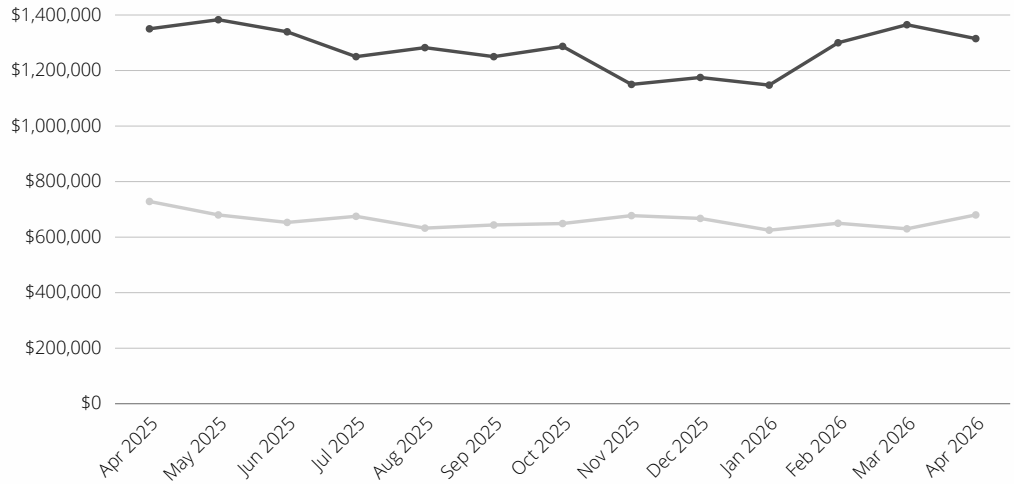
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$1.35m last April 2025, to \$1.31m as of April 2026.

Condos & Townhomes

The median sale price has decreased from \$728k last April 2025, to \$680k as of April 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market remained the same from 21 days last April 2025, to 21 days as of April 2026.

Condos & Townhomes

The average time spent on the market went up from 30 days in April 2025, to 34 days as of April 2026.

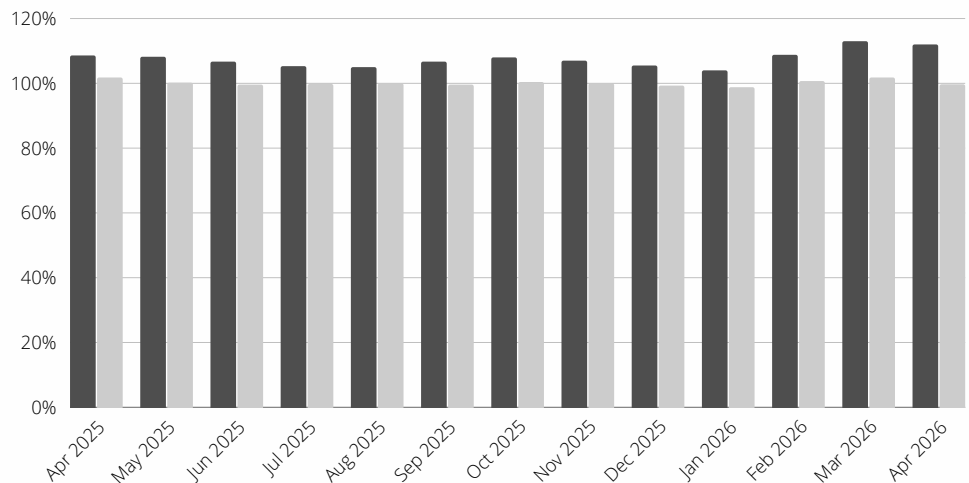
Overbids

Single-Family Homes

The overbid percentage has increased from 108.6% last April 2025, to 112% a year later.

Condos & Townhomes

The overbid percentage has decreased from 101.8% last April 2025, to 99.7% a year later.





Alameda City

ALAMEDA COUNTY

What's in the Alameda City data?

There were 79 single-family homes for sale, providing 3.6 months of inventory. There were 41 new listings, and 22 homes sold at a median price of \$1.4m. The median overbid percentage was at 117.7%, with an average of 16 days on the market.

There were 106 condo and townhome units for sale, providing 7.1 months of inventory. There were 24 new listings and 15 units sold at a median sale price of \$755k. The median overbid percentage was at 102%, with an average of 28 days on the market.





SFH

Single-Family Homes

41

New Listings

22

Sold Listings

3.6

Months of Inventory

\$1.4M

Median Sale Price

117.7%

Median Sale vs List

16

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 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

24

New Listings

15

Sold Listings

7.1

Months of Inventory

\$755K

Median Sale Price

102%

Median Sale vs List

28

Avg Days on Market



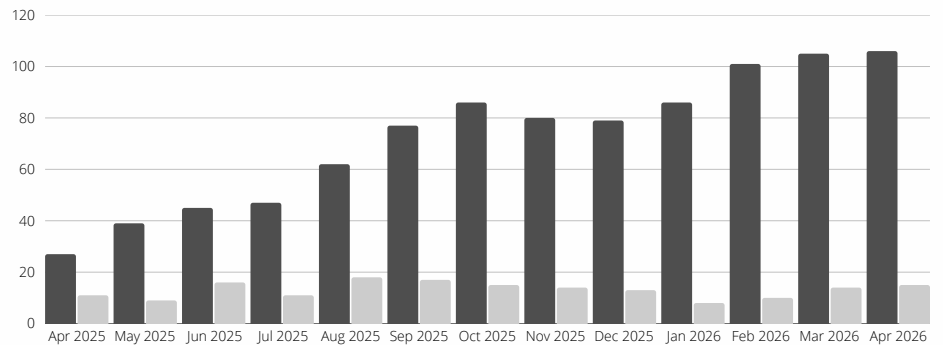


Alameda City

APRIL 2025 - APRIL 2026



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



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

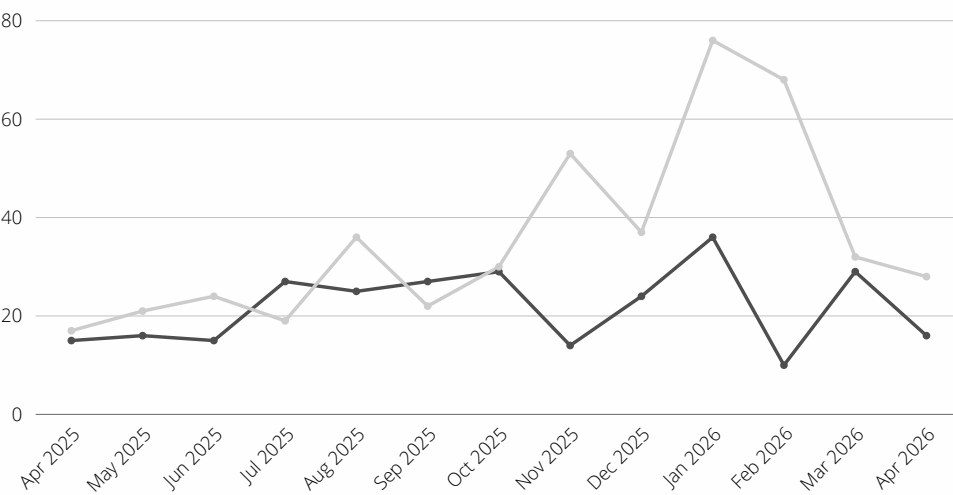
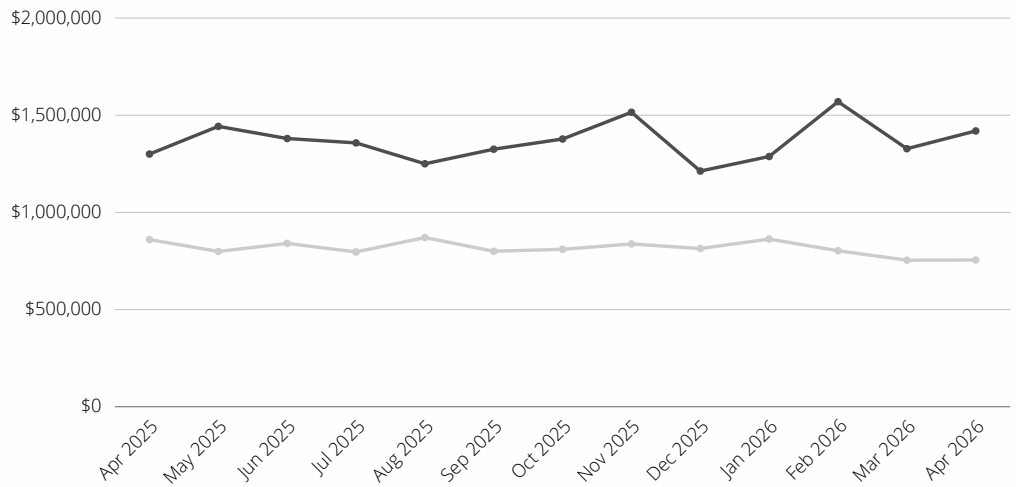
Median Sales Price

Single-Family Homes

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

Condos & Townhomes

The median sale price has decreased from \$860k last April 2025, to \$755k as of April 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 15 days last April 2025, to 16 days as of April 2026.

Condos & Townhomes

The average time spent on the market went up from 17 days in April 2025, to 28 days as of April 2026.

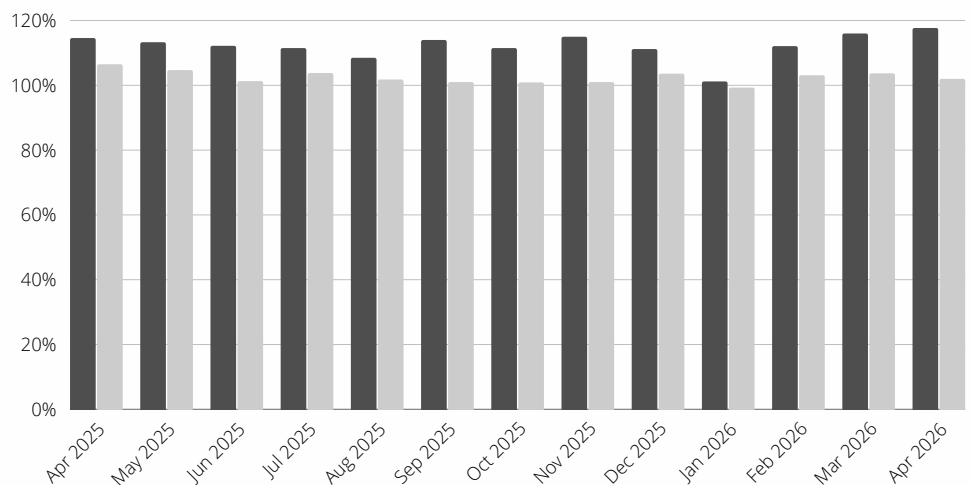
Overbids

Single-Family Homes

The overbid percentage has increased from 114.6% last April 2025, to 117.7% a year later.

Condos & Townhomes

The overbid percentage has decreased from 106.5% last April 2025, to 102% a year later.





Albany

ALAMEDA COUNTY

What's in the Albany data?

There were 17 single-family homes for sale, providing 2.1 months of inventory. There were 9 new listings, and 8 homes sold at a median price of \$1.4m. The median overbid percentage was at 130.9%, with an average of 12 days on the market.

There were 24 condo and townhome units for sale, providing 12 months of inventory. There were 9 new listings and 2 units sold at a median sale price of \$705k. The median overbid percentage was at 101.3%, with an average of 21 days on the market.





SFH

Single-Family Homes

9

New Listings

8

Sold Listings

2.1

Months of Inventory

\$1.4M

Median Sale Price

130.9%

Median Sale vs List

12

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 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

9

New Listings

2

Sold Listings

12

Months of Inventory

\$705K

Median Sale Price

101.3%

Median Sale vs List

21

Avg Days on Market



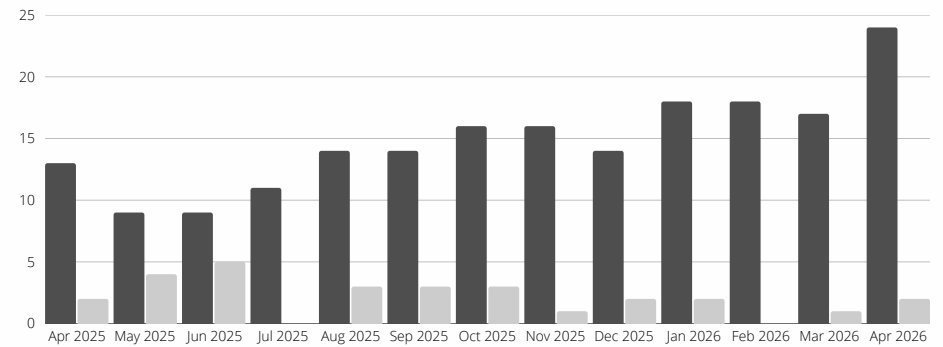


Albany

APRIL 2025 - APRIL 2026



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



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

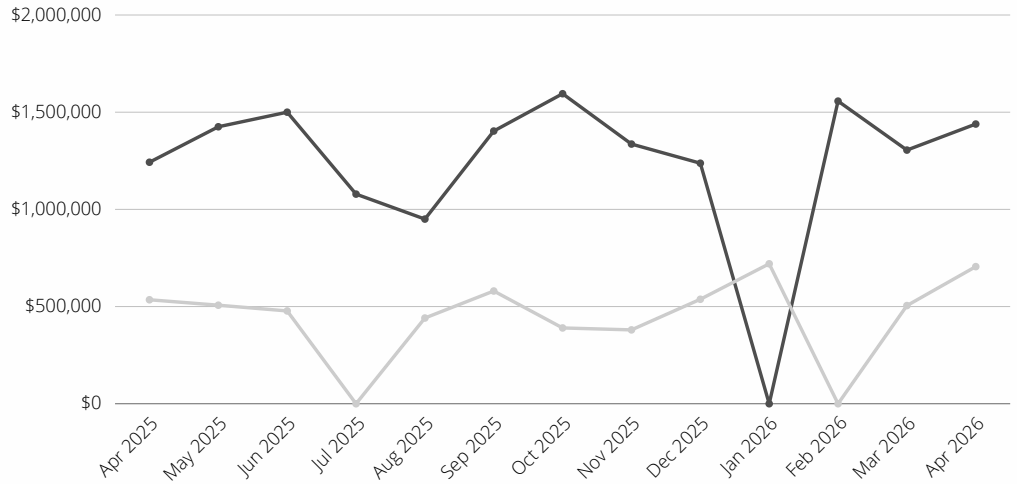
Median Sales Price

Single-Family Homes

The median sale price has increased from \$1.2m last April 2025, to \$1.4m as of April 2026.

Condos & Townhomes

The median sale price has increased from \$535k last April 2025, to \$705k as of April 2026.



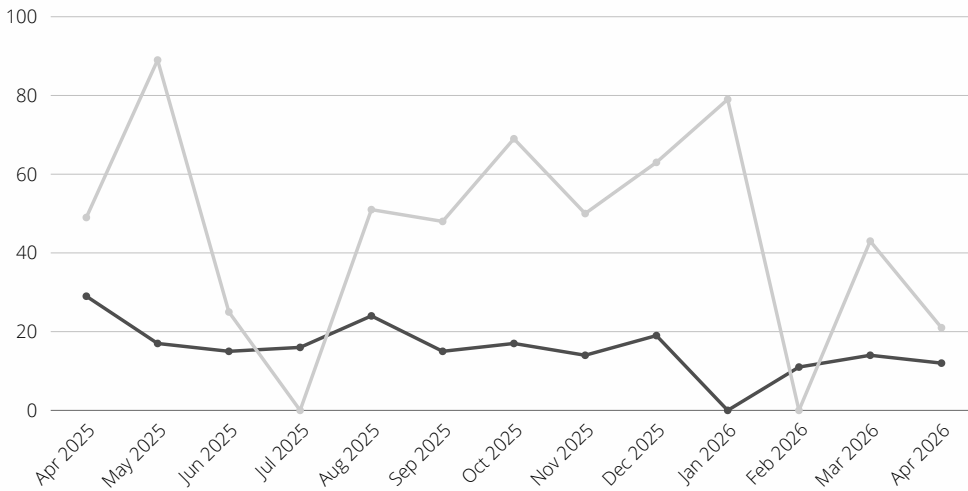
AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 29 days last April 2025, to 12 days as of April 2026.

Condos & Townhomes

The average time spent on the market went down from 49 days in April 2025, to 21 days as of April 2026.



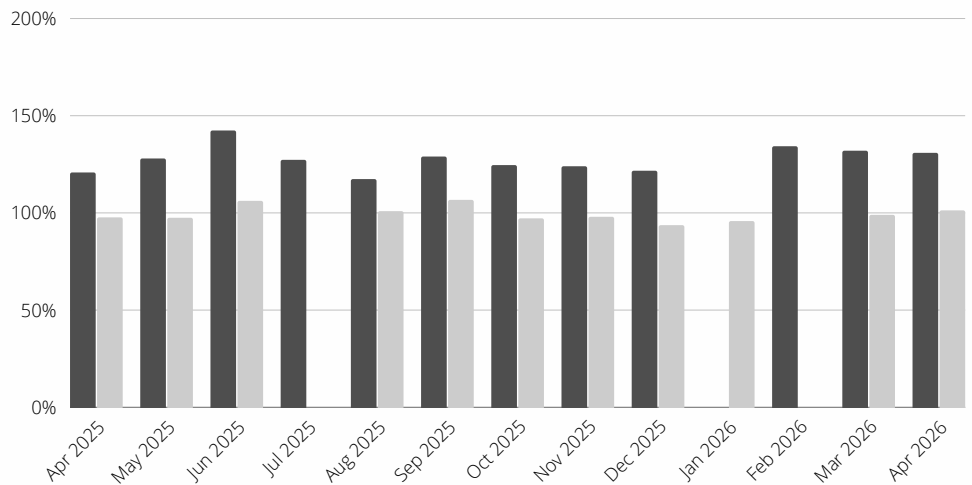
Overbids

Single-Family Homes

The overbid percentage has increased from 120.8% last April 2025, to 130.9% a year later.

Condos & Townhomes

The overbid percentage has increased from 97.7% last April 2025, to 101.3% a year later.





Berkeley

ALAMEDA COUNTY

What's in the Berkeley data?

There were 139 single-family homes for sale, providing 2.6 months of inventory. There were 75 new listings, and 54 homes sold at a median price of \$1.6m. The median overbid percentage was at 128.2%, with an average of 19 days on the market.

There were 55 condo and townhome units for sale, providing 6.9 months of inventory. There were 15 new listings and 8 units sold at a median sale price of \$960k. The median overbid percentage was at 108.5%, with an average of 16 days on the market.





SFH

Single-Family Homes

75

New Listings

54

Sold Listings

2.6

Months of Inventory

\$1.6M

Median Sale Price

128.2%

Median Sale vs List

19

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 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

15

New Listings

8

Sold Listings

6.9

Months of Inventory

\$960K

Median Sale Price

108.5%

Median Sale vs List

16

Avg Days on Market



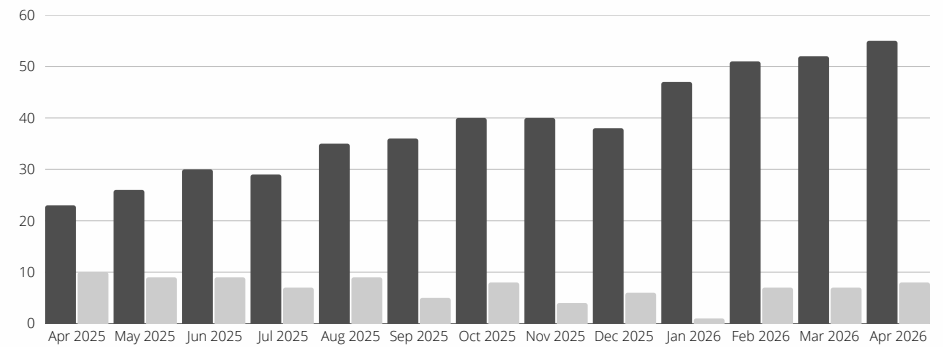


Berkeley

APRIL 2025 - APRIL 2026



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



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

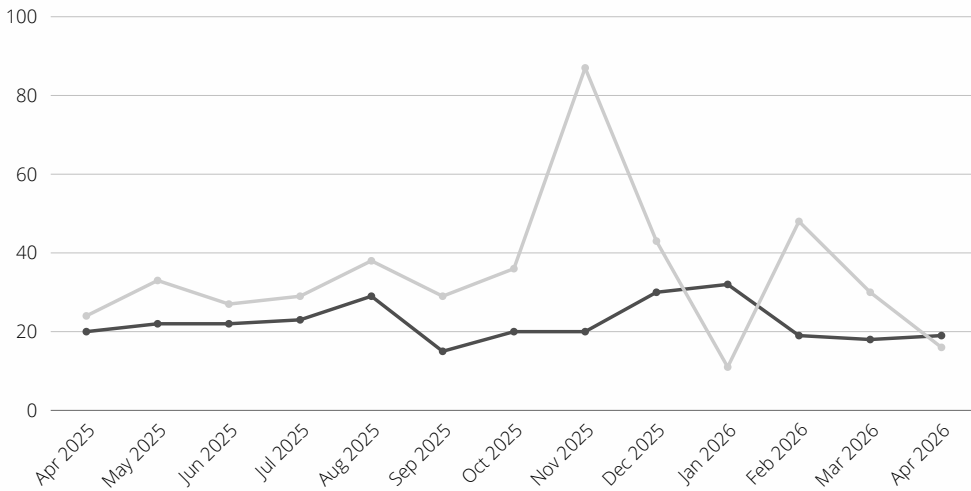
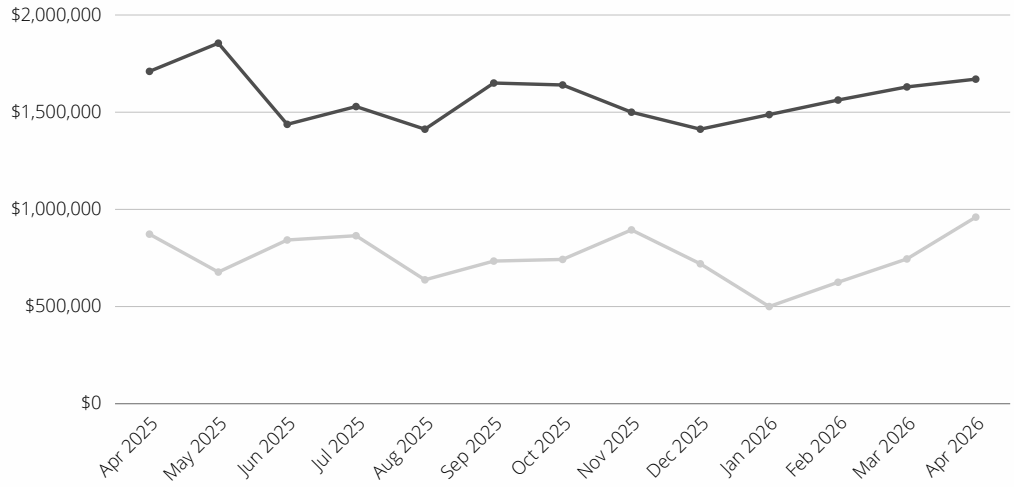
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$1.7m last April 2025, to \$1.6m as of April 2026.

Condos & Townhomes

The median sale price has increased from \$872k last April 2025, to \$960k 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 19 days as of April 2026.

Condos & Townhomes

The average time spent on the market went down from 24 days in April 2025, to 16 days as of April 2026.

