INNER EAST BAY MARKET UPDATE*

Q2 2026

VANGUARD PROPERTIES

MARKET UPDATE

INNER EAST BAY* | Q2 2026

The Inner East Bay closed Q2 2026 with one of the strongest setups we have seen in recent quarters: less inventory, more closed sales, more homes going into contract, and stronger competition from buyers. The headline is not just that prices improved. It is that demand expanded while available supply tightened, which is typically the foundation of a much healthier market.

Single-family homes led the way. Active supply at quarter-end was 34.7% lower than last year, yet the number of homes sold still increased 3.1% and homes going into contract rose 4.7%. That imbalance translated directly into stronger seller leverage: 82.7% of single-family homes sold over asking, up from 77.7% last year, and sellers received an average of 121.5% of list price, up from 114.9%. Median pricing also moved higher, with the median sale price rising 3.9% to $1,330,000 and price per square foot increasing 2.6% to $758. Homes moved quickly, with median days on market falling to just 13 days, underscoring how fast well-positioned listings are still being absorbed.

The condominium market also showed meaningful improvement. While the median price was essentially flat, down just 0.4% to $580,000, buyer activity strengthened. Condo sales rose 15.1%, properties going into contract increased 13.6%, and inventory fell 14.7%. Most notably, the share of condos selling over list jumped to 52.8%, up from 39.2% last year, signaling renewed competition in a segment that had been more uneven.

The broader backdrop is also supportive. Mortgage rates remain elevated, but Freddie Mac's July 9 reading showed the average 30-year fixed rate at 6.49%, still below 6.72% a year ago, with Freddie noting that economic growth and affordability have continued to improve for buyers. Local employment remains a stabilizing force as well: the Oakland-Fremont-Berkeley metro division's unemployment rate declined to 3.9% in May, down from 4.2% in April. California also added 102,900 jobs year over year as of May 2026.

Overall, Q2 points to an Inner East Bay market that is tightening, competitive, and gaining momentum. With inventory constrained, local employment steady, and regional wealth creation improving, the Inner East Bay enters the second half of 2026 from a position of strength.

SINGLE FAMILY HOMES

Q2 2026

Median Sales Price	$1,330,000 ↑
Days on market	13 ↓
$ / SQ. FT.	$758 ↑
# For Sale On Last Day Of Quarter	407 ↓
Went Into Contract	1,111 ↑
Properties Sold	985 ↑

CONDOMINIUMS

Q2 2026

Median Sales Price	$580,000 ↓
Days On Market	26 ↑
$ / Sq. Ft.	$522 ↓
# For Sale Last Day Of Quarter	284 ↓
Went Into Contract	250 ↑
Properties Sold	191 ↑

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INNER EAST BAY MARKET UPDATE*

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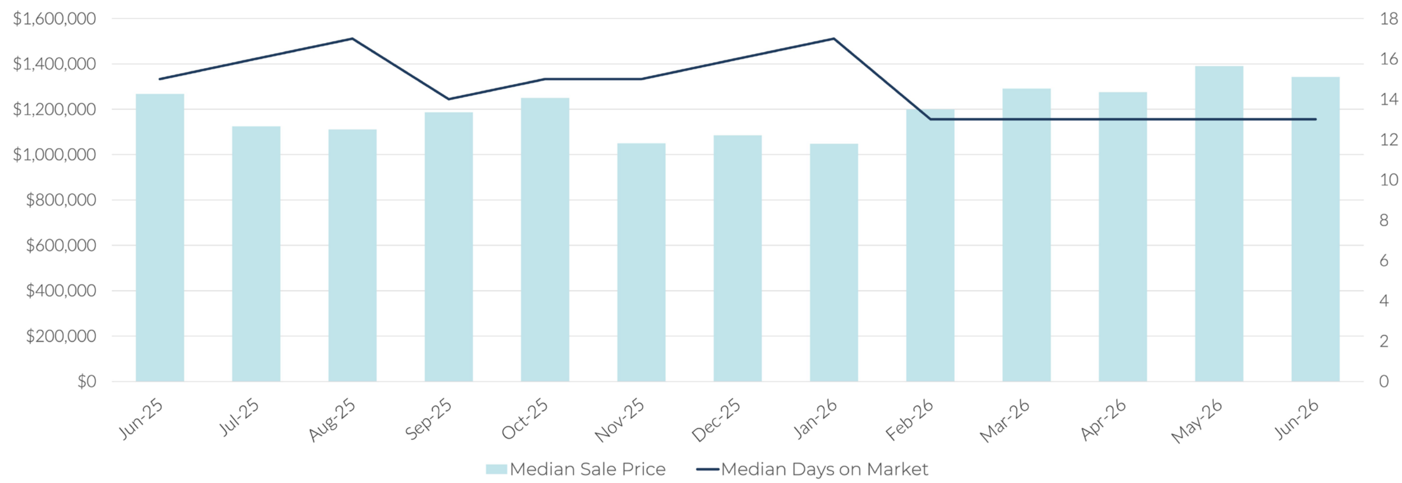
SINGLE FAMILY RESIDENCES