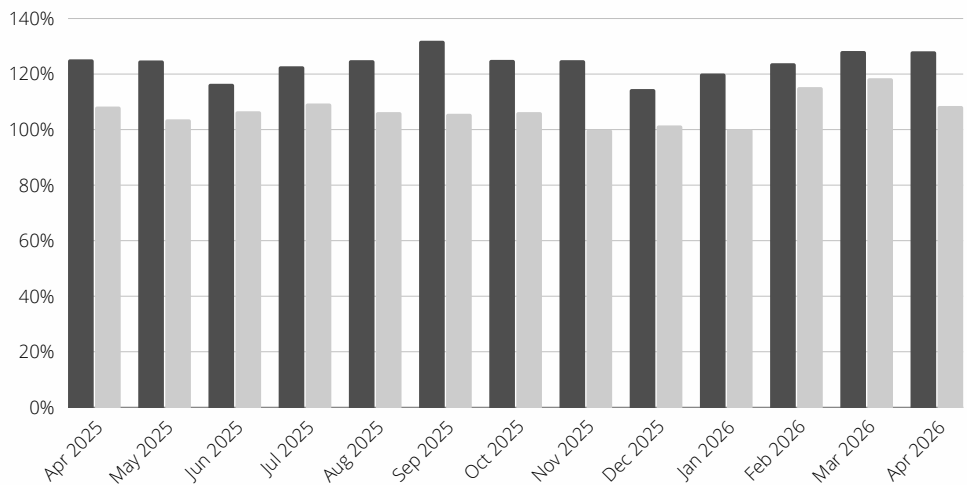
Overbids

Single-Family Homes

The overbid percentage has increased from 125.3% last April 2025, to 128.2% a year later.

Condos & Townhomes

The overbid percentage has increased from 108.3% last April 2025, to 108.5% a year later.





Castro Valley

ALAMEDA COUNTY

What's in the Castro Valley data?

There were 86 single-family homes for sale, providing 3.2 months of inventory. There were 43 new listings, and 27 homes sold at a median price of \$1.1m. The median overbid percentage was at 107.3%, with an average of 13 days on the market.

There were 28 condo and townhome units for sale, providing 4.7 months of inventory. There were 6 new listings and 6 units sold at a median sale price of \$840k. The median overbid percentage was at 100%, with an average of 13 days on the market.





SFH

Single-Family Homes

43

New Listings

27

Sold Listings

3.2

Months of Inventory

\$1.1M

Median Sale Price

107.3%

Median Sale vs List

13

Avg Days on Market

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CONDO

Condo & Townhomes

6

New Listings

6

Sold Listings

4.7

Months of Inventory

\$840K

Median Sale Price

100%

Median Sale vs List

13

Avg Days on Market

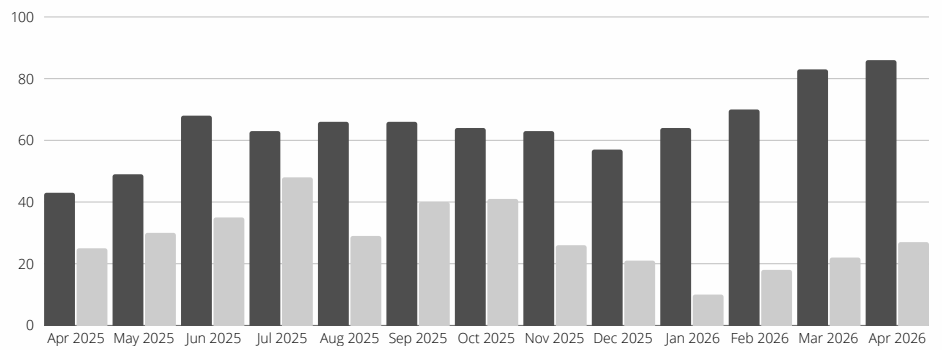




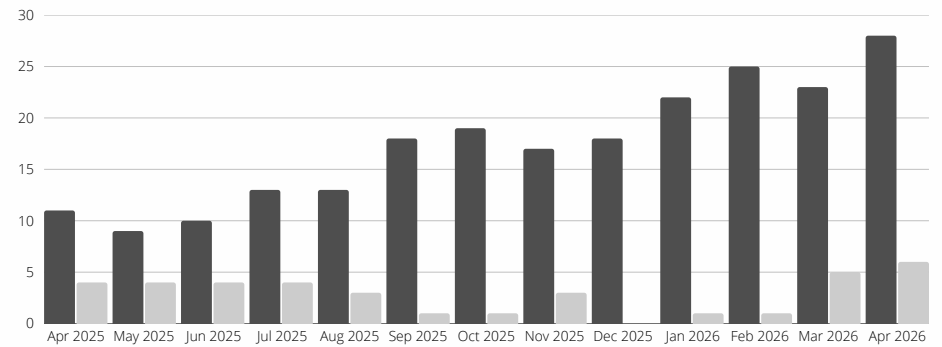
Castro Valley

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.

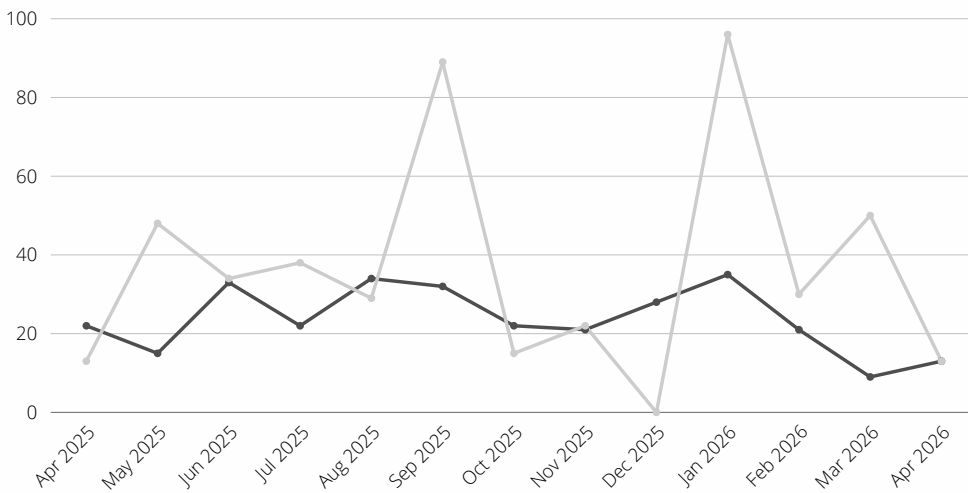
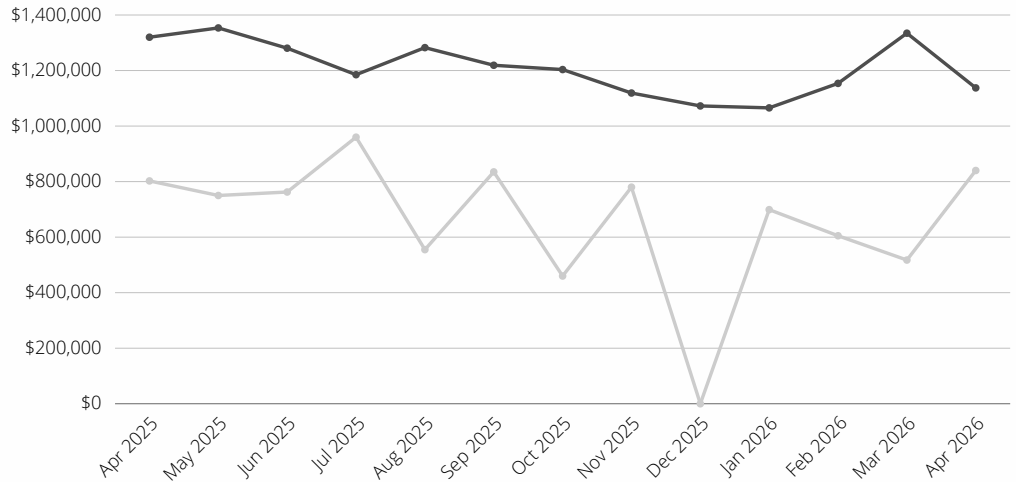
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$1.3m last April 2025, to \$1.1m as of April 2026.

Condos & Townhomes

The median sale price has increased from \$802k last April 2025, to \$840k 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 13 days as of April 2026.

Condos & Townhomes

The average time spent on the market remained the same from 13 days in April 2025, to 13 days as of April 2026.

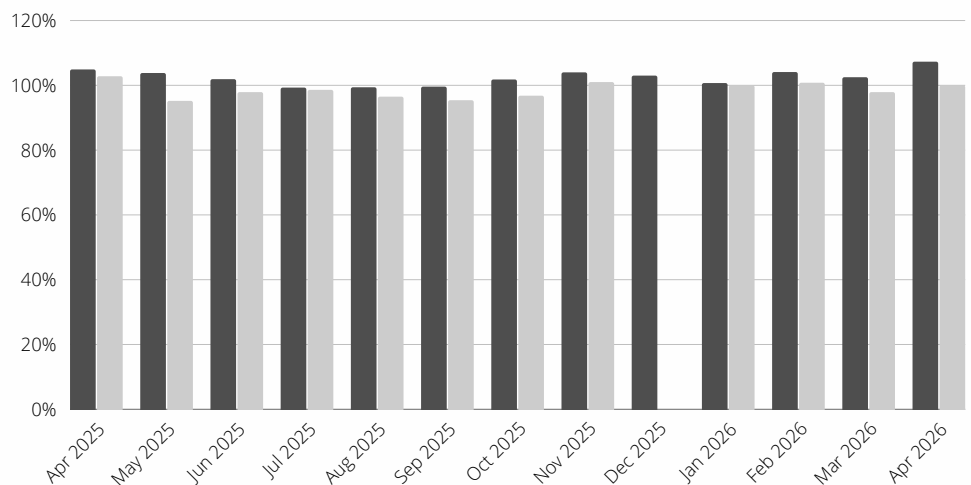
Overbids

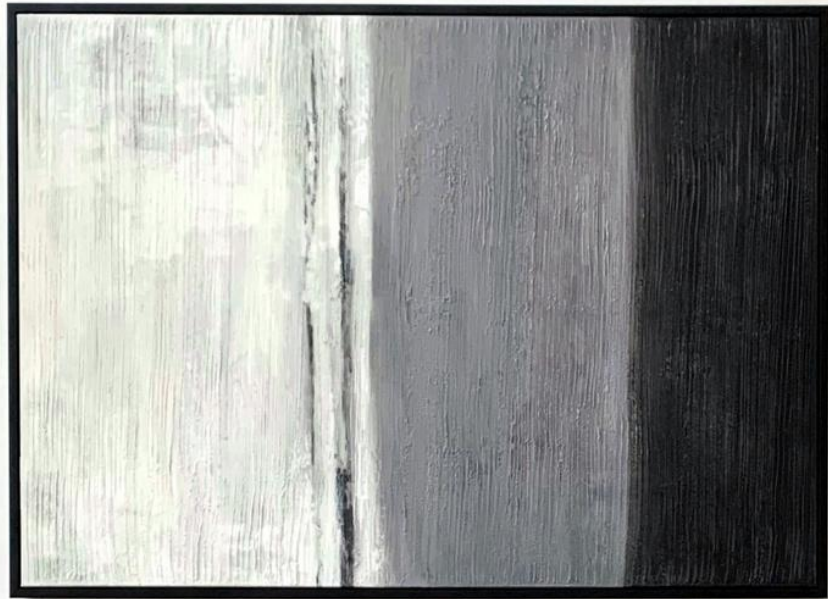
Single-Family Homes

The overbid percentage has increased from 104.9% last April 2025, to 107.3% a year later.

Condos & Townhomes

The overbid percentage has decreased from 102.8% last April 2025, to 100% a year later.





Emeryville

ALAMEDA COUNTY

What's in the Emeryville data?

There were 7 single-family homes for sale, providing 0 months of inventory. There was 1 new listing, and 1 home sold at a median price of \$945k. The median overbid percentage was at 118.9%, with an average of 13 days on the market.

There were 68 condo and townhome units for sale, providing 5.7 months of inventory. There were 13 new listings and 12 units sold at a median sale price of \$420k. The median overbid percentage was at 99.4%, with an average of 31 days on the market.





SFH

Single-Family Homes

1

New Listing

1

Sold Listing

0

Months of Inventory

\$945K

Median Sale Price

118.9%

Median Sale vs List

13

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 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

13

New Listings

12

Sold Listings

5.7

Months of Inventory

\$420K

Median Sale Price

99.4%

Median Sale vs List

31

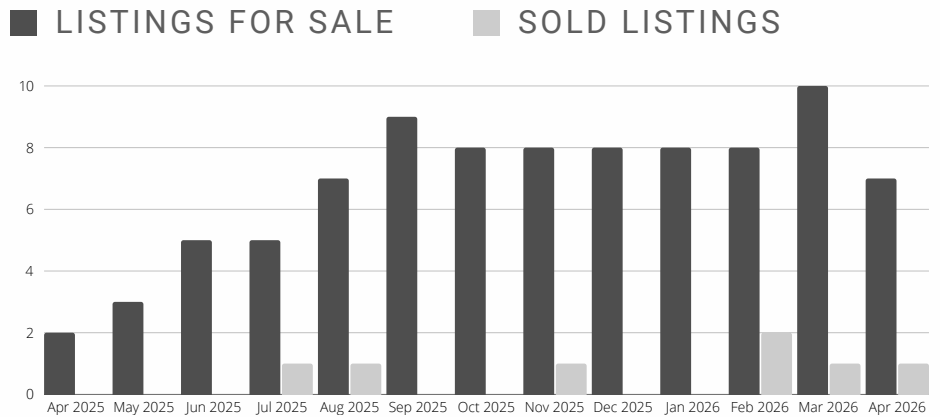
Avg Days on Market



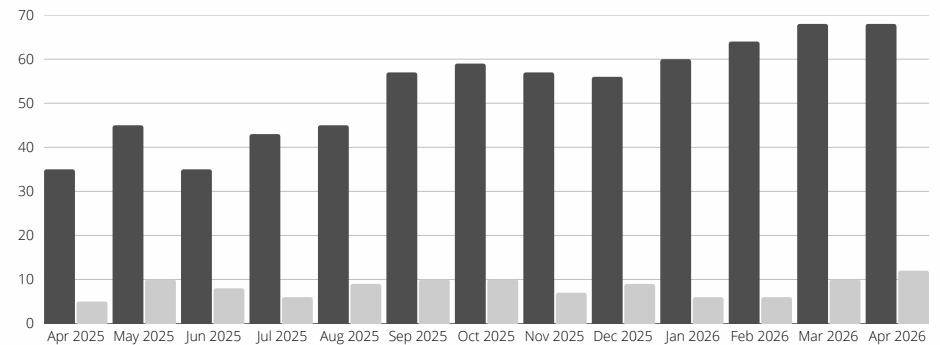


Emeryville

APRIL 2025 - APRIL 2026



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



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

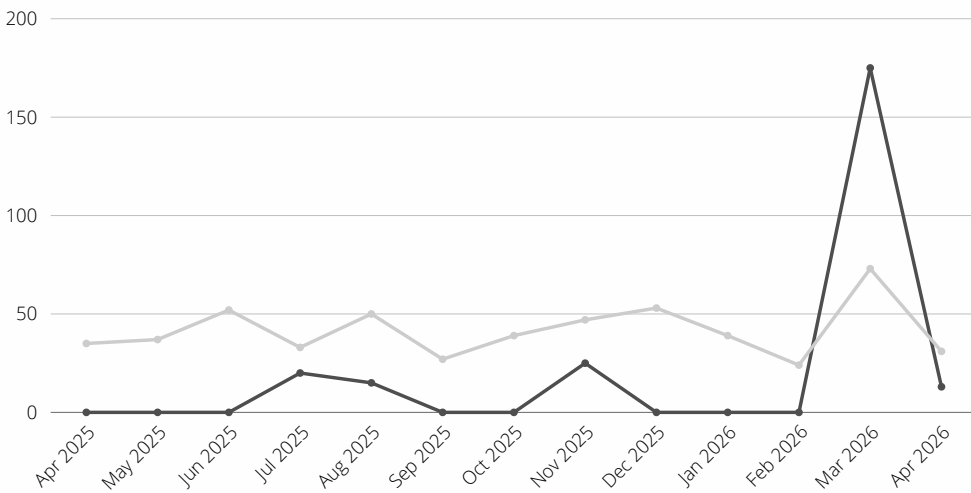
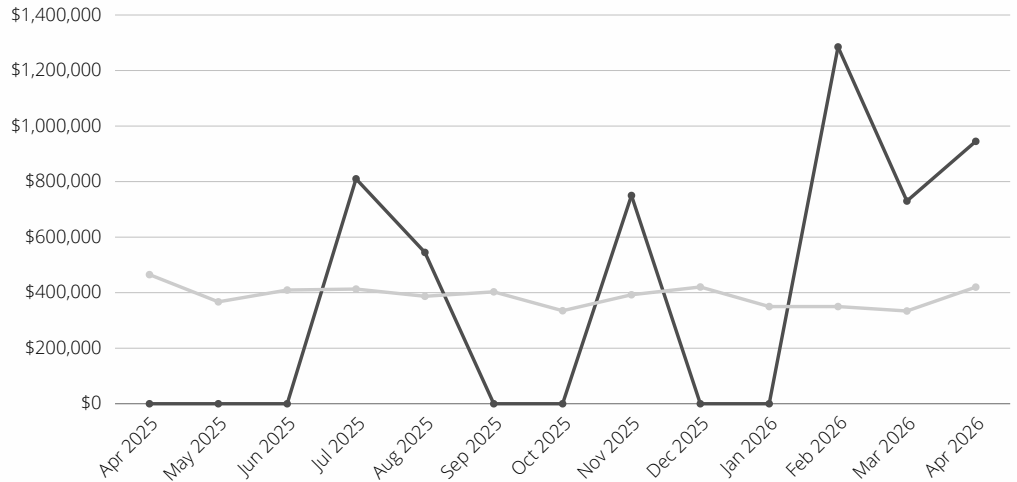
Median Sales Price

Single-Family Homes

The median sale price has increased from \$0 last April 2025, to \$945k as of April 2026.

Condos & Townhomes

The median sale price has decreased from \$465k last April 2025, to \$420k as of April 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 0 days last April 2025, to 13 days as of April 2026.

Condos & Townhomes

The average time spent on the market went down from 35 days in April 2025, to 31 days as of April 2026.

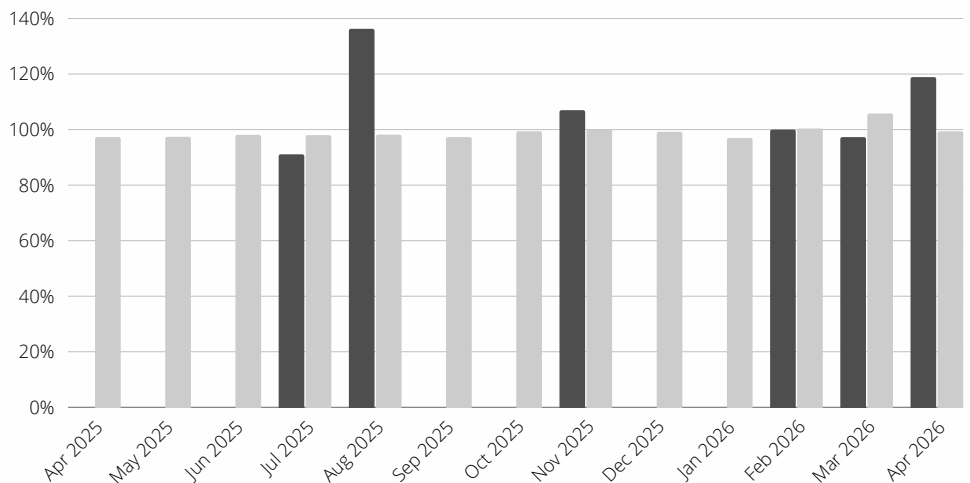
Overbids

Single-Family Homes

The overbid percentage has increased from 0% last April 2025, to 118.9% a year later.

Condos & Townhomes

The overbid percentage has increased from 97.3% last April 2025, to 99.4% a year later.





Fremont

ALAMEDA COUNTY

What's in the Fremont data?

There were 224 single-family homes for sale, providing 3.9 months of inventory. There were 112 new listings, and 58 homes sold at a median price of \$1.9m. The median overbid percentage was at 105.2%, with an average of 16 days on the market.

There were 216 condo and townhome units for sale, providing 12 months of inventory. There were 54 new listings and 18 units sold at a median sale price of \$825k. The median overbid percentage was at 98.8%, with an average of 27 days on the market.





SFH

Single-Family Homes

112

New Listings

58

Sold Listings

3.9

Months of Inventory

\$1.9M

Median Sale Price

105.2%

Median Sale vs List

16

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 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

54

New Listings

18

Sold Listings

12

Months of Inventory

\$825K

Median Sale Price

98.8%

Median Sale vs List

27

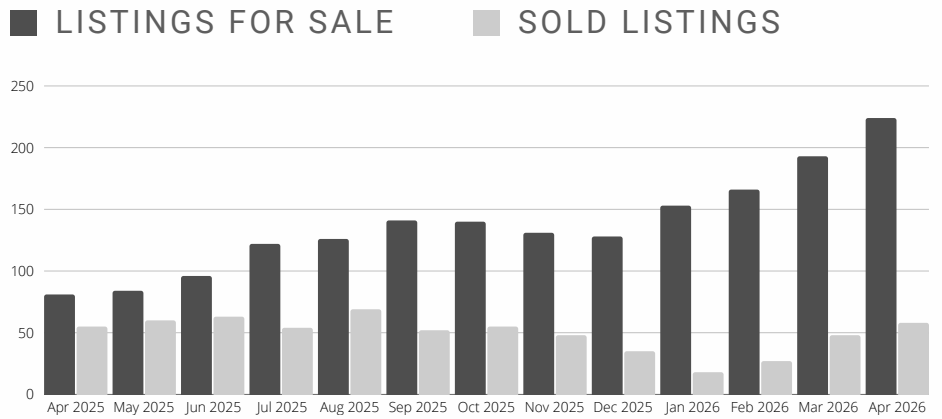
Avg Days on Market



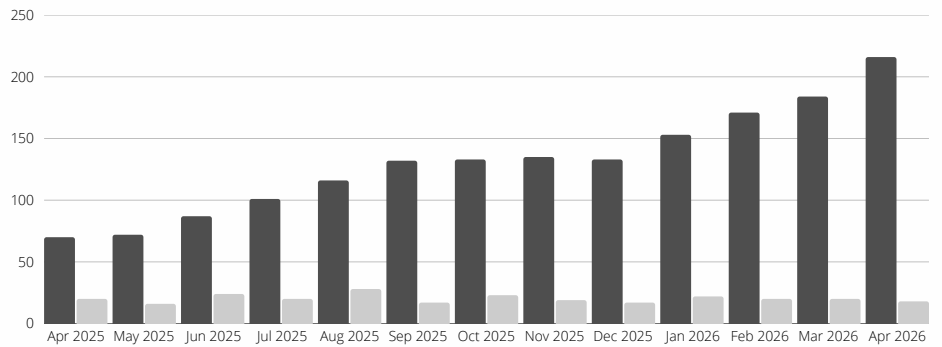


Fremont

APRIL 2025 - APRIL 2026



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



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

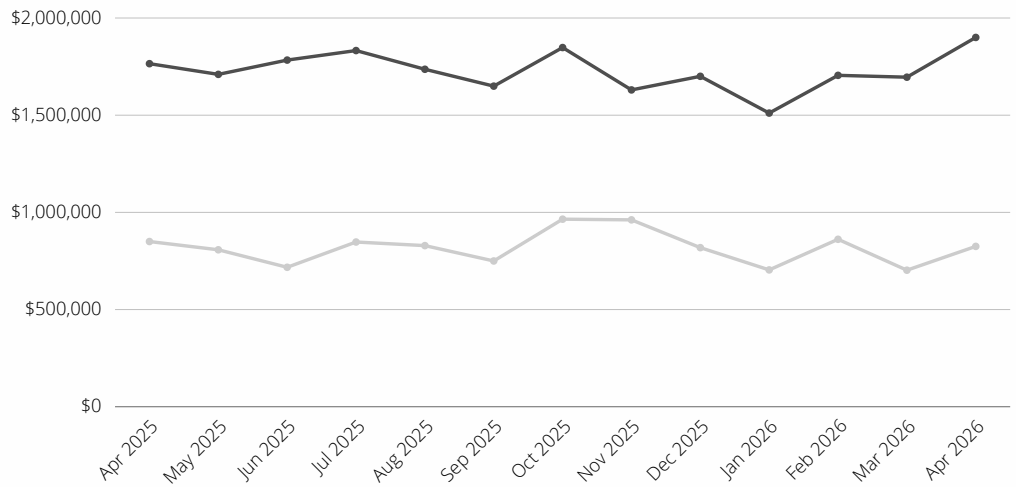
Median Sales Price

Single-Family Homes

The median sale price has increased from \$1.7m last April 2025, to \$1.9m as of April 2026.