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH: SALES PRICE: -3.5% DAYS ON MARKET: No change

YEAR-OVER-YEAR COMPARISON

"Active supply at quarter-end was 34.7% lower than last year, yet the number of homes sold still increased 3.1% and homes going into contract rose 4.7%."

MEDIAN

	Q2-2026	Q2-2025	%Δ
Sales Price	$1,330,000	$1,280,000	+3.9%
Days On Market	13	14	-7.1%
$ / SQ. FT.	$758	$739	+2.6%

TOTAL

	Q2-2026	Q2-2025	%Δ
Went Into Contract	1,111	1,061	+4.7%
Properties Sold	985	955	+3.1%
# For Sale Last Day of Quarter	407	623	-34.7%
% Of Properties Sold Over List	82.7%	77.7%	+6.4%
% Of List Price Received *(Average)*	121.5%	114.9%	+5.7%

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VANGUARD PROPERTIES

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SINGLE FAMILY RESIDENCES

REGION	HOMES SOLD (TOTAL) Q2-2026	HOMES SOLD (TOTAL) Q2-2025	%Δ	DAYS ON MARKET (MEDIAN) Q2-2026	DAYS ON MARKET (MEDIAN) Q2-2025	%Δ	SALE PRICE (MEDIAN) Q2-2026	SALE PRICE (MEDIAN) Q2-2025	%Δ
Alameda	88	89	▼ 1%	13	13	0%	$1,450,000	$1,420,000	▲ 2%
Albany	26**	24**	▲ 8%	13	13	0%	$1,604,000	$1,320,000	▲ 22%
Berkeley	197	189	▲ 4%	14	14	0%	$1,727,000	$1,650,000	▲ 5%
Castro Valley	3**	1**	▲ 200%	11	9	▲ 22%	$590,000	$1,225,000	▼ 52%
El Cerrito	48**	54	▼ 11%	13	14	▼ 7%	$1,204,000	$1,340,000	▼ 10%
Kensington	24**	20**	▲ 20%	14	14	0%	$1,732,500	$1,363,000	▲ 27%
Oakland*	456	445	▲ 2%	13	15	▼ 13%	$1,200,000	$1,135,000	▲ 6%
Piedmont	47**	30**	▲ 57%	11	12	▼ 8%	$3,200,000	$2,432,500	▲ 32%
San Leandro	96	104	▼ 8%	13	13	0%	$920,000	$872,500	▲ 5%
INNER EAST BAY*	**985**	**955**	**▲ 3%**	**13**	**14**	**▼ 7%**	**$1,330,000**	**$1,280,000**	**▲ 4%**