Condos & Townhomes

The median sale price has decreased from \$850k last April 2025, to \$825k as of April 2026.



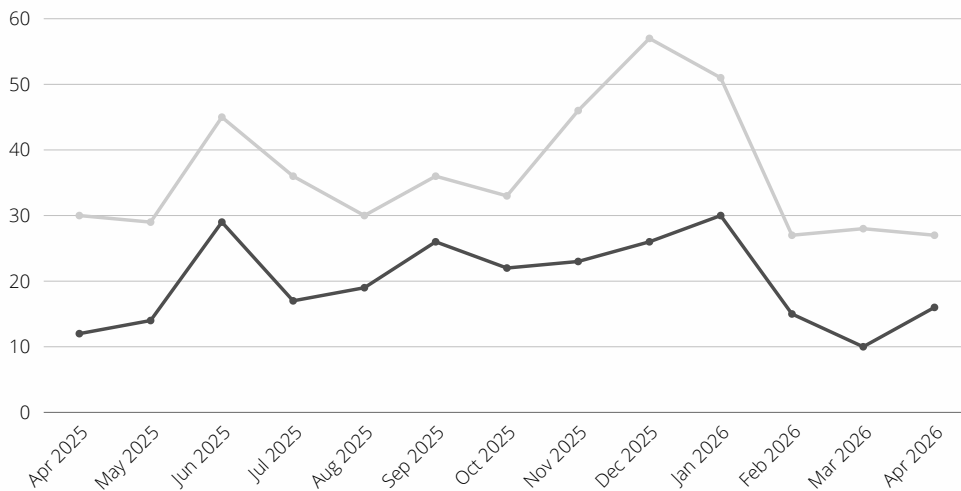
AVG Days On the Market

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 down from 30 days in April 2025, to 27 days as of April 2026.



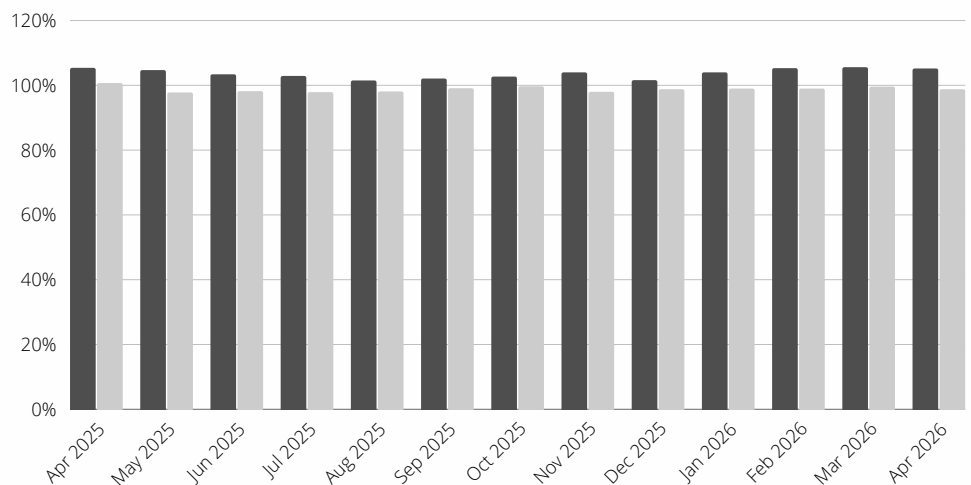
Overbids

Single-Family Homes

The overbid percentage has decreased from 105.4% last April 2025, to 105.2% a year later.

Condos & Townhomes

The overbid percentage has decreased from 100.7% last April 2025, to 98.8% a year later.





Hayward

ALAMEDA COUNTY

What's in the Hayward data?

There were 179 single-family homes for sale, providing 5.4 months of inventory. There were 60 new listings, and 33 homes sold at a median price of \$930k. The median overbid percentage was at 103%, with an average of 24 days on the market.

There were 149 condo and townhome units for sale, providing 18.6 months of inventory. There were 28 new listings and 8 units sold at a median sale price of \$639k. The median overbid percentage was at 98.2%, with an average of 38 days on the market.





SFH

Single-Family Homes

60

New Listings

33

Sold Listings

5.4

Months of Inventory

\$930K

Median Sale Price

103%

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 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

28

New Listings

8

Sold Listings

18.6

Months of Inventory

\$639K

Median Sale Price

98.2%

Median Sale vs List

38

Avg Days on Market



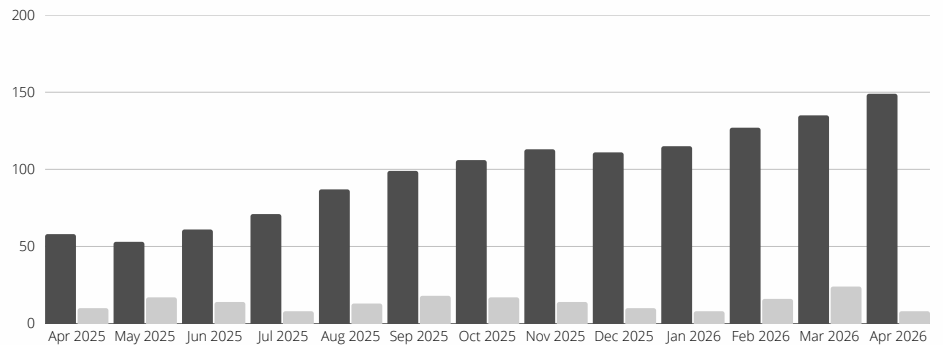


Hayward

APRIL 2025 - APRIL 2026



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



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

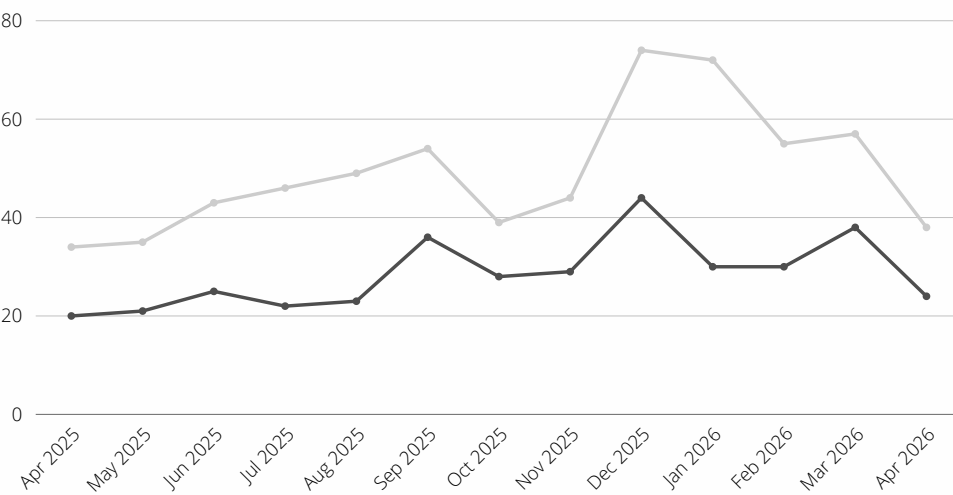
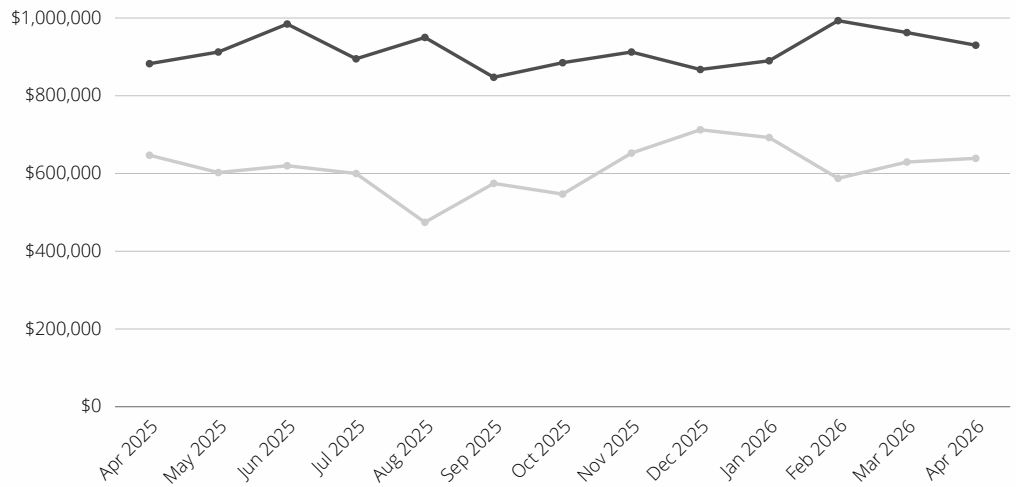
Median Sales Price

Single-Family Homes

The median sale price has increased from \$882k last April 2025, to \$930k as of April 2026.

Condos & Townhomes

The median sale price has decreased from \$647k last April 2025, to \$639k as of April 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 20 days last April 2025, to 24 days as of April 2026.

Condos & Townhomes

The average time spent on the market went up from 34 days in April 2025, to 38 days as of April 2026.

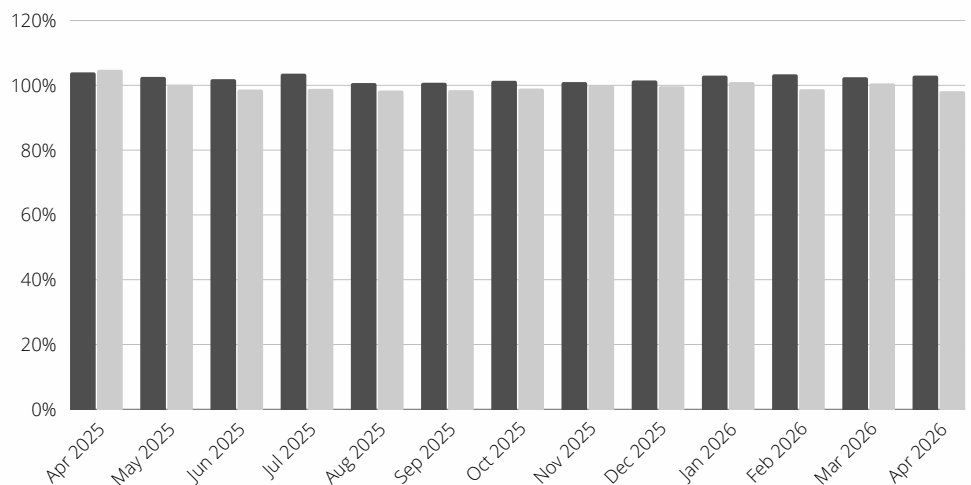
Overbids

Single-Family Homes

The overbid percentage has decreased from 104% last April 2025, to 103% a year later.

Condos & Townhomes

The overbid percentage has decreased from 104.8% last April 2025, to 98.2% a year later.





San Leandro

ALAMEDA COUNTY

What's in the San Leandro data?

There were 99 single-family homes for sale, providing 3.4 months of inventory. There were 42 new listings, and 29 homes sold at a median price of \$877k. The median overbid percentage was at 109.7%, with an average of 23 days on the market.

There were 44 condo and townhome units for sale, providing 5.5 months of inventory. There were 9 new listings and 8 units sold at a median sale price of \$551k. The median overbid percentage was at 100.1%, with an average of 84 days on the market.





SFH

Single-Family Homes

42

New Listings

29

Sold Listings

3.4

Months of Inventory

\$877K

Median Sale Price

109.7%

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 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

9

New Listings

8

Sold Listings

5.5

Months of Inventory

\$551K

Median Sale Price

100.1%

Median Sale vs List

84

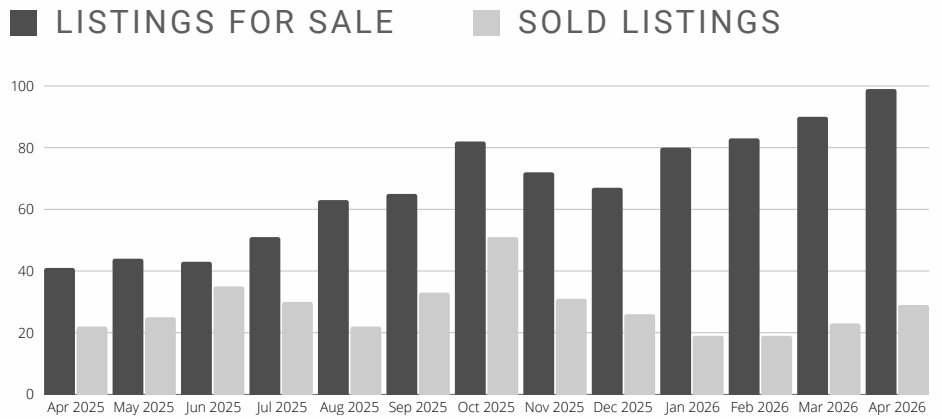
Avg Days on Market



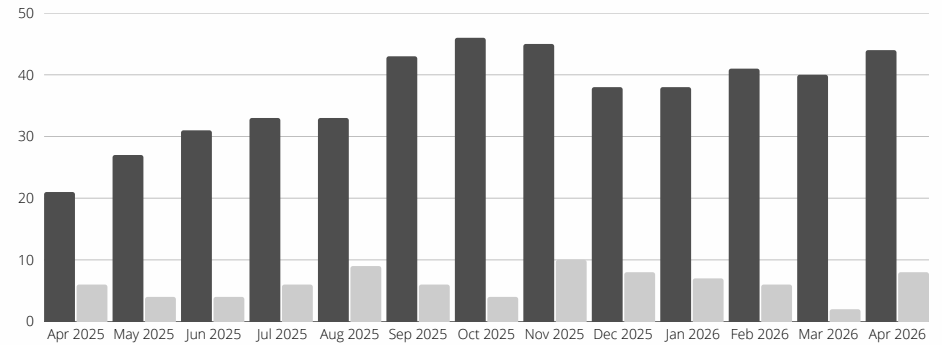


San Leandro

APRIL 2025 - APRIL 2026



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



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

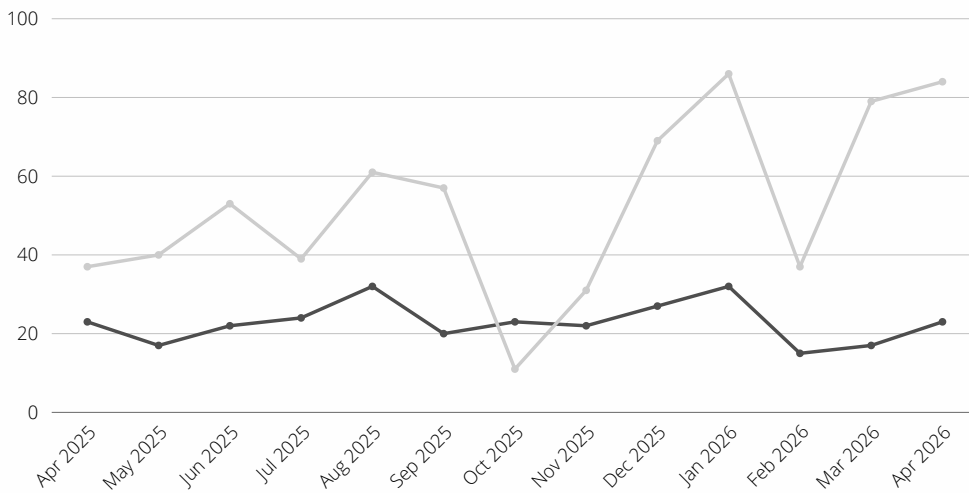
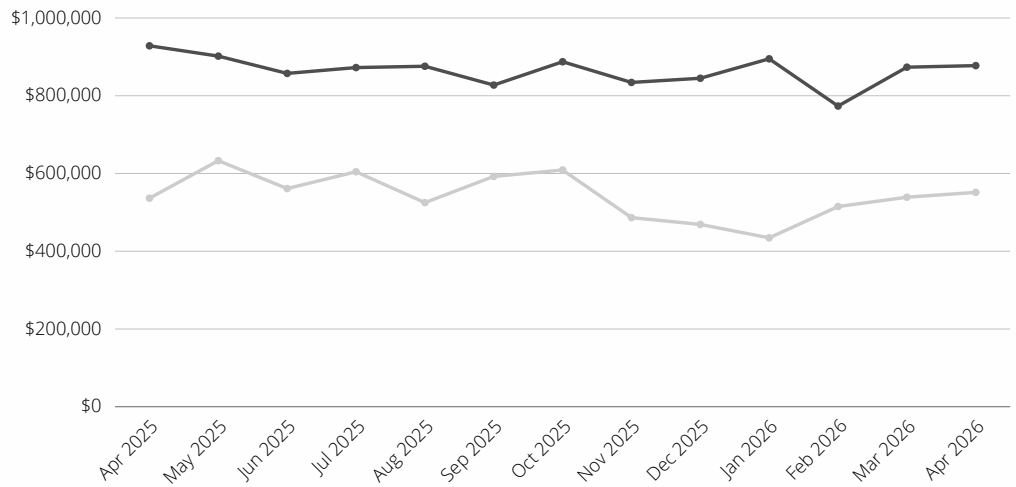
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$928k last April 2025, to \$877k as of April 2026.

Condos & Townhomes

The median sale price has increased from \$536k last April 2025, to \$551k as of April 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market remained the same from 23 days last April 2025, to 23 days as of April 2026.

Condos & Townhomes

The average time spent on the market went up from 37 days in April 2025, to 84 days as of April 2026.

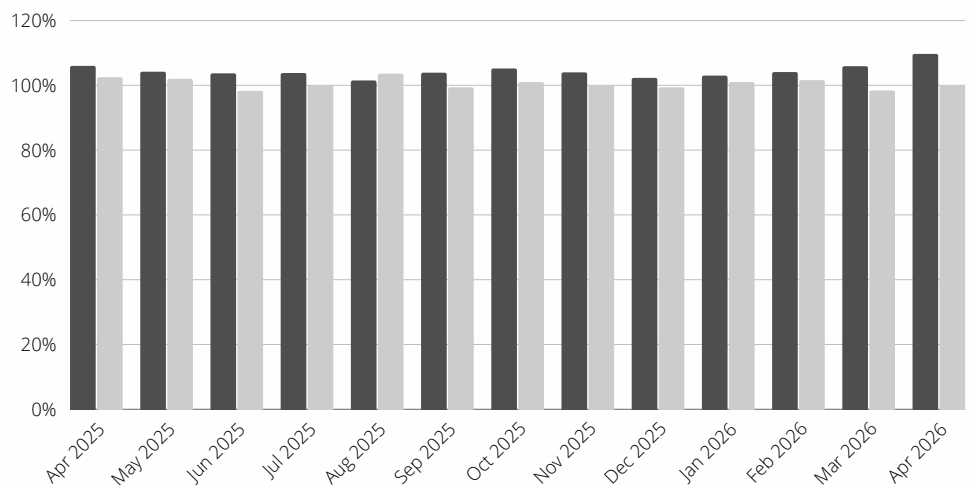
Overbids

Single-Family Homes

The overbid percentage has increased from 106% last April 2025, to 109.7% a year later.

Condos & Townhomes

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





Piedmont

ALAMEDA COUNTY

What's in the Piedmont data?

There were 15 single-family homes for sale, providing 1.1 months of inventory. There were 17 new listings, and 14 homes sold at a median price of \$2.7m. The median overbid percentage was at 131.4%, 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

17

New Listings

14

Sold Listings

1.1

Months of Inventory

\$2.7M

Median Sale Price

131.4%

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 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

No data for this month.





Piedmont

APRIL 2025 - APRIL 2026



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

No data for this month.



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

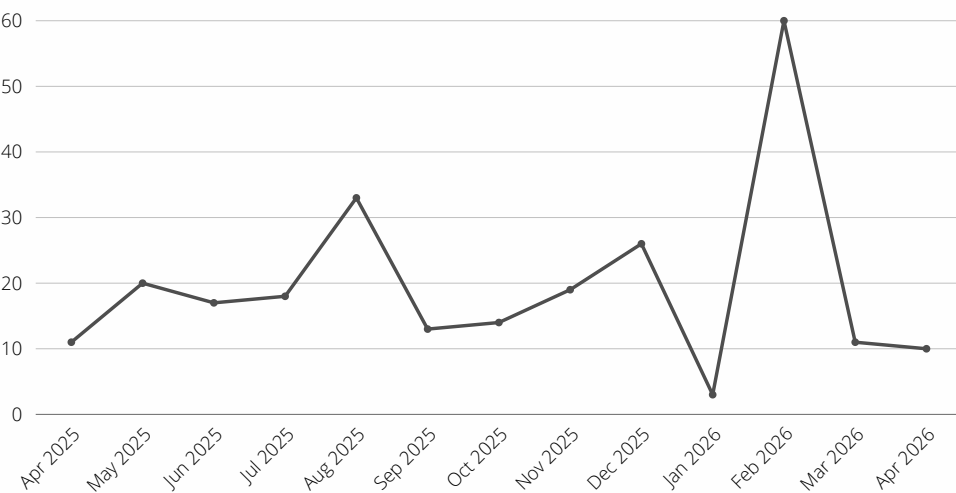
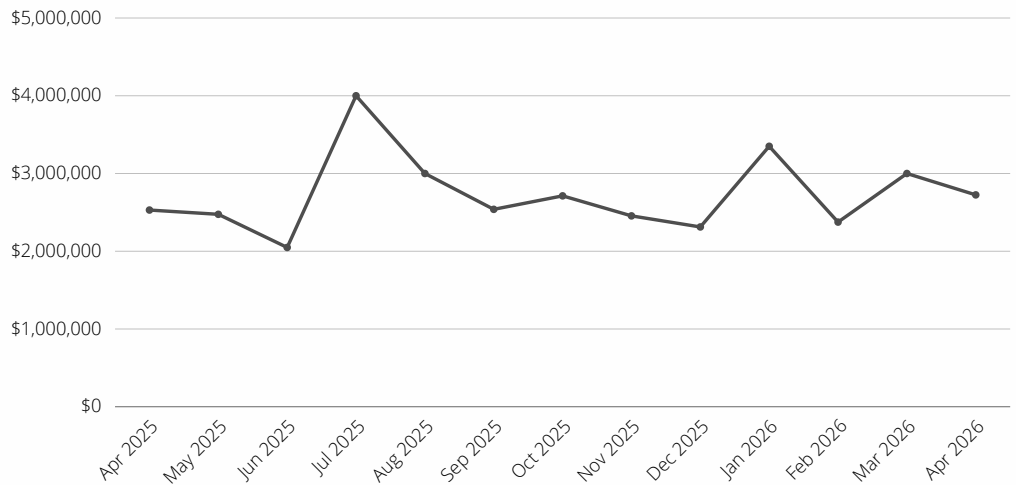
Median Sales Price

Single-Family Homes

The median sale price has increased from \$2.5m last April 2025, to \$2.7m as of April 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 11 days last April 2025, to 10 days as of April 2026.

Condos & Townhomes

No data for this month.

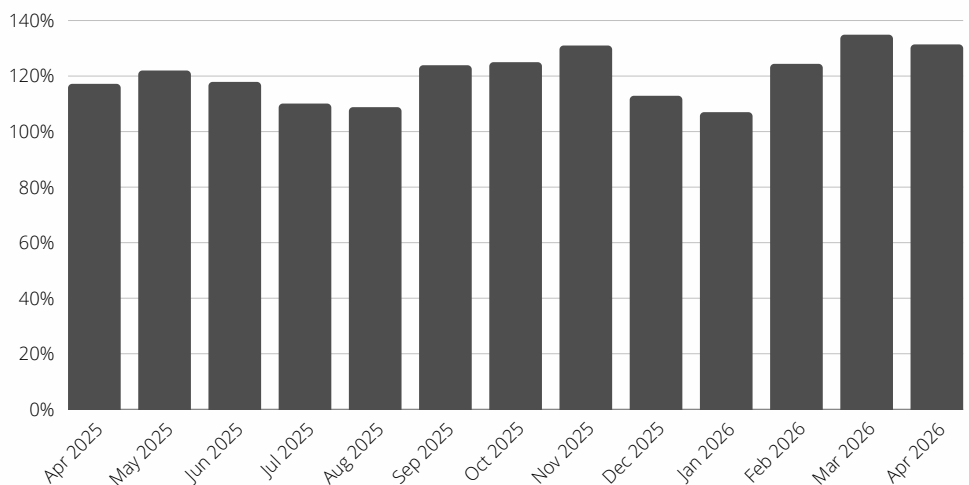
Overbids

Single-Family Homes

The overbid percentage has increased from 117.2% last April 2025, to 131.4% a year later.

Condos & Townhomes

No data for this month.





Pleasanton

ALAMEDA COUNTY

What's in the Pleasanton data?

There were 204 single-family homes for sale, providing 7.6 months of inventory. There were 70 new listings, and 27 homes sold at a median price of \$1.8m. The median overbid percentage was at 102.8%, with an average of 11 days on the market.

There were 86 condo and townhome units for sale, providing 10.8 months of inventory. There were 27 new listings and 8 units sold at a median sale price of \$547k. The median overbid percentage was at 99.8%, with an average of 33 days on the market.





SFH

Single-Family Homes

70

New Listings

27

Sold Listings

7.6

Months of Inventory

\$1.8M

Median Sale Price

102.8%

Median Sale vs List

11

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 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

27

New Listings

8

Sold Listings

10.8

Months of Inventory

\$547K

Median Sale Price

99.8%

Median Sale vs List

33

Avg Days on Market



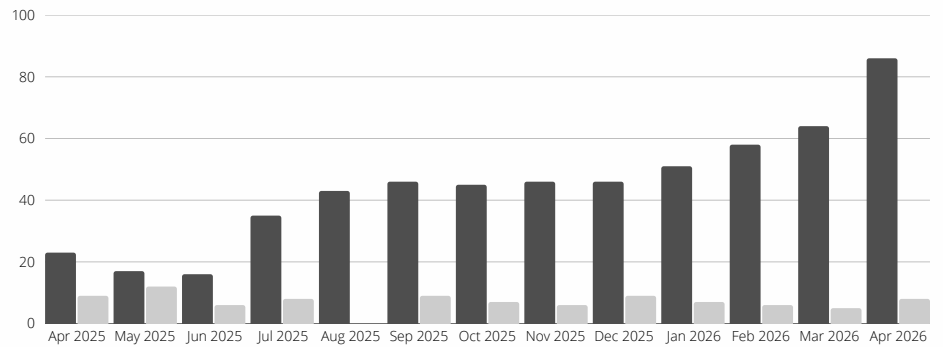


Pleasanton

APRIL 2025 - APRIL 2026



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



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

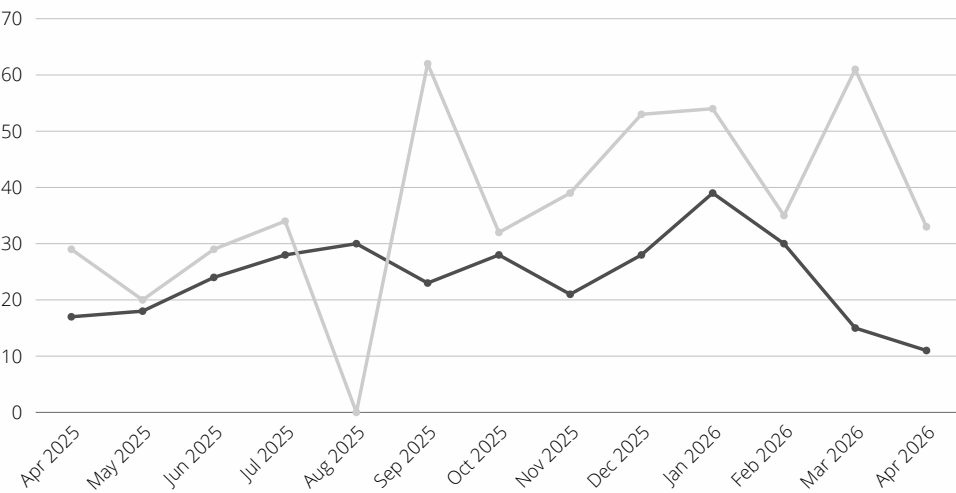
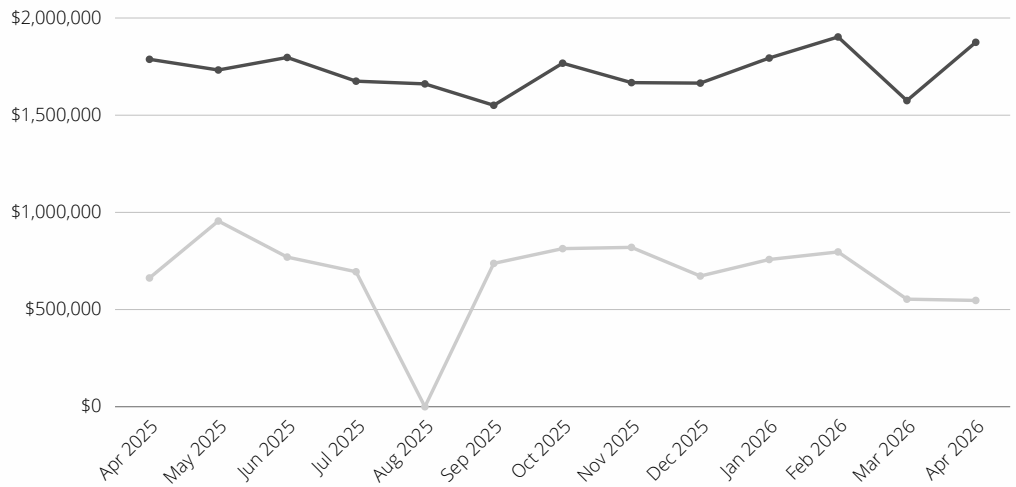
Median Sales Price

Single-Family Homes

The median sale price has increased from \$1.7m last April 2025, to \$1.8m as of April 2026.

Condos & Townhomes

The median sale price has decreased from \$662k last April 2025, to \$547k 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 11 days as of April 2026.

Condos & Townhomes

The average time spent on the market went up from 29 days in April 2025, to 33 days as of April 2026.

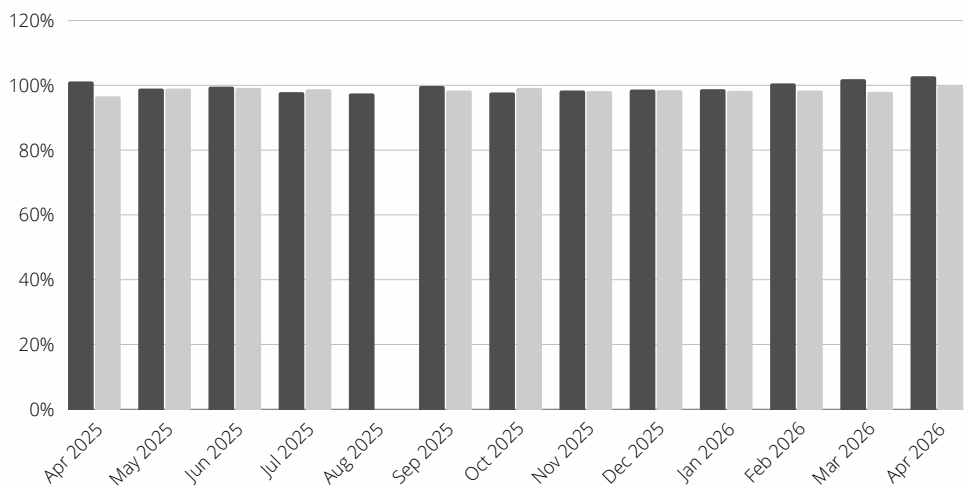
Overbids

Single-Family Homes

The overbid percentage has increased from 101.2% last April 2025, to 102.8% a year later.

Condos & Townhomes

The overbid percentage has increased from 96.6% last April 2025, to 99.8% a year later.





Oakland

ALAMEDA COUNTY

What's in the Oakland data?

There were 790 single-family homes for sale, providing 4.8 months of inventory. There were 218 new listings, and 165 homes sold at a median price of \$990k. The median overbid percentage was at 116.7%, with an average of 28 days on the market.

There were 462 condo and townhome units for sale, providing 13.2 months of inventory. There were 70 new listings and 35 units sold at a median sale price of \$554k. The median overbid percentage was at 101%, with an average of 44 days on the market.





SFH

Single-Family Homes

218

New Listings

165

Sold Listings

4.8

Months of Inventory

\$990K

Median Sale Price

116.7%

Median Sale vs List

28

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 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

70

New Listings

35

Sold Listings

13.2

Months of Inventory

\$554K

Median Sale Price

101%

Median Sale vs List

44

Avg Days on Market



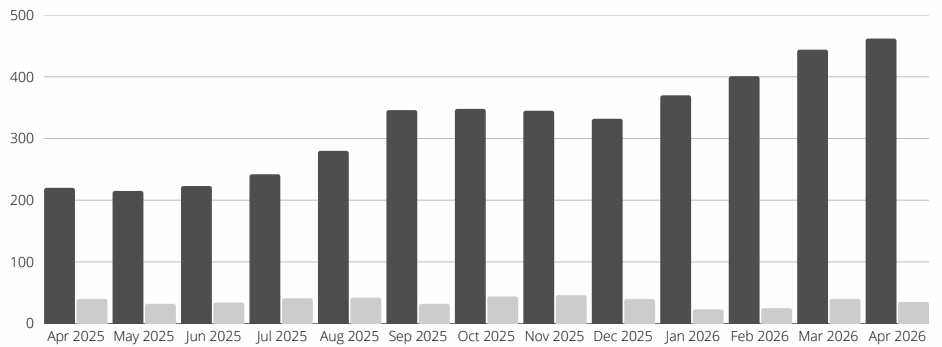


Oakland

APRIL 2025 - APRIL 2026



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



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

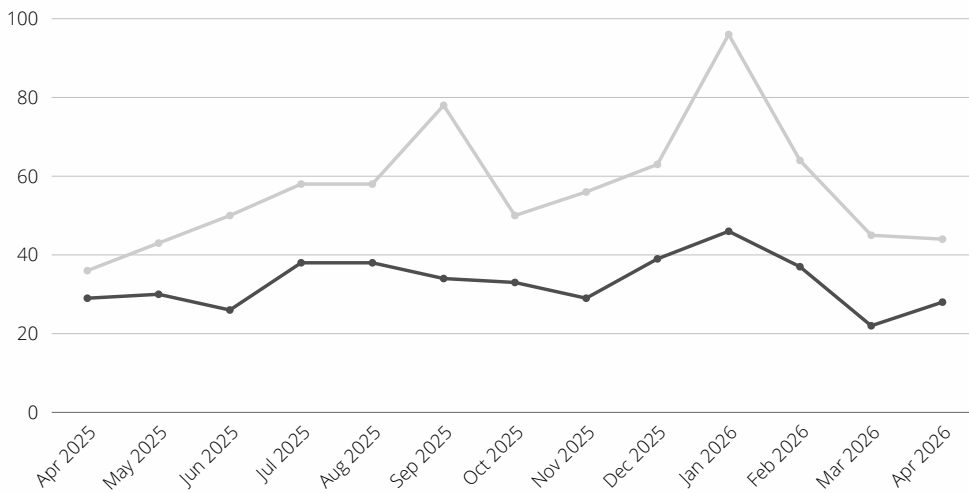
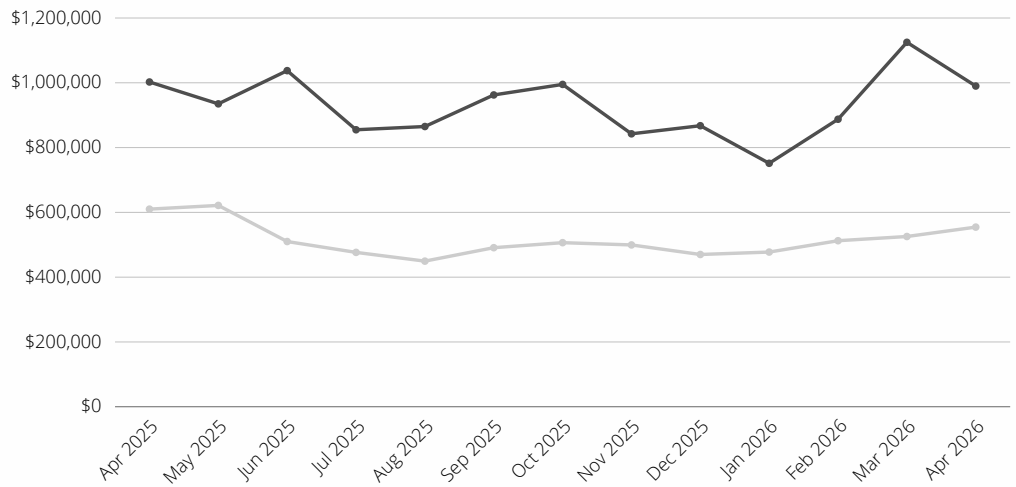
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$1m last April 2025, to \$990k as of April 2026.

Condos & Townhomes

The median sale price has decreased from \$610k last April 2025, to \$554k as of April 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 29 days last April 2025, to 28 days as of April 2026.

Condos & Townhomes

The average time spent on the market went up from 36 days in April 2025, to 44 days as of April 2026.

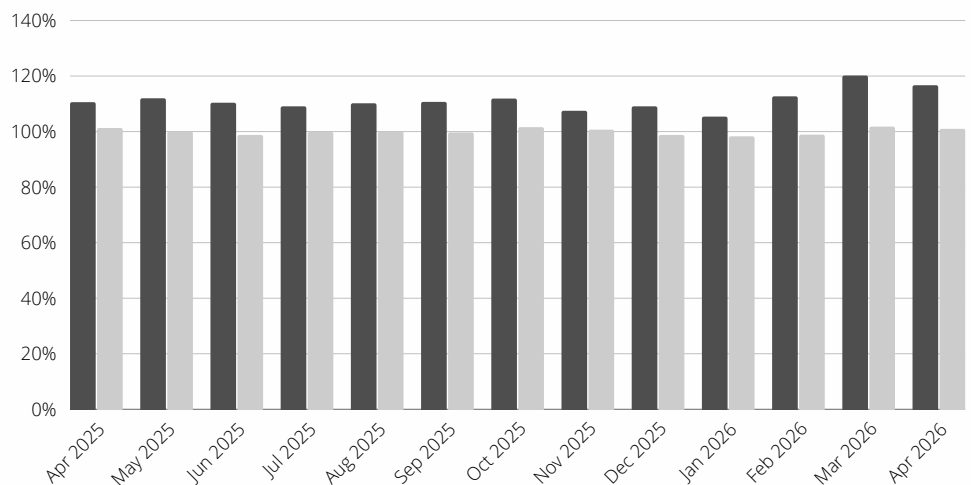
Overbids

Single-Family Homes

The overbid percentage has increased from 110.6% last April 2025, to 116.7% a year later.

Condos & Townhomes

The overbid percentage has decreased from 101.3% last April 2025, to 101% a year later.





94601

OAKLAND ZIP CODE

What's in the data?

There were 94 single-family homes for sale, providing 11.8 months of inventory. There were 14 new listings, and 8 homes sold at a median price of \$695k. The median overbid percentage was at 107.2%, with an average of 24 days on the market.

There were 11 condo and townhome units for sale, providing 11 months of inventory. There were 0 new listings and 1 unit sold at a median sale price of \$569k. The median overbid percentage was at 98.3%, with an average of 232 days on the market.





SFH

Single-Family Homes

14

New Listings

8

Sold Listings

11.8

Months of Inventory

\$695K

Median Sale Price

107.2%

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 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

0

New Listings

1

Sold Listing

11

Months of Inventory

\$569K

Median Sale Price

98.3%

Median Sale vs List

232

Avg Days on Market



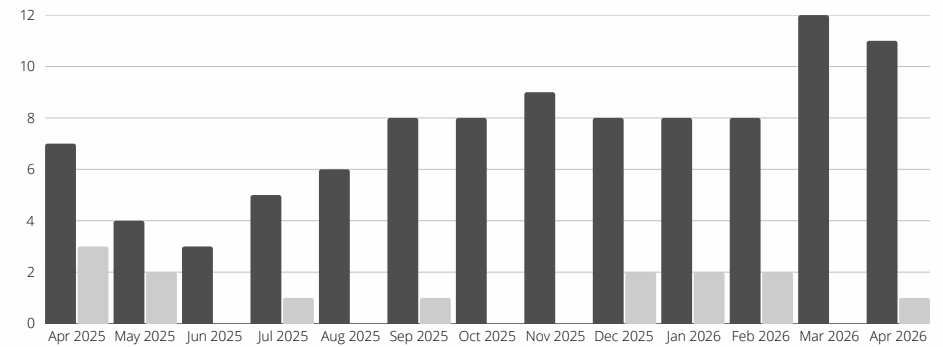


94601

APRIL 2025 - APRIL 2026



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



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

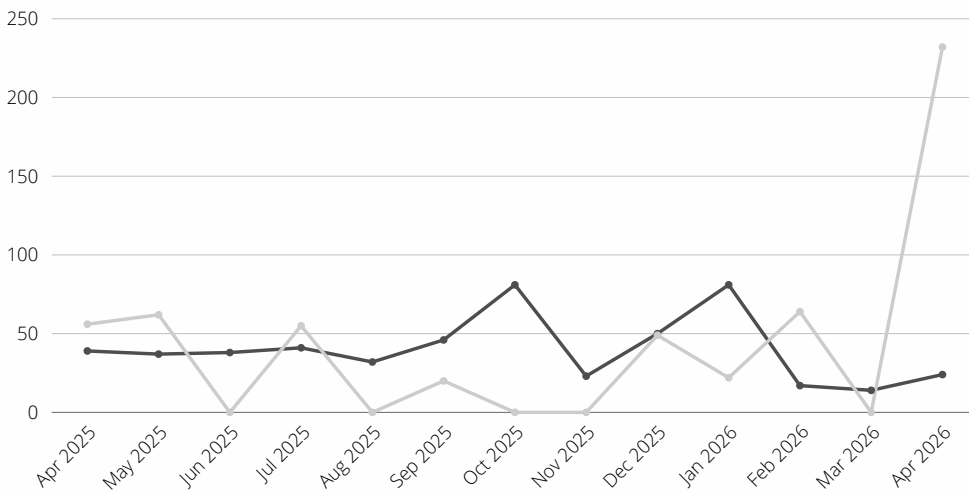
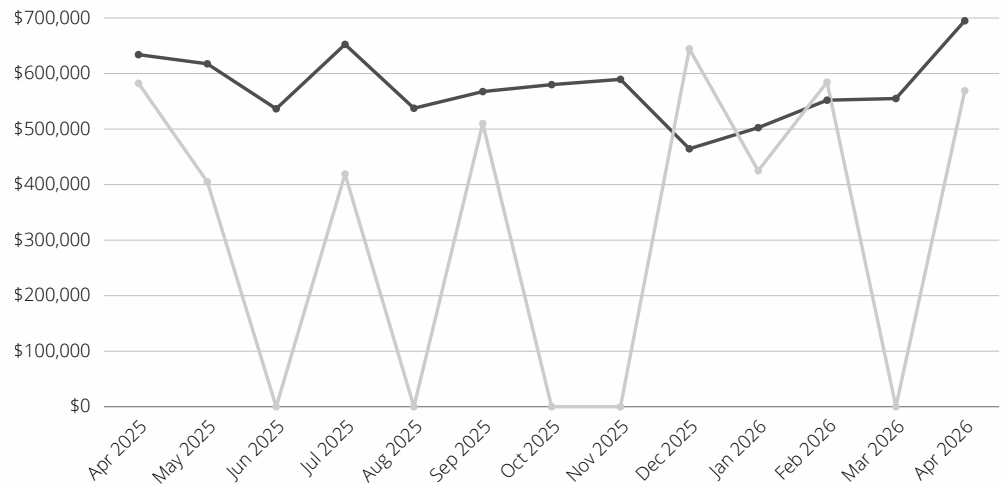
Median Sales Price

Single-Family Homes

The median sale price has increased from \$634k last April 2025, to \$695k as of April 2026.

Condos & Townhomes

The median sale price has decreased from \$582k last April 2025, to \$569k as of April 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 39 days last April 2025, to 24 days as of April 2026.

Condos & Townhomes

The average time spent on the market went up from 56 days in April 2025, to 232 days as of April 2026.

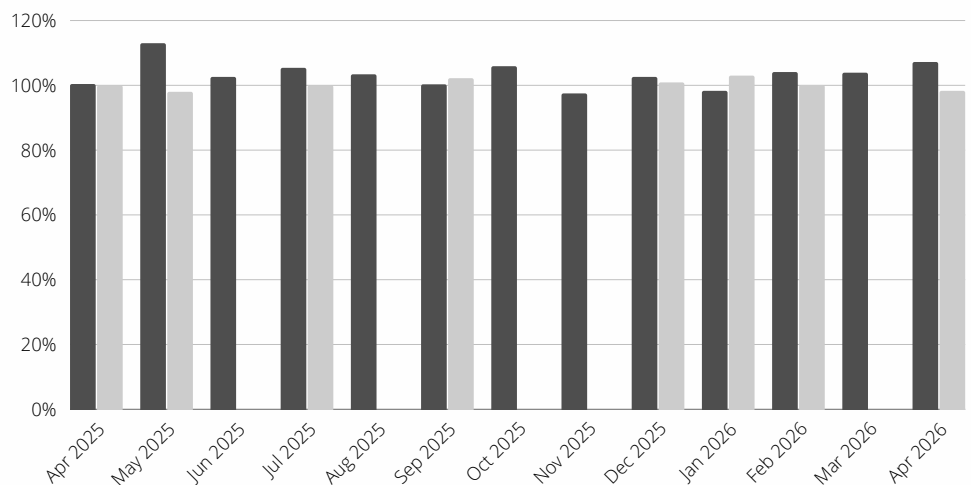
Overbids

Single-Family Homes

The overbid percentage has increased from 100.4% last April 2025, to 107.2% a year later.

Condos & Townhomes

The overbid percentage has decreased from 100% last April 2025, to 98.3% a year later.





94602

OAKLAND ZIP CODE

What's in the data?

There were 74 single-family homes for sale, providing 4.6 months of inventory. There were 21 new listings, and 16 homes sold at a median price of \$1.2m. The median overbid percentage was at 134.3%, with an average of 16 days on the market.

There were 11 condo and townhome units for sale, providing 11 months of inventory. There were 4 new listings and 1 unit sold at a median sale price of \$765k. The median overbid percentage was at 102.3%, with an average of 5 days on the market.





SFH

Single-Family Homes

21

New Listings

16

Sold Listings

4.6

Months of Inventory

\$1.2M

Median Sale Price

134.3%

Median Sale vs List

16

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 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

4

New Listings

1

Sold Listing

11

Months of Inventory

\$765K

Median Sale Price

102.3%

Median Sale vs List

5

Avg Days on Market



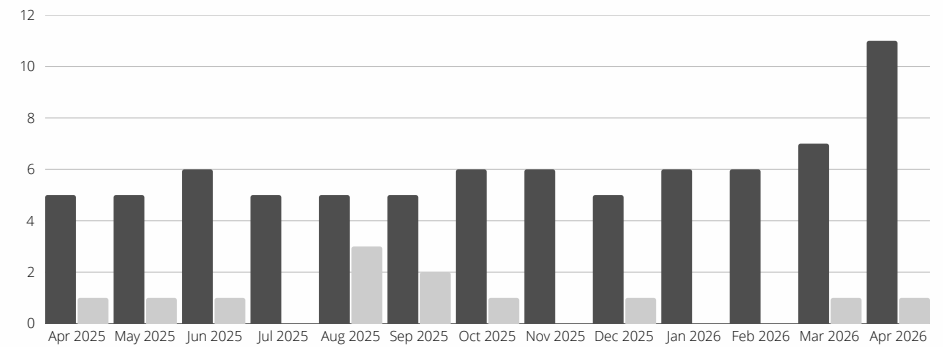


94602

APRIL 2025 - APRIL 2026



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



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

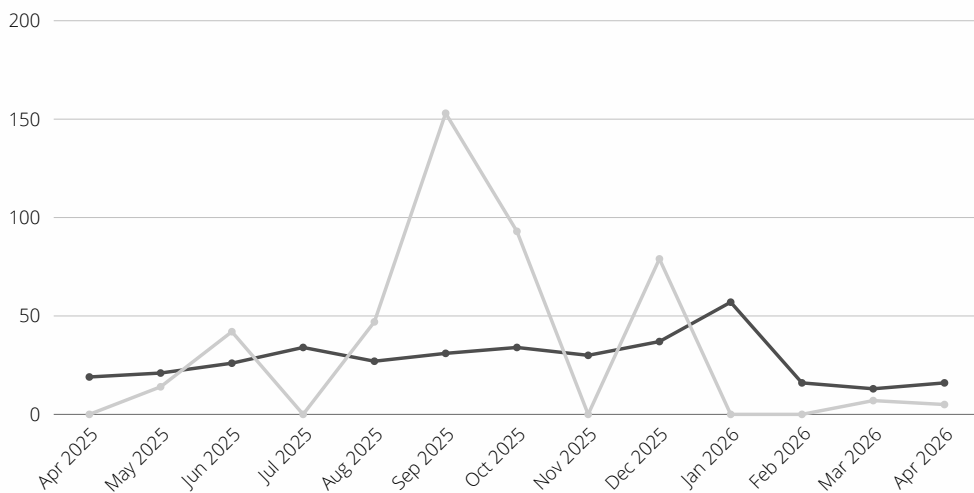
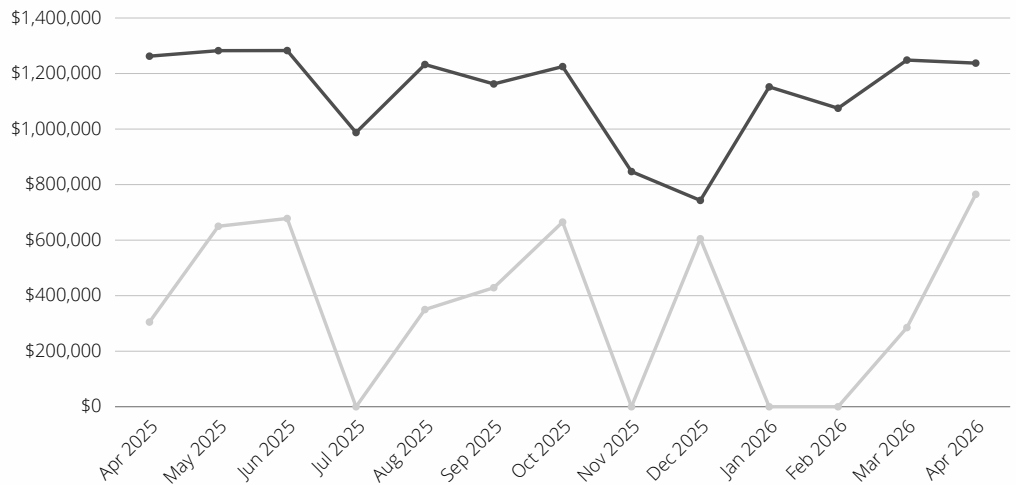
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$1.26m last April 2025, to \$1.23m as of April 2026.

Condos & Townhomes

The median sale price has increased from \$305k last April 2025, to \$765k 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 16 days as of April 2026.

Condos & Townhomes

The average time spent on the market went up from 0 days in April 2025, to 5 days as of April 2026.

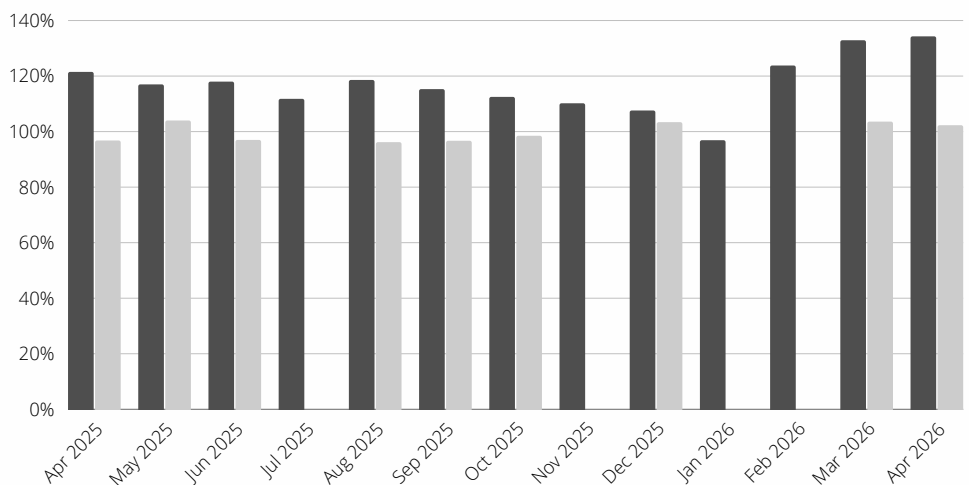
Overbids

Single-Family Homes

The overbid percentage has increased from 121.5% last April 2025, to 134.3% a year later.

Condos & Townhomes

The overbid percentage has increased from 96.8% last April 2025, to 102.3% a year later.





94603

OAKLAND ZIP CODE

What's in the data?

There were 58 single-family homes for sale, providing 7.3 months of inventory. There were 5 new listings, and 8 homes sold at a median price of \$507k. The median overbid percentage was at 104.5%, with an average of 64 days on the market.

There were 21 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

5

New Listings

8

Sold Listings

7.3

Months of Inventory

\$507K

Median Sale Price

104.5%

Median Sale vs List

64

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 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

2

New Listings

0

Sold Listings

0

Months of Inventory

\$0

Median Sale Price

0%

Median Sale vs List

0

Avg Days on Market



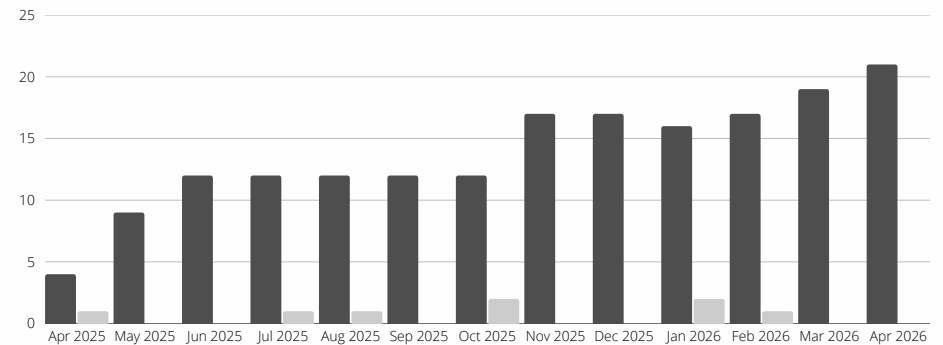


94603

APRIL 2025 - APRIL 2026



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



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

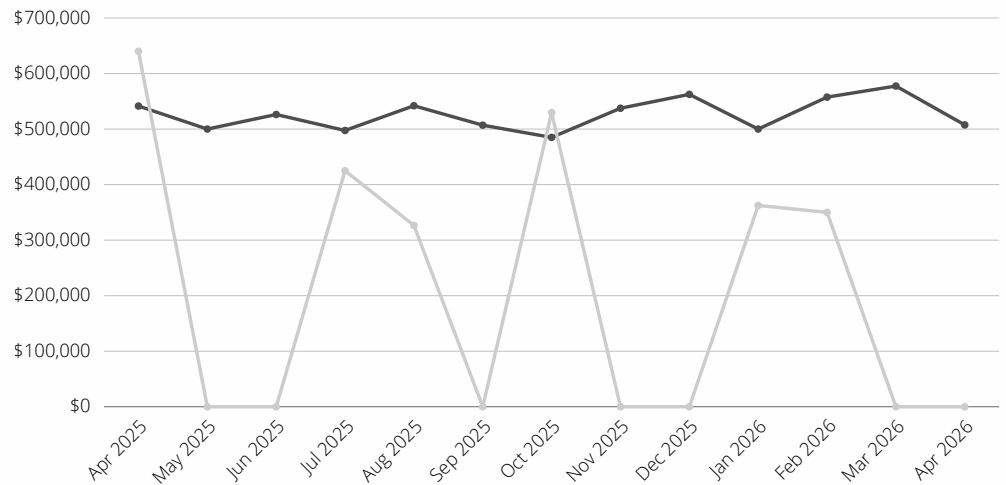
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$541k last April 2025, to \$507k as of April 2026.

Condos & Townhomes

The median sale price has decreased from \$640k last April 2025, to \$0 as of April 2026.



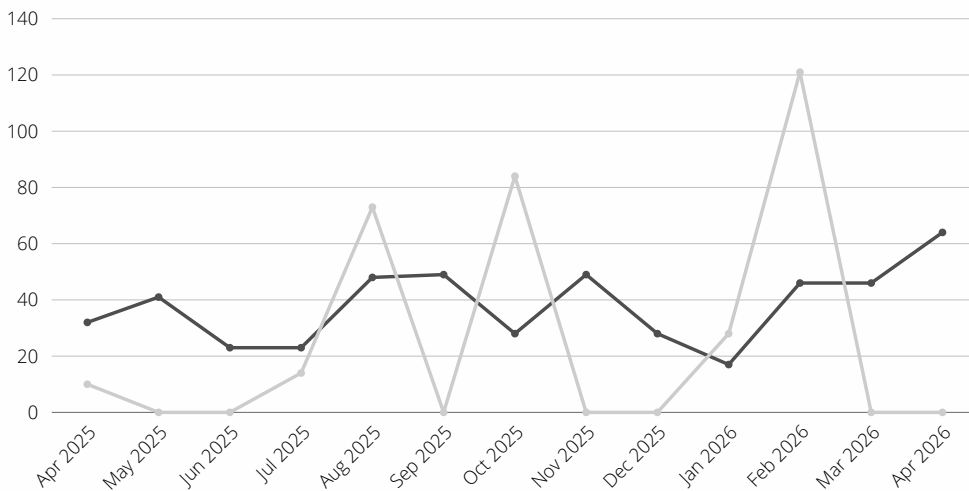
AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 32 days last April 2025, to 64 days as of April 2026.

Condos & Townhomes

The average time spent on the market went down from 10 days in April 2025, to 0 days as of April 2026.



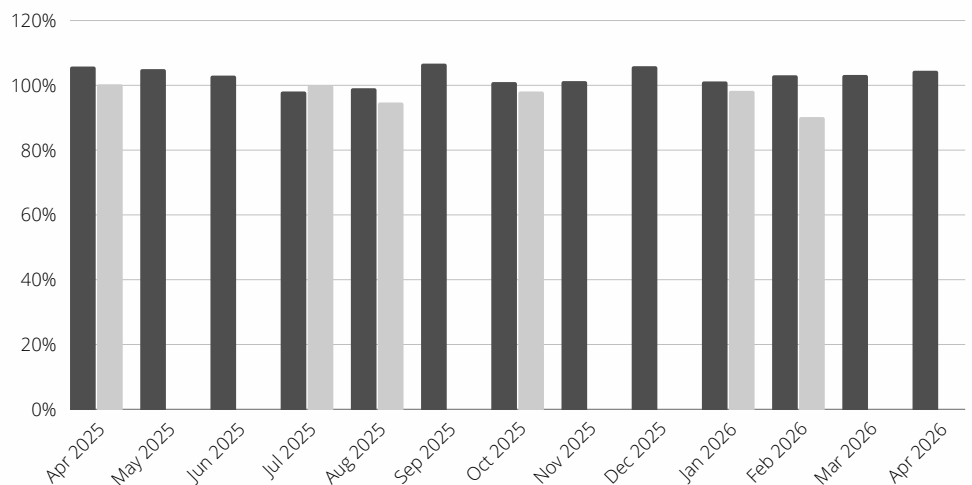
Overbids

Single-Family Homes

The overbid percentage has decreased from 105.8% last April 2025, to 104.5% a year later.

Condos & Townhomes

The overbid percentage has decreased from 100.3% last April 2025, to 0% a year later.





94605

OAKLAND ZIP CODE

What's in the data?

There were 139 single-family homes for sale, providing 6 months of inventory. There were 30 new listings, and 23 homes sold at a median price of \$760k. The median overbid percentage was at 103.1%, with an average of 31 days on the market.

There were 35 condo and townhome units for sale, providing 35 months of inventory. There were 4 new listings and 1 unit sold at a median sale price of \$940k. The median overbid percentage was at 97.1%, with an average of 7 days on the market.





SFH

Single-Family Homes

30

New Listings

23

Sold Listings

6

Months of Inventory

\$760K

Median Sale Price

103.1%

Median Sale vs List

31

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 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

4

New Listings

1

Sold Listing

35

Months of Inventory

\$940K

Median Sale Price

97.1%

Median Sale vs List

7

Avg Days on Market



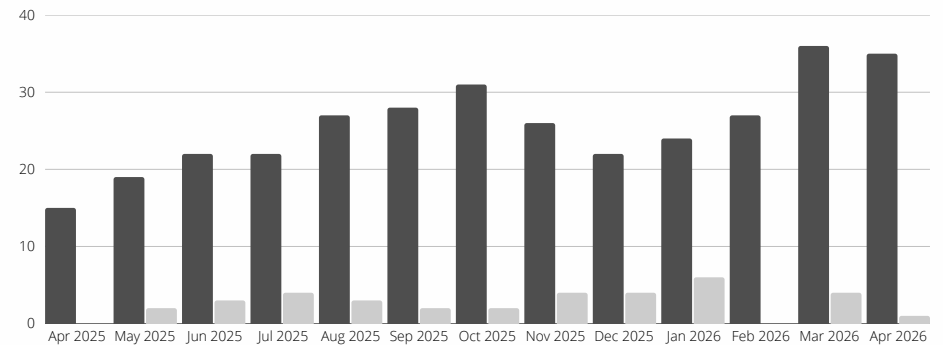


94605

APRIL 2025 - APRIL 2026



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



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

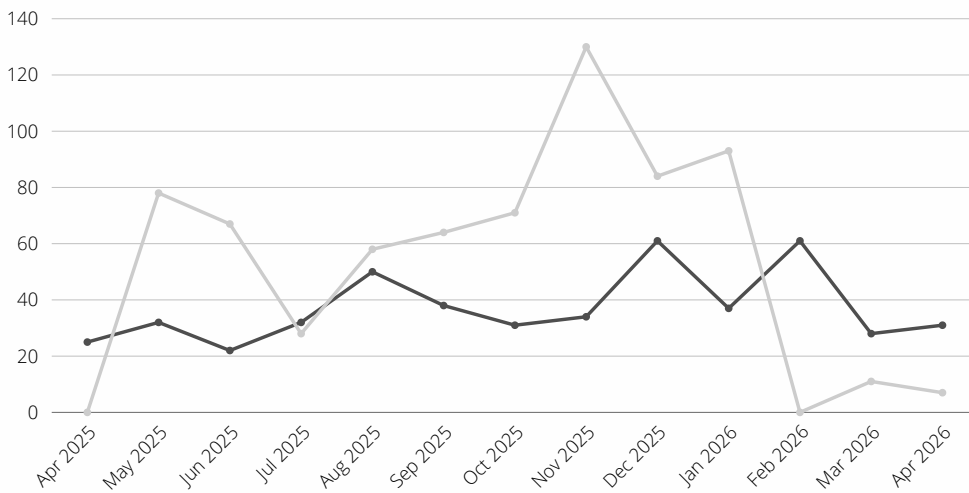
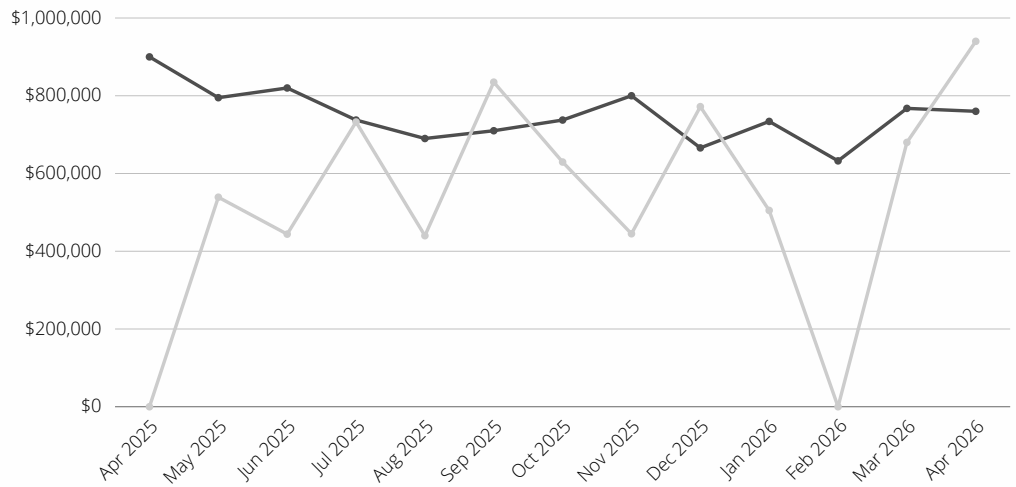
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$900k last April 2025, to \$760k as of April 2026.

Condos & Townhomes

The median sale price has increased from \$0 last April 2025, to \$940k as of April 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 25 days last April 2025, to 31 days as of April 2026.

Condos & Townhomes

The average time spent on the market went up from 0 days in April 2025, to 7 days as of April 2026.

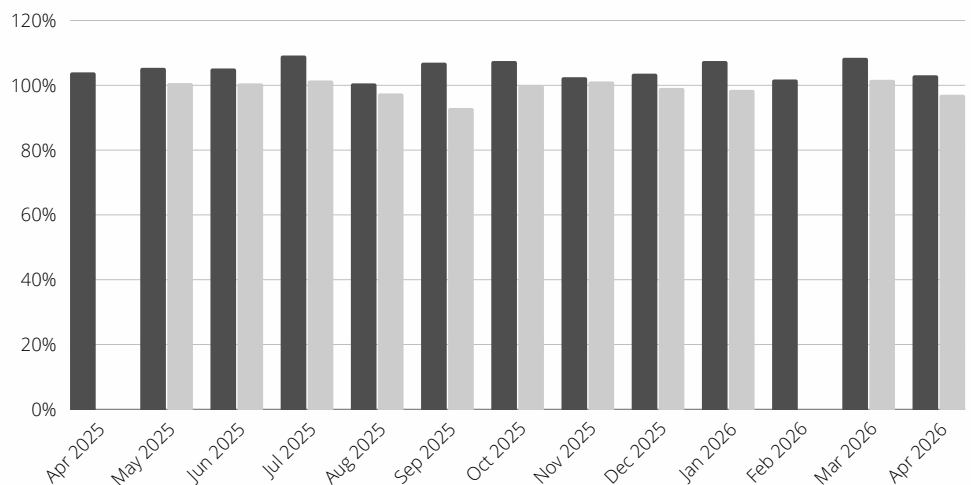
Overbids

Single-Family Homes

The overbid percentage has decreased from 104% last April 2025, to 103.1% a year later.

Condos & Townhomes

The overbid percentage has increased from 0% last April 2025, to 97.1% a year later.





94606

OAKLAND ZIP CODE

What's in the data?

There were 39 single-family homes for sale, providing 3.5 months of inventory. There were 7 new listings, and 11 homes sold at a median price of \$772k. The median overbid percentage was at 113.2%, with an average of 60 days on the market.

There were 35 condo and townhome units for sale, providing 35 months of inventory. There were 6 new listings and 1 unit sold at a median sale price of \$525k. The median overbid percentage was at 100%, with an average of 0 days on the market.





SFH

Single-Family Homes

7

New Listings

11

Sold Listings

3.5

Months of Inventory

\$772K

Median Sale Price

113.2%

Median Sale vs List

60

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 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

6

New Listings

1

Sold Listing

35

Months of Inventory

\$525K

Median Sale Price

100%

Median Sale vs List

0

Avg Days on Market



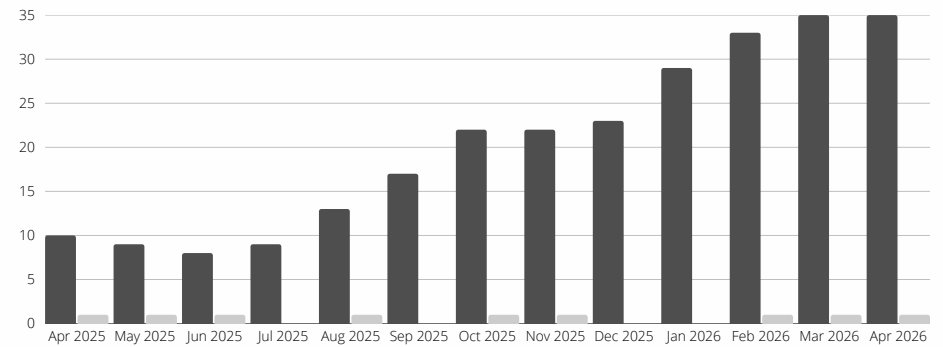


94606

APRIL 2025 - APRIL 2026



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



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

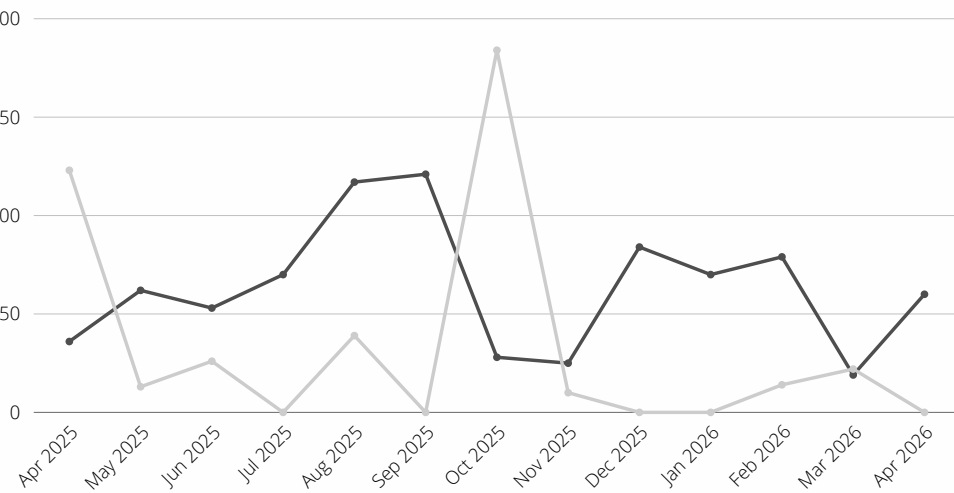
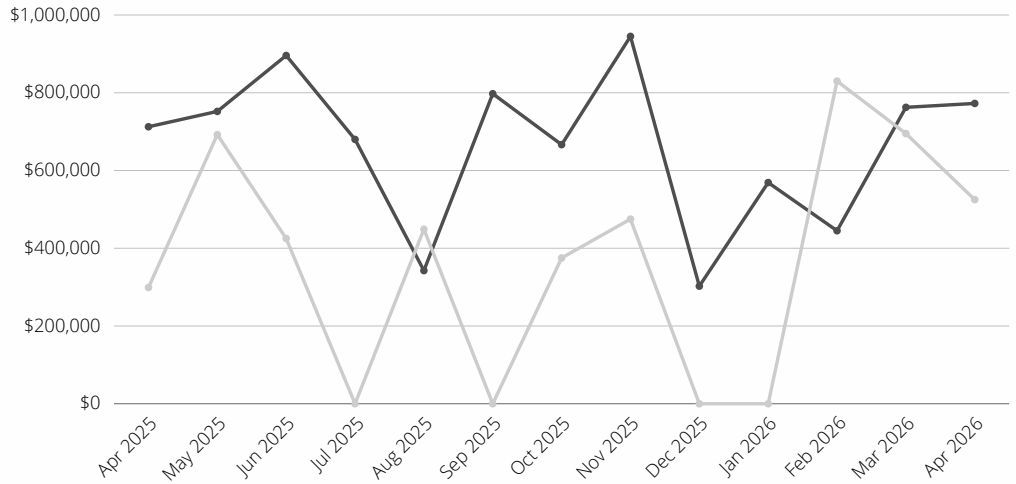
Median Sales Price

Single-Family Homes

The median sale price has increased from \$712k last April 2025, to \$772k as of April 2026.

Condos & Townhomes

The median sale price has increased from \$299k last April 2025, to \$525k as of April 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 36 days last April 2025, to 60 days as of April 2026.

Condos & Townhomes

The average time spent on the market went down from 123 days in April 2025, to 0 days as of April 2026.

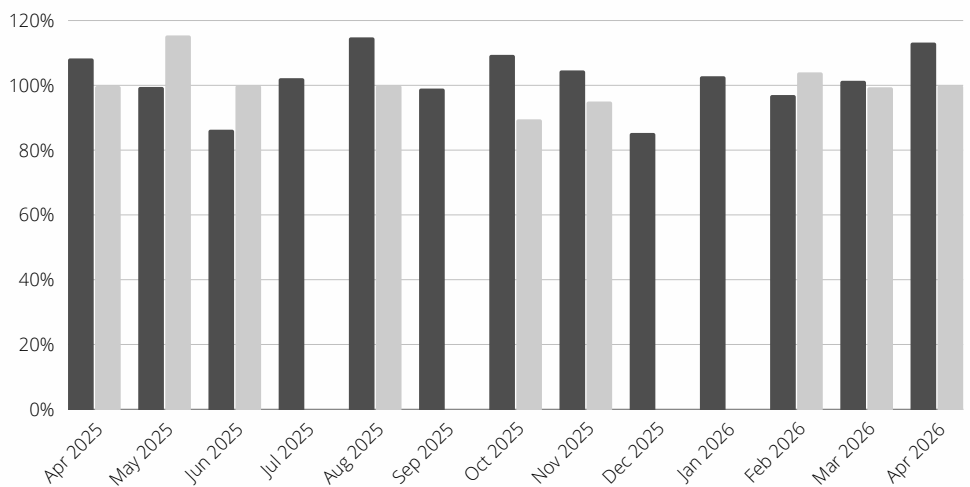
Overbids

Single-Family Homes

The overbid percentage has increased from 108.3% last April 2025, to 113.2% a year later.

Condos & Townhomes

The overbid percentage has increased from 99.8% last April 2025, to 100% a year later.





94607

OAKLAND ZIP CODE

What's in the data?

There were 33 single-family homes for sale, providing 6.6 months of inventory. There were 9 new listings, and 5 homes sold at a median price of \$680k. The median overbid percentage was at 105.2%, with an average of 57 days on the market.

There were 123 condo and townhome units for sale, providing 13.7 months of inventory. There were 14 new listings and 9 units sold at a median sale price of \$311k. The median overbid percentage was at 98.3%, with an average of 38 days on the market.





SFH

Single-Family Homes

9

New Listings

5

Sold Listings

6.6

Months of Inventory

\$680K

Median Sale Price

105.2%

Median Sale vs List

57

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 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

14

New Listings

9

Sold Listings

13.7

Months of Inventory

\$311K

Median Sale Price

98.3%

Median Sale vs List

38

Avg Days on Market

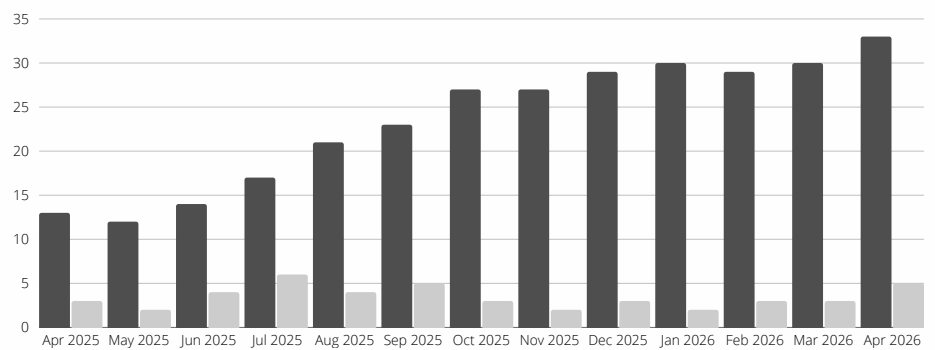




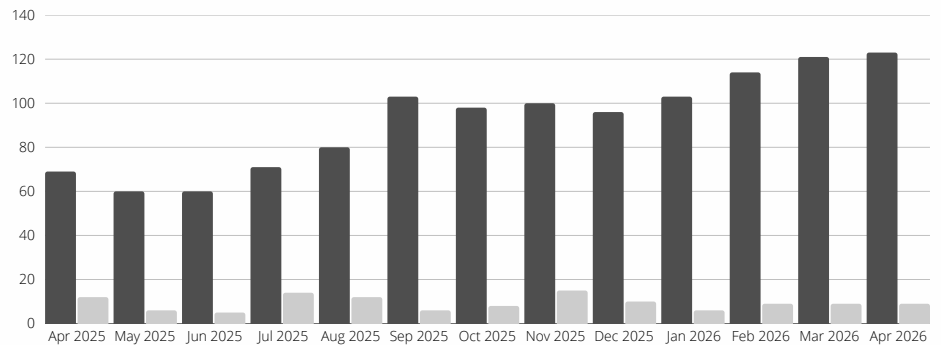
94607

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.

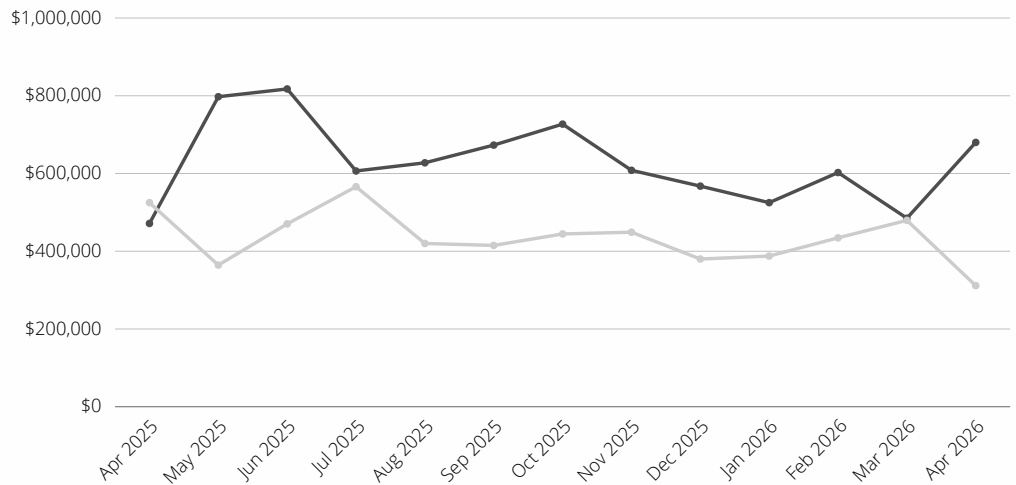
Median Sales Price

Single-Family Homes

The median sale price has increased from \$471k last April 2025, to \$680k as of April 2026.

Condos & Townhomes

The median sale price has decreased from \$524k last April 2025, to \$311k as of April 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 115 days last April 2025, to 57 days as of April 2026.

Condos & Townhomes

The average time spent on the market went up from 31 days in April 2025, to 38 days as of April 2026.

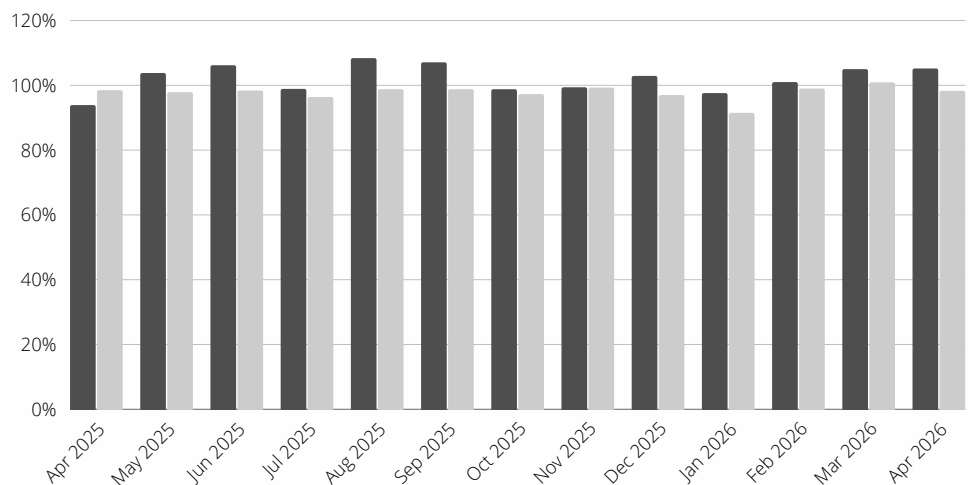
Overbids

Single-Family Homes

The overbid percentage has increased from 93.9% last April 2025, to 105.2% a year later.

Condos & Townhomes

The overbid percentage has decreased from 98.5% last April 2025, to 98.3% a year later.





94608

OAKLAND ZIP CODE

What's in the data?

There were 54 single-family homes for sale, providing 4.9 months of inventory. There were 16 new listings, and 11 homes sold at a median price of \$877k. The median overbid percentage was at 115.1%, with an average of 19 days on the market.

There were 100 condo and townhome units for sale, providing 6.7 months of inventory. There were 18 new listings and 15 units sold at a median sale price of \$455k. The median overbid percentage was at 99.3%, with an average of 30 days on the market.





SFH

Single-Family Homes

16

New Listings

11

Sold Listings

4.9

Months of Inventory

\$877K

Median Sale Price

115.1%

Median Sale vs List

19

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 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

18

New Listings

15

Sold Listings

6.7

Months of Inventory

\$455K

Median Sale Price

99.3%

Median Sale vs List

30

Avg Days on Market



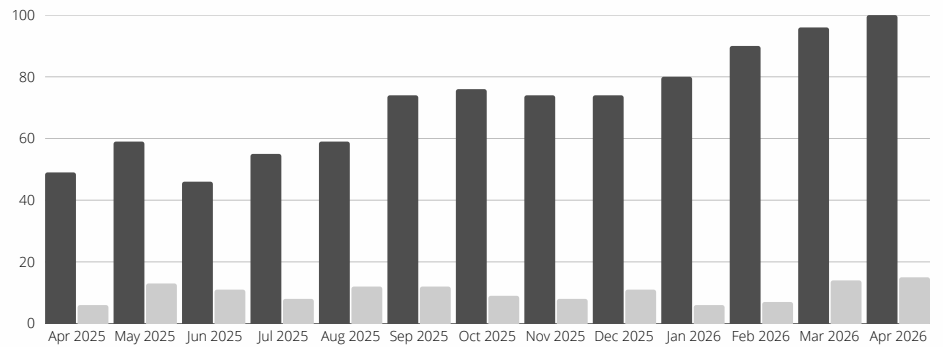


94608

APRIL 2025 - APRIL 2026



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



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

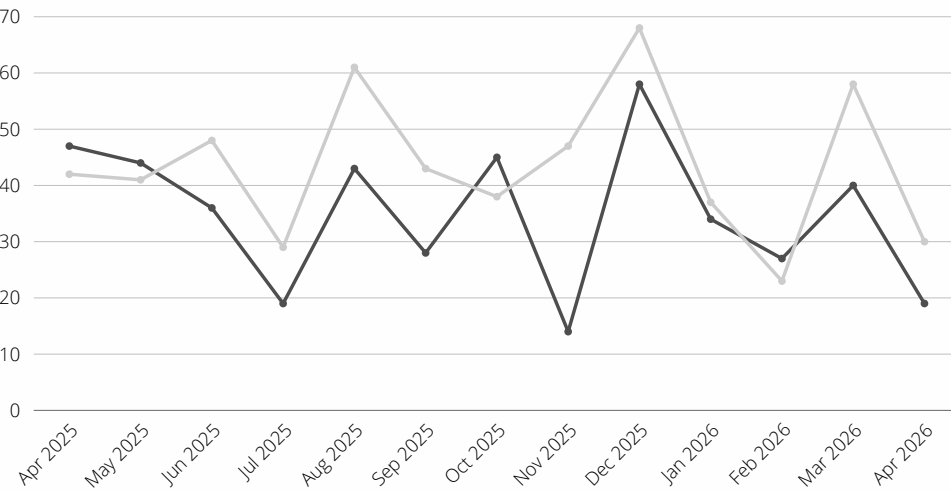
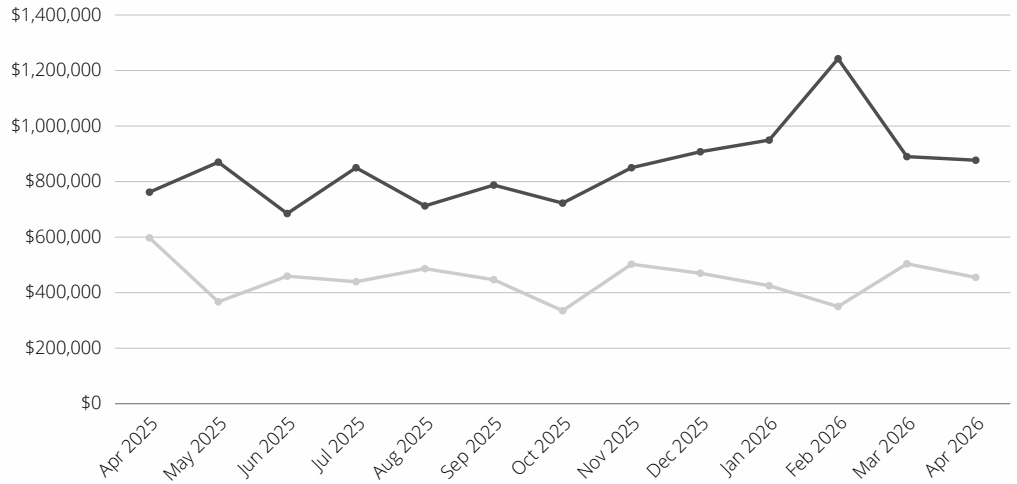
Median Sales Price

Single-Family Homes

The median sale price has increased from \$762k last April 2025, to \$877k as of April 2026.

Condos & Townhomes

The median sale price has decreased from \$597k last April 2025, to \$455k as of April 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 47 days last April 2025, to 19 days as of April 2026.

Condos & Townhomes

The average time spent on the market went down from 42 days in April 2025, to 30 days as of April 2026.

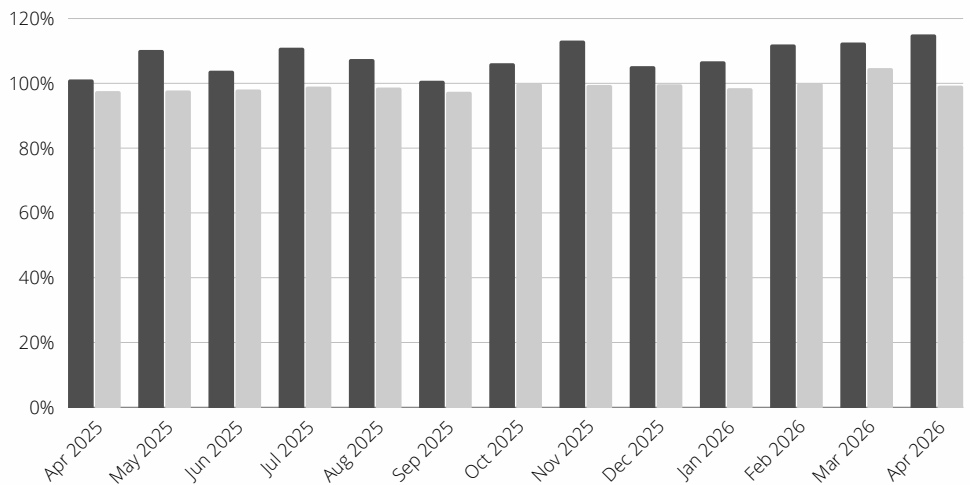
Overbids

Single-Family Homes

The overbid percentage has increased from 101.2% last April 2025, to 115.1% a year later.

Condos & Townhomes

The overbid percentage has increased from 97.6% last April 2025, to 99.3% a year later.





94609

OAKLAND ZIP CODE

What's in the data?

There were 25 single-family homes for sale, providing 6.3 months of inventory. There were 10 new listings, and 4 homes sold at a median price of \$1.2m. The median overbid percentage was at 124.2%, with an average of 32 days on the market.

There were 20 condo and townhome units for sale, providing 6.7 months of inventory. There were 5 new listings and 3 units sold at a median sale price of \$595k. The median overbid percentage was at 102.7%, with an average of 29 days on the market.





SFH

Single-Family Homes

10

New Listings

4

Sold Listings

6.3

Months of Inventory

\$1.2M

Median Sale Price

124.2%

Median Sale vs List

32

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 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

5

New Listings

3

Sold Listings

6.7

Months of Inventory

\$595K

Median Sale Price

102.7%

Median Sale vs List

29

Avg Days on Market

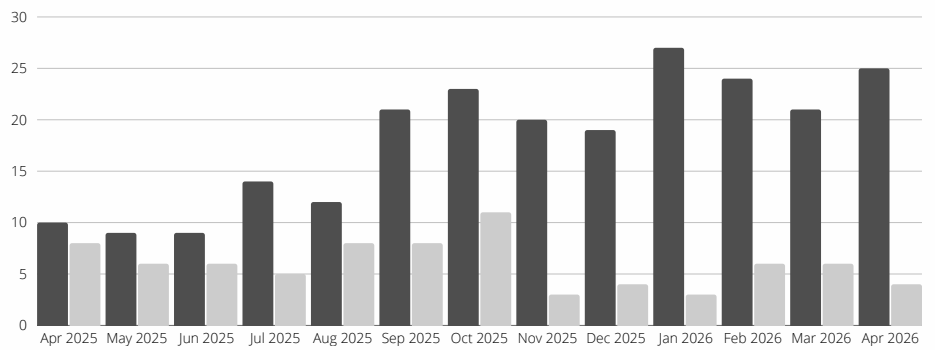




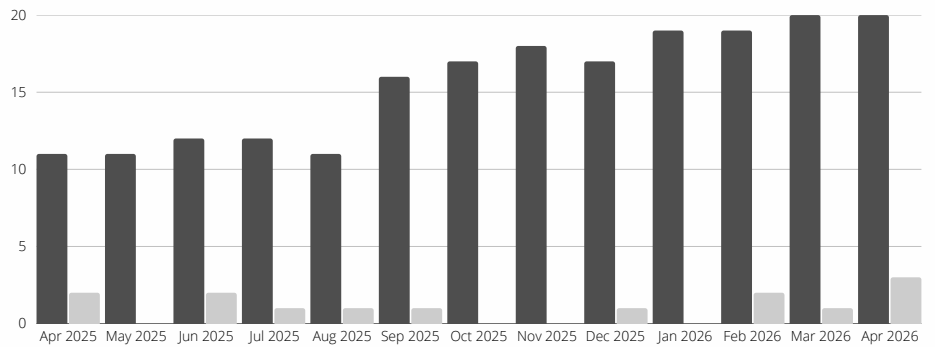
94609

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.

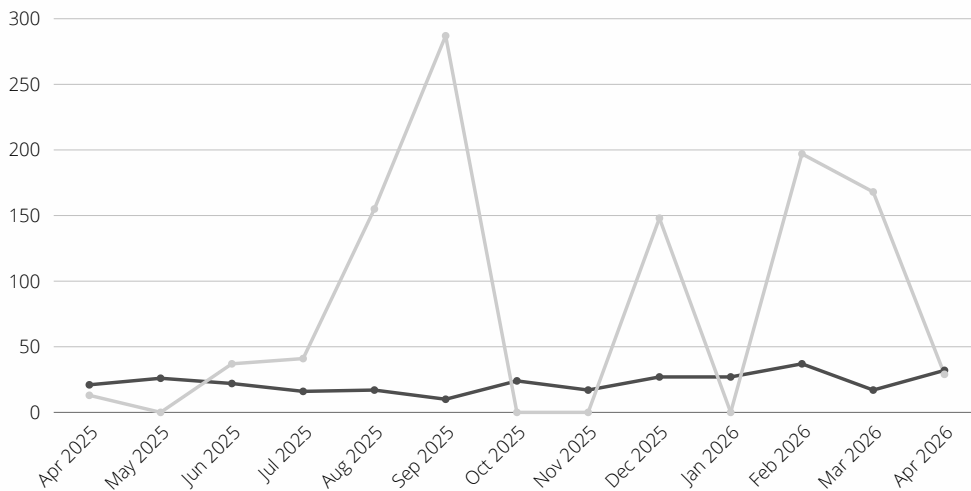
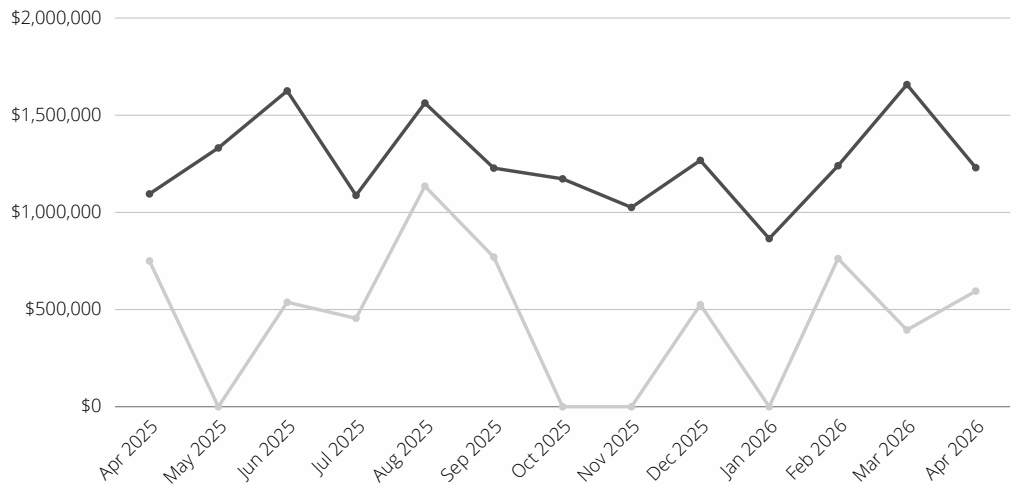
Median Sales Price

Single-Family Homes

The median sale price has increased from \$1m last April 2025, to \$1.2m as of April 2026.

Condos & Townhomes

The median sale price has decreased from \$750k last April 2025, to \$595k 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 32 days as of April 2026.

Condos & Townhomes

The average time spent on the market went up from 13 days in April 2025, to 29 days as of April 2026.

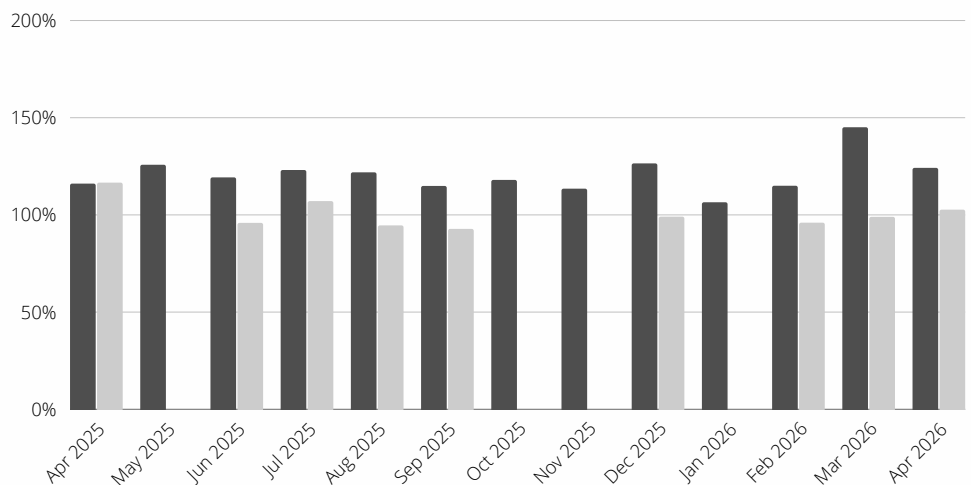
Overbids

Single-Family Homes

The overbid percentage has increased from 116.1% last April 2025, to 124.2% a year later.

Condos & Townhomes

The overbid percentage has decreased from 116.6% last April 2025, to 102.7% a year later.





94610

OAKLAND ZIP CODE

What's in the data?

There were 28 single-family homes for sale, providing 1.6 months of inventory. There were 25 new listings, and 17 homes sold at a median price of \$1.3m. The median overbid percentage was at 123.6%, with an average of 8 days on the market.

There were 62 condo and townhome units for sale, providing 12.4 months of inventory. There were 11 new listings and 5 units sold at a median sale price of \$584k. The median overbid percentage was at 114%, with an average of 22 days on the market.





SFH

Single-Family Homes

25

New Listings

17

Sold Listings

1.6

Months of Inventory

\$1.3M

Median Sale Price

123.6%

Median Sale vs List

8

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 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

5

Sold Listings

12.4

Months of Inventory

\$584K

Median Sale Price

114%

Median Sale vs List

22

Avg Days on Market



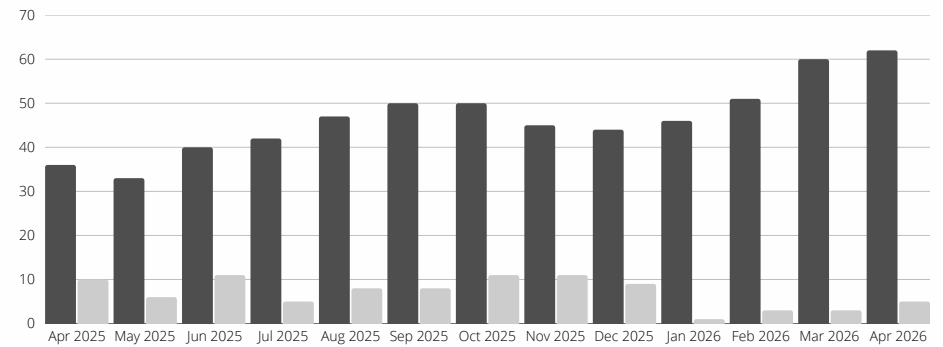


94610

APRIL 2025 - APRIL 2026



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



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

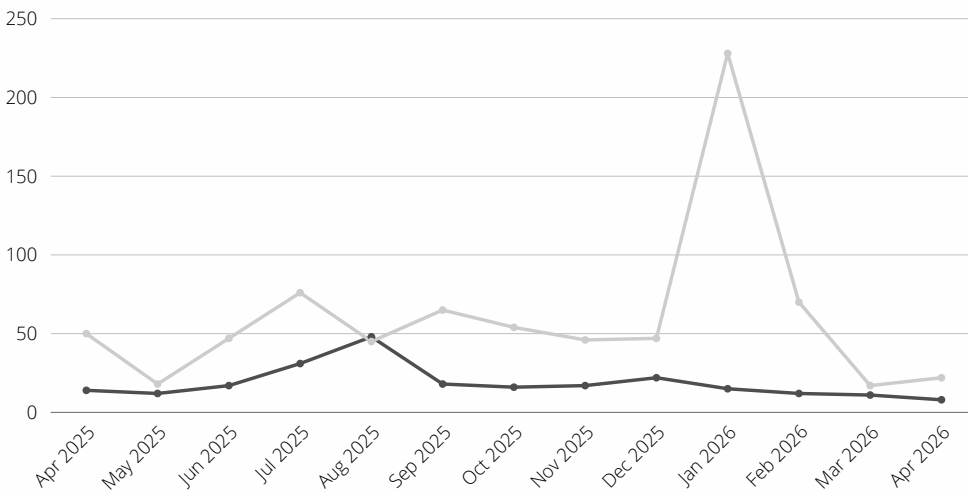
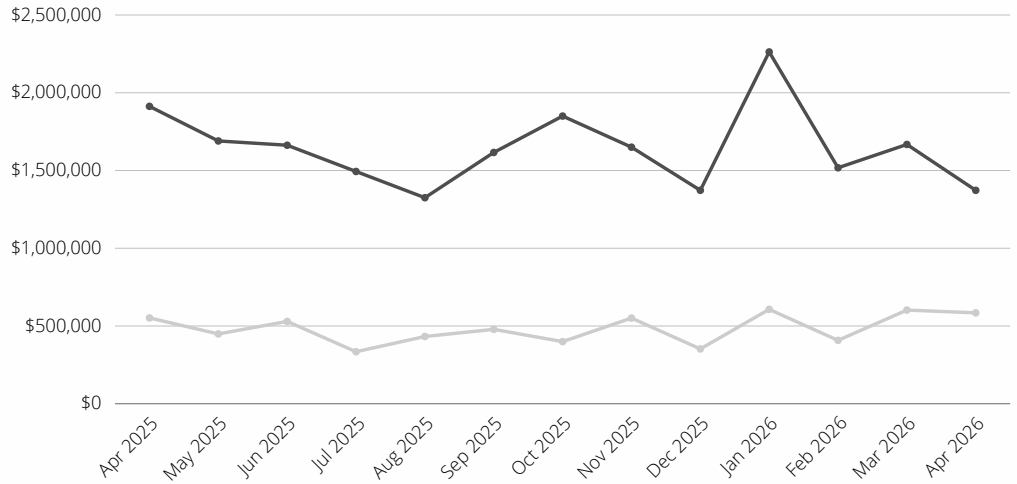
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$1.9m last April 2025, to \$1.3m as of April 2026.

Condos & Townhomes

The median sale price has increased from \$552k last April 2025, to \$584k as of April 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 14 days last April 2025, to 8 days as of April 2026.

Condos & Townhomes

The average time spent on the market went down from 50 days in April 2025, to 22 days as of April 2026.

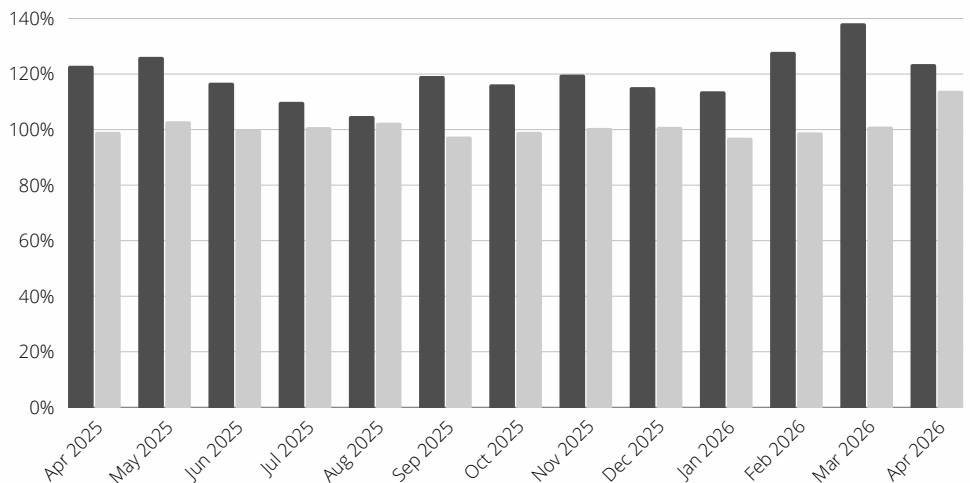
Overbids

Single-Family Homes

The overbid percentage has increased from 123% last April 2025, to 123.6% a year later.

Condos & Townhomes

The overbid percentage has increased from 99.2% last April 2025, to 114% a year later.





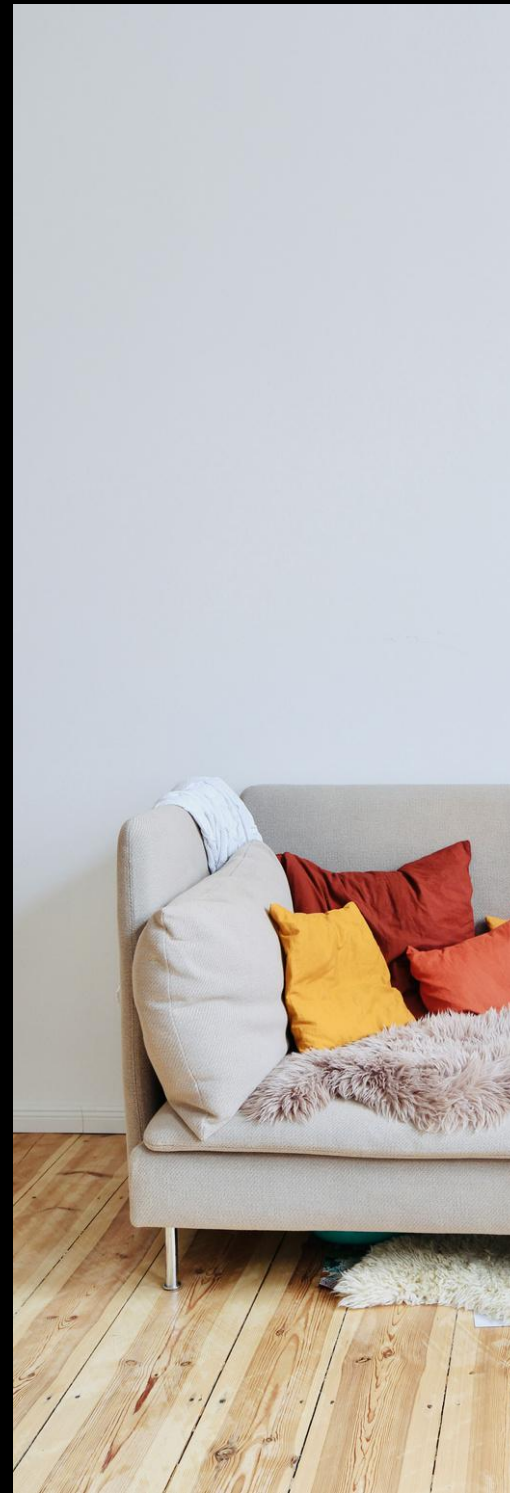
94611

OAKLAND ZIP CODE

What's in the data?

There were 97 single-family homes for sale, providing 2.1 months of inventory. There were 53 new listings, and 46 homes sold at a median price of \$1.6m. The median overbid percentage was at 127%, with an average of 20 days on the market.

There were 40 condo and townhome units for sale, providing 20 months of inventory. There were 9 new listings and 2 units sold at a median sale price of \$580k. The median overbid percentage was at 97.2%, with an average of 32 days on the market.





SFH

Single-Family Homes

53

New Listings

46

Sold Listings

2.1

Months of Inventory

\$1.6M

Median Sale Price

127%

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 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

9

New Listings

2

Sold Listings

20

Months of Inventory

\$580K

Median Sale Price

97.2%

Median Sale vs List

32

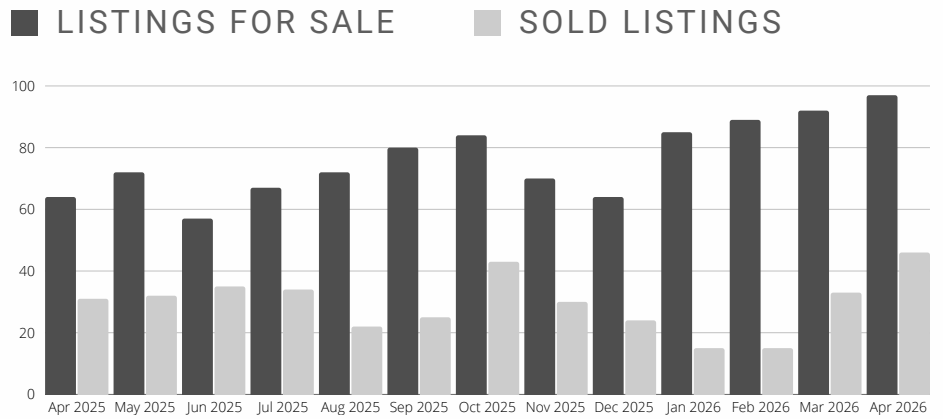
Avg Days on Market



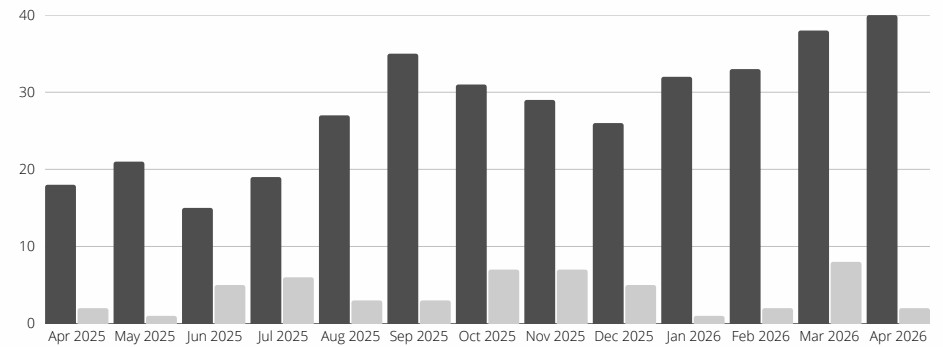


94611

APRIL 2025 - APRIL 2026



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



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

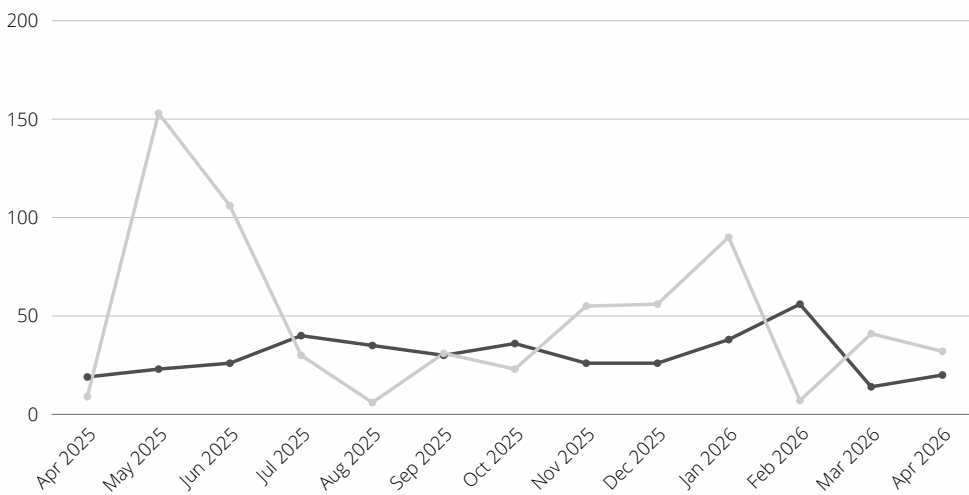
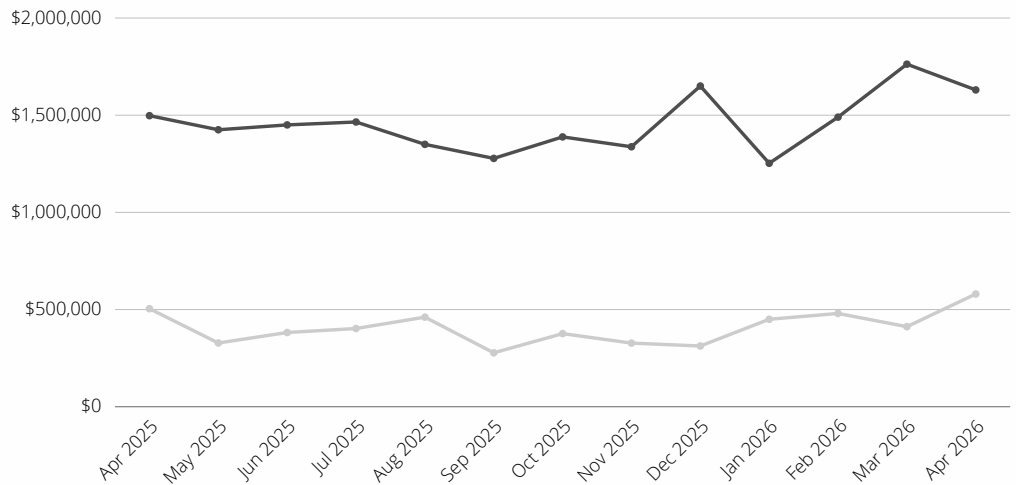
Median Sales Price

Single-Family Homes

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

Condos & Townhomes

The median sale price has increased from \$504k last April 2025, to \$580k as of April 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 19 days last April 2025, to 20 days as of April 2026.

Condos & Townhomes

The average time spent on the market went up from 9 days in April 2025, to 32 days as of April 2026.

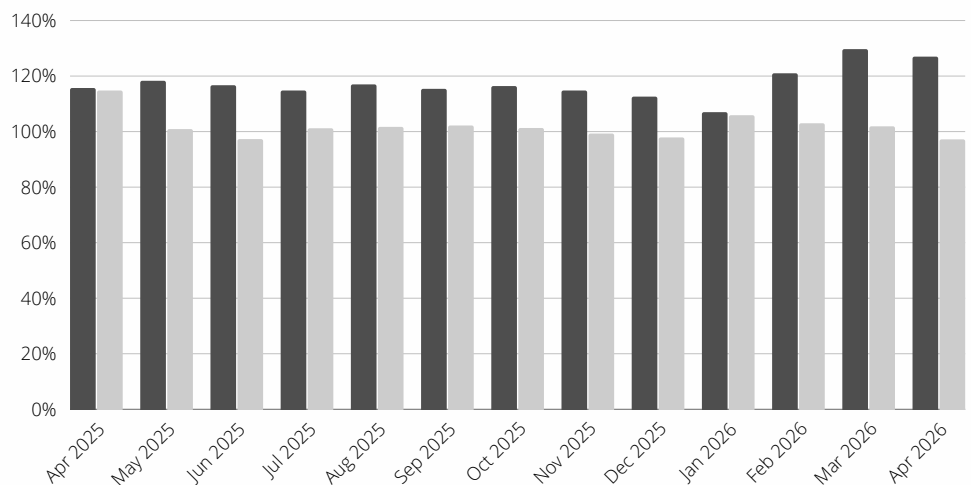
Overbids

Single-Family Homes

The overbid percentage has increased from 115.7% last April 2025, to 127% a year later.

Condos & Townhomes

The overbid percentage has decreased from 114.8% last April 2025, to 97.2% a year later.





94612

OAKLAND ZIP CODE

What's in the data?

There were 7 single-family homes for sale, providing 0 months of inventory. There was 1 new listing, and 0 homes sold at a median price of \$0. The median overbid percentage was at 0%, with an average of 0 days on the market.

There were 46 condo and townhome units for sale, providing 5.8 months of inventory. There were 7 new listings and 8 units sold at a median sale price of \$655k. The median overbid percentage was at 97.4%, with an average of 70 days on the market.





SFH

Single-Family Homes

1

New Listing

0

Sold Listings

0

Months of Inventory

\$0

Median Sale Price

0%

Median Sale vs List

0

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 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

7

New Listings

8

Sold Listings

5.8

Months of Inventory

\$655K

Median Sale Price

97.4%

Median Sale vs List

70

Avg Days on Market



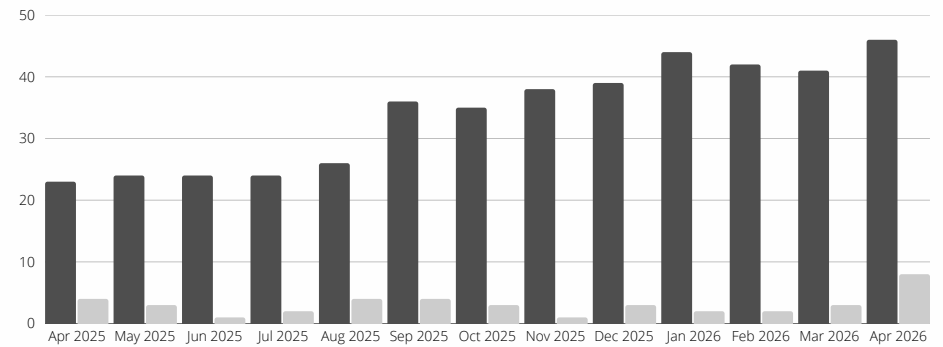


94612

APRIL 2025 - APRIL 2026



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



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

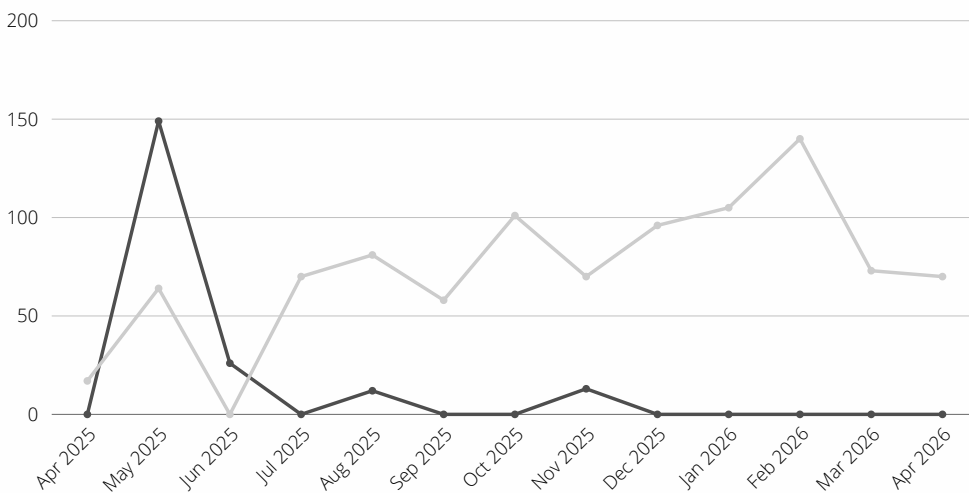
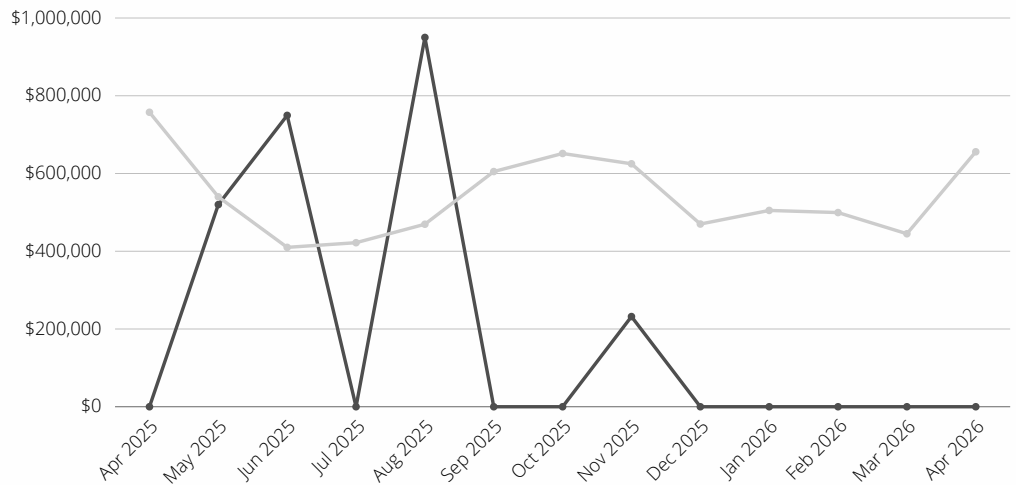
Median Sales Price

Single-Family Homes

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

Condos & Townhomes

The median sale price has decreased from \$757k last April 2025, to \$655k as of April 2026.



AVG Days On the Market

Single-Family Homes

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

Condos & Townhomes

The average time spent on the market went up from 17 days in April 2025, to 70 days as of April 2026.

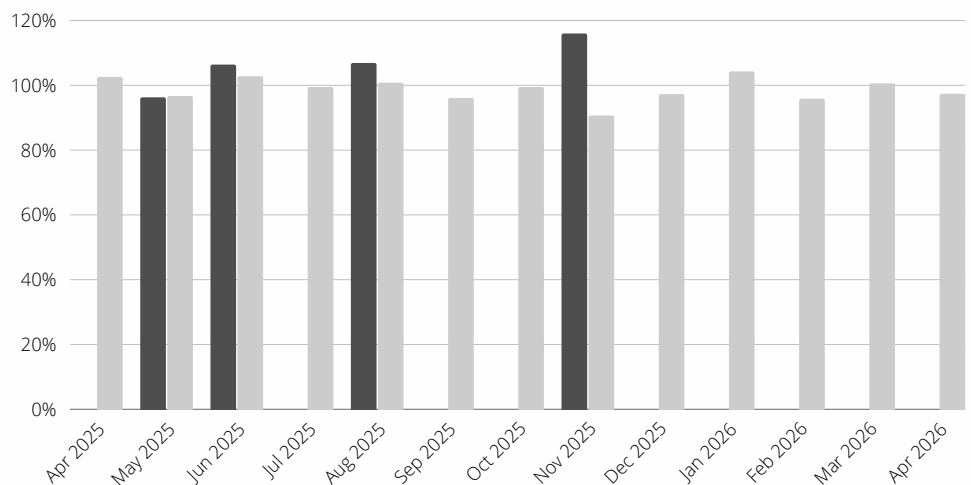
Overbids

Single-Family Homes

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

Condos & Townhomes

The overbid percentage has decreased from 102.6% last April 2025, to 97.4% a year later.





94618

OAKLAND ZIP CODE

What's in the data?

There were 28 single-family homes for sale, providing 5.6 months of inventory. There were 14 new listings, and 5 homes sold at a median price of \$1.6m. The median overbid percentage was at 120.7%, with an average of 20 days on the market.

There were 22 condo and townhome units for sale, providing 22 months of inventory. There were 3 new listings and 1 unit sold at a median sale price of \$1m. The median overbid percentage was at 102.6%, with an average of 48 days on the market.





SFH

Single-Family Homes

14

New Listings

5

Sold Listings

5.6

Months of Inventory

\$1.6M

Median Sale Price

120.7%

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 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

1

Sold Listing

22

Months of Inventory

\$1M

Median Sale Price

102.6%

Median Sale vs List

48

Avg Days on Market



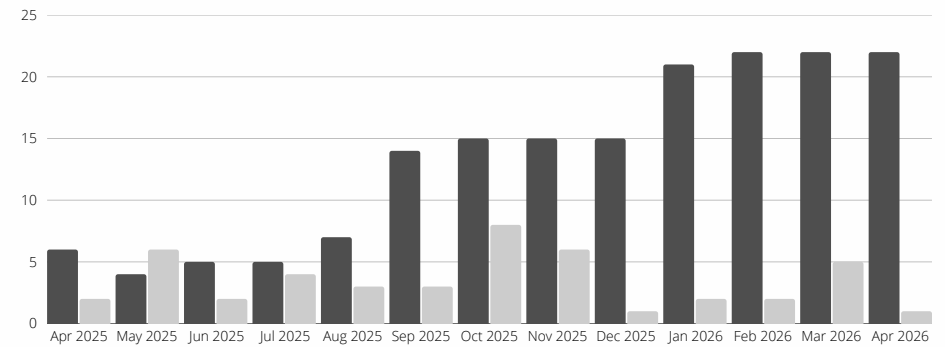


94618

APRIL 2025 - APRIL 2026



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



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

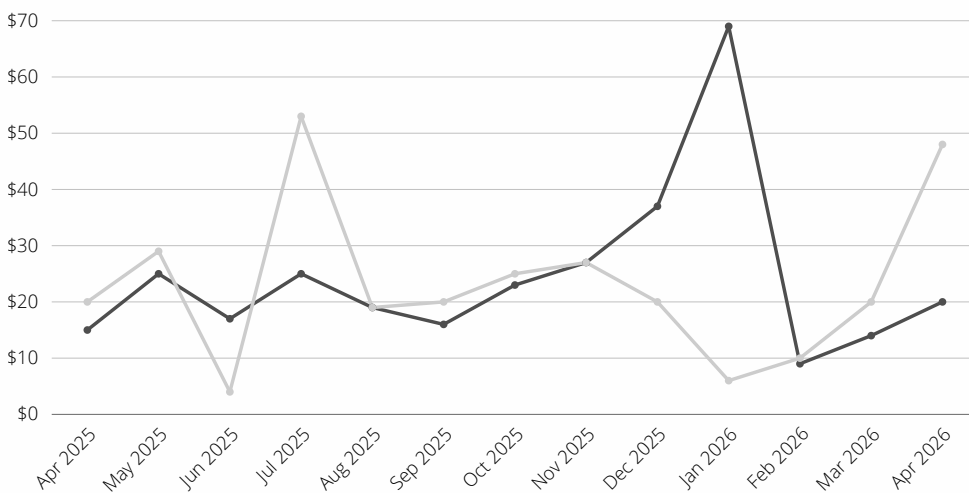
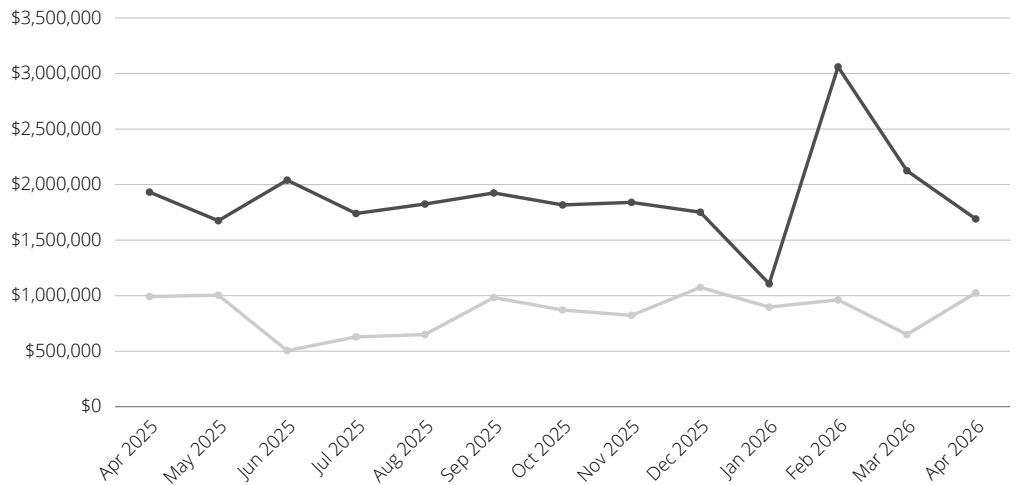
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$1.9m last April 2025, to \$1.6m as of April 2026.

Condos & Townhomes

The median sale price has increased from \$992k last April 2025, to \$1m as of April 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 15 days last April 2025, to 20 days as of April 2026.

Condos & Townhomes

The average time spent on the market went up from 20 days in April 2025, to 48 days as of April 2026.

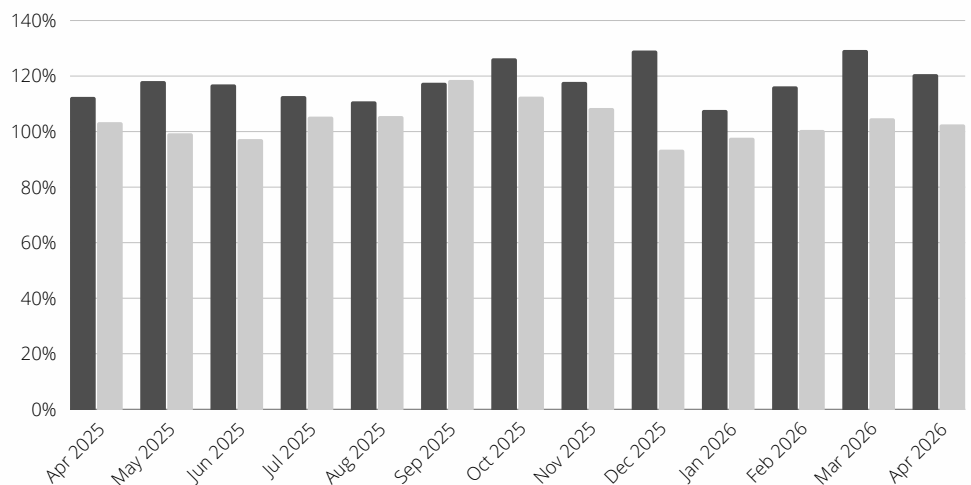
Overbids

Single-Family Homes

The overbid percentage has increased from 112.5% last April 2025, to 120.7% a year later.

Condos & Townhomes

The overbid percentage has decreased from 103.4% last April 2025, to 102.6% a year later.





94619

OAKLAND ZIP CODE

What's in the data?

There were 78 single-family homes for sale, providing 5.2 months of inventory. There were 16 new listings, and 15 homes sold at a median price of \$958k. The median overbid percentage was at 118.3%, with an average of 17 days on the market.

There were 5 condo and townhome units for sale, providing 0 months of inventory. There were 0 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

16

New Listings

15

Sold Listings

5.2

Months of Inventory

\$958K

Median Sale Price

118.3%

Median Sale vs List

17

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 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

No data for this month.



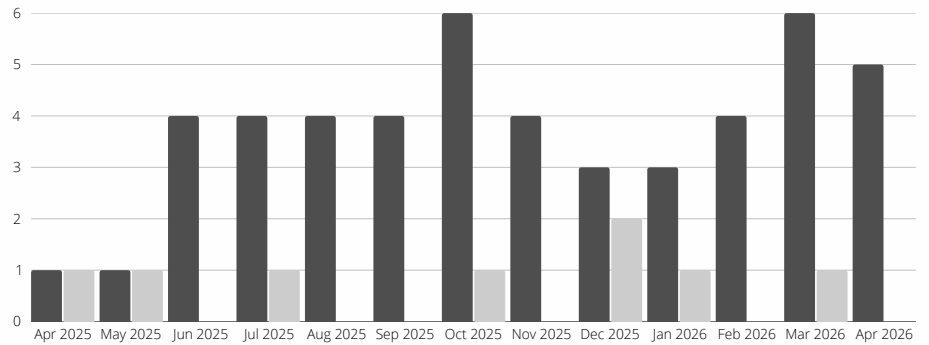


94619

APRIL 2025 - APRIL 2026



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



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

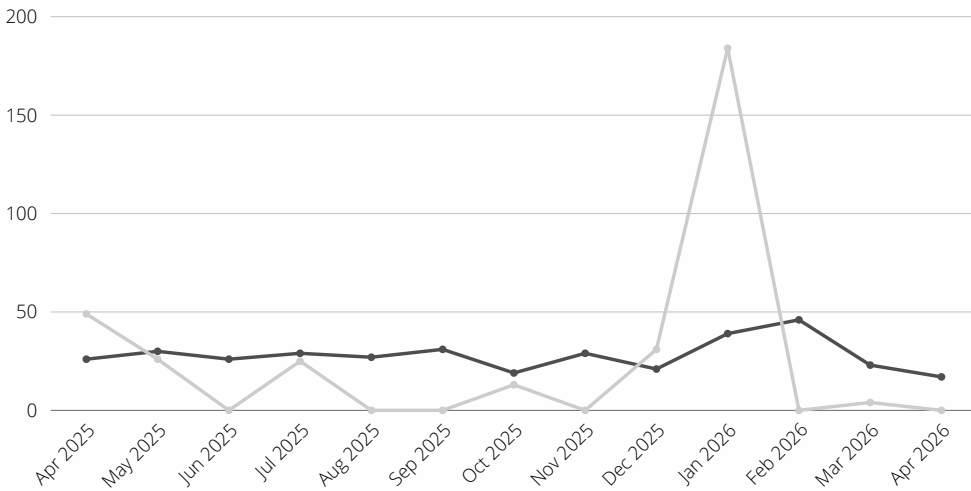
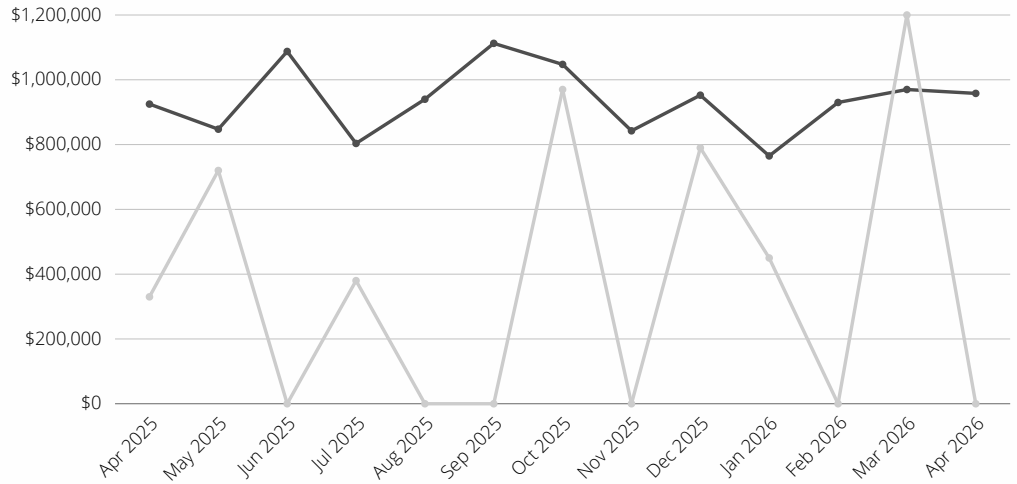
Median Sales Price

Single-Family Homes

The median sale price has increased from \$925k last April 2025, to \$958k as of April 2026.

Condos & Townhomes

The median sale price has decreased from \$330k last April 2025, to \$0 as of April 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 26 days last April 2025, to 17 days as of April 2026.

Condos & Townhomes

The average time spent on the market went down from 49 days in April 2025, to 0 days as of April 2026.

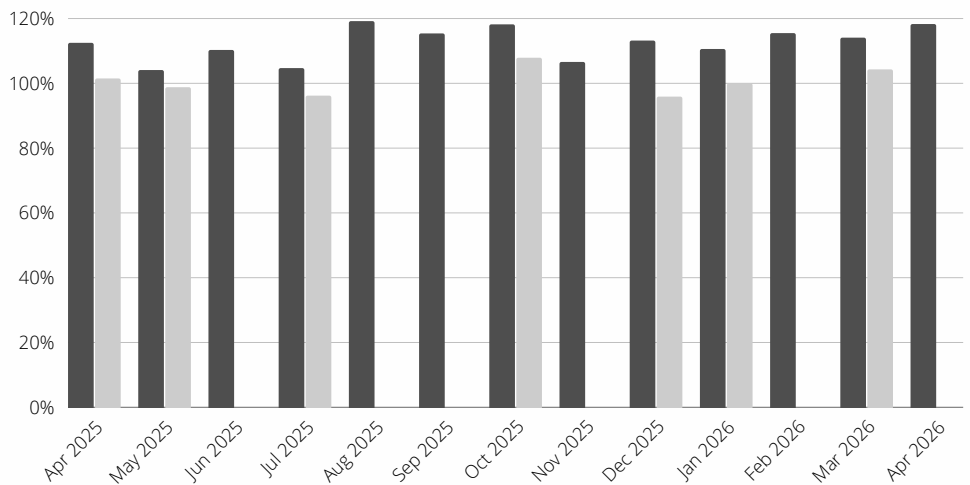
Overbids

Single-Family Homes

The overbid percentage has increased from 112.5% last April 2025, to 118.3% a year later.

Condos & Townhomes

The overbid percentage has decreased from 101.5% last April 2025, to 0% a year later.





94705

OAKLAND ZIP CODE

What's in the data?

There were 26 single-family homes for sale, providing 2.2 months of inventory. There were 18 new listings, and 12 homes sold at a median price of \$2.4m. The median overbid percentage was at 120.4%, with an average of 38 days on the market.

There were 4 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

18

New Listings

12

Sold Listings

2.2

Months of Inventory

\$2.4M

Median Sale Price

120.4%

Median Sale vs List

38

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 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

2

New Listings

0

Sold Listings

0

Months of Inventory

\$0

Median Sale Price

0%

Median Sale vs List

0

Avg Days on Market



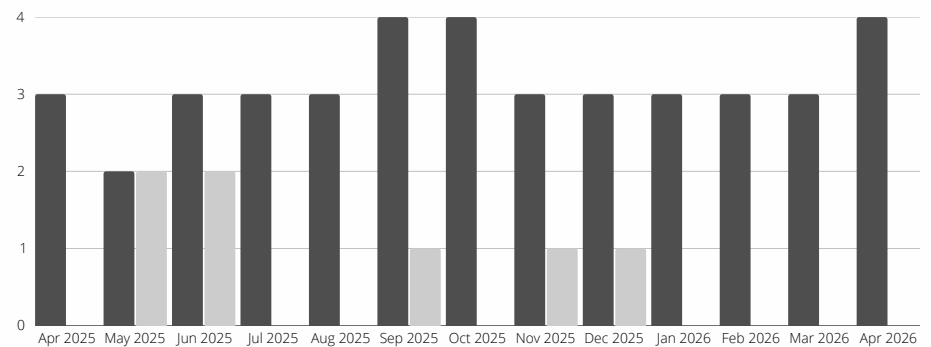


94705

APRIL 2025 - APRIL 2026



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



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

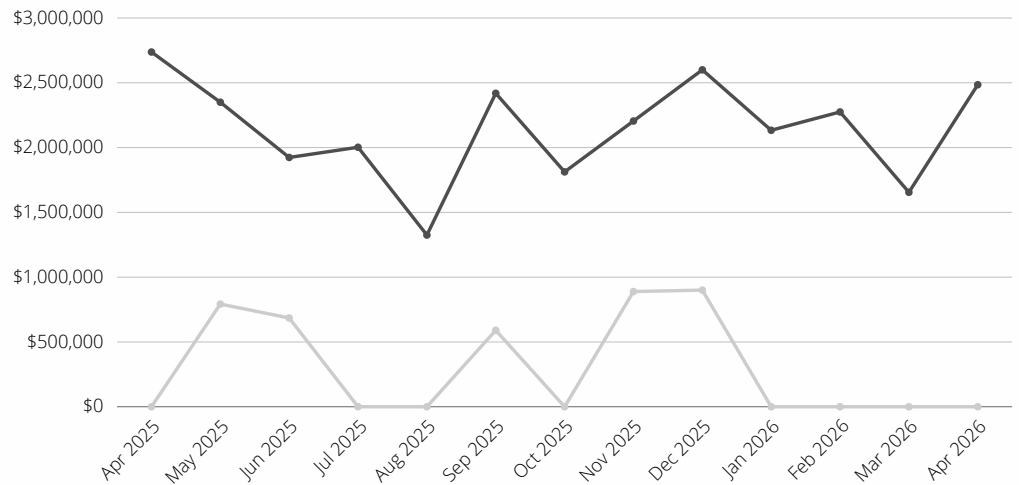
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$2.7m last April 2025, to \$2.4m as of April 2026.

Condos & Townhomes

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



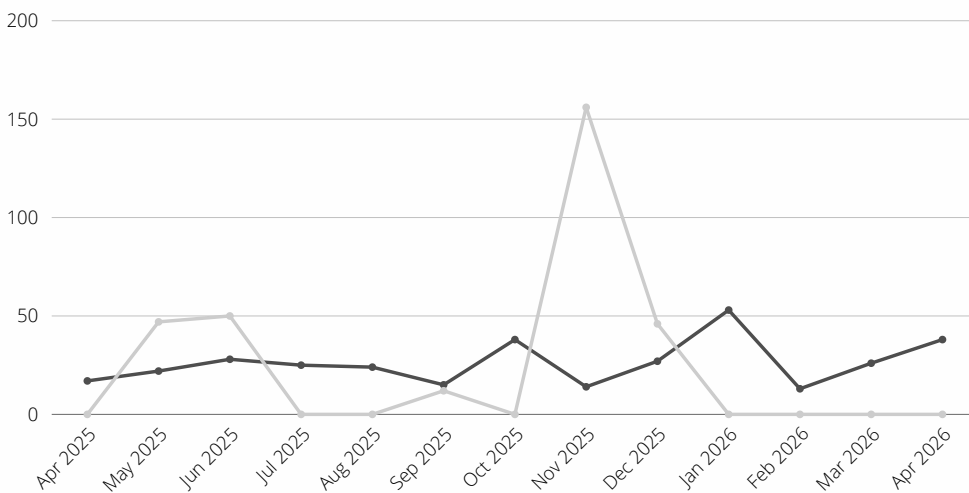
AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 17 days last April 2025, to 38 days as of April 2026.

Condos & Townhomes

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



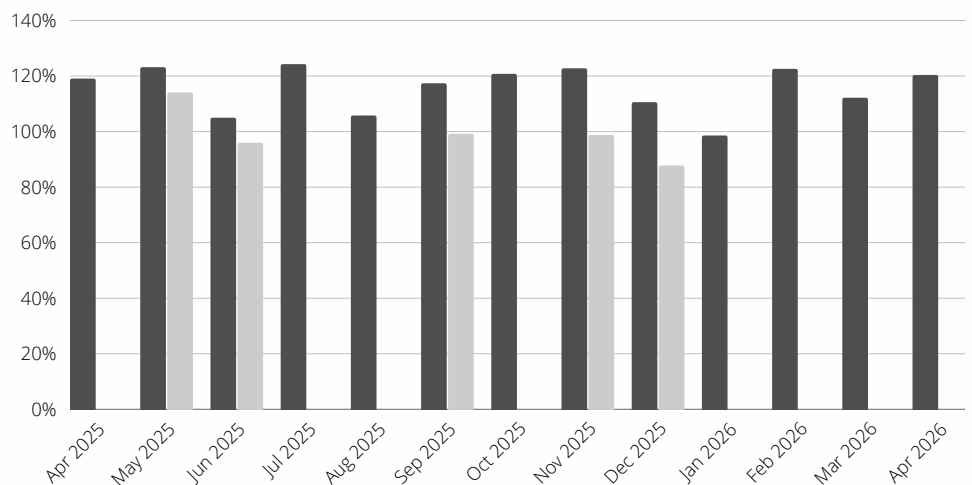
Overbids

Single-Family Homes

The overbid percentage has increased from 119.1% last April 2025, to 120.4% a year later.

Condos & Townhomes

The overbid percentage has remained the same from 0% last April 2025, to 0% 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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