**Small sample size; use caution when interpreting statistics.
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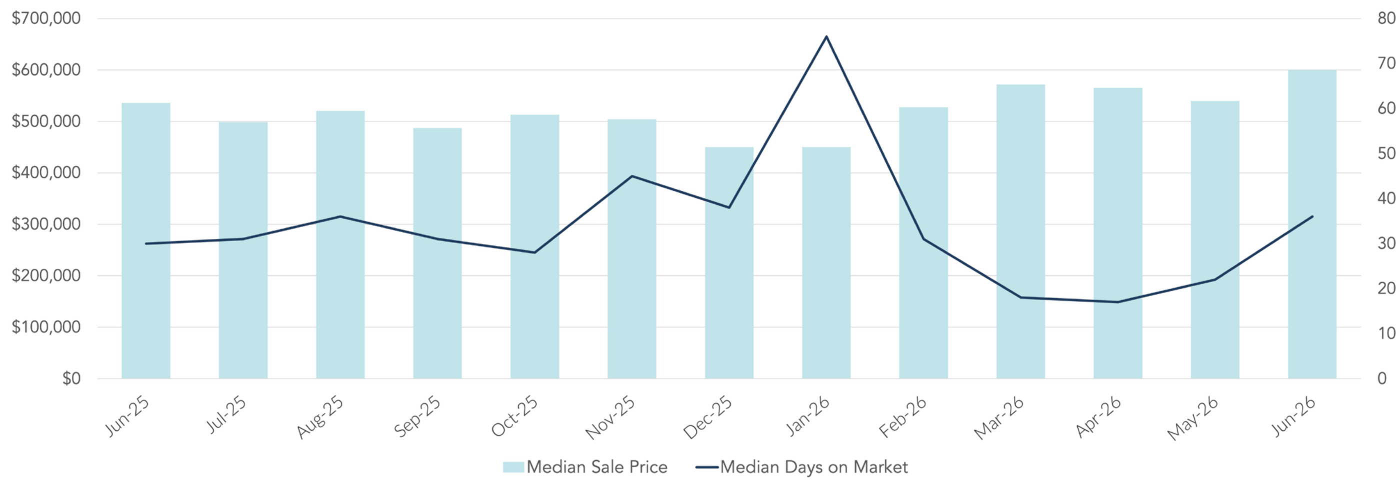
MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH: SALES PRICE: **+11.1%** DAYS ON MARKET: **+14 days**

YEAR-OVER-YEAR COMPARISON

"Condo sales rose 15.1%, properties going into contract increased 13.6%, and inventory fell 14.7%. Most notably, the share of condos selling over list jumped to 52.8%..."

MEDIAN

	Q2-2026	Q2-2025	%Δ
Sales Price	$580,000	$582,500	-0.4%
Days On Market	26	25	+4.0%
$ / SQ. FT.	$522	$561	-7.0%

TOTAL

	Q2-2026	Q2-2025	%Δ
Went Into Contract	250	220	+13.6%
Properties Sold	191	166	+15.1%
# For Sale Last Day of Quarter	284	333	-14.7%
% Of Properties Sold Over List	52.8%	39.2%	+34.7%
% Of List Price Received (Average)	102.2%	101.6%	+0.6%

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CONDOMINIUMS

REGION	HOMES SOLD (TOTAL) Q2-2026	HOMES SOLD (TOTAL) Q2-2025	HOMES SOLD %Δ	DAYS ON MARKET (MEDIAN) Q2-2026	DAYS ON MARKET (MEDIAN) Q2-2025	DAYS ON MARKET %Δ	SALE PRICE (MEDIAN) Q2-2026	SALE PRICE (MEDIAN) Q2-2025	SALE PRICE %Δ
Alameda	31**	22**	▲ 41%	19	12	▲ 58%	$650,000	$752,500	▼ 14%
Albany	4**	11**	▼ -64%	36	48	▼ 25%	$605,000	$480,000	▲ 26%
Berkeley	32**	33**	▼ 3%	14	18	▼ 22%	$2,500,000	$850,000	▲ 194%
Castro Valley	1**	0	-	13	-	-	$910,000	-	-
El Cerrito	0	0	-	-	-	-	-	-	-
Kensington	0	0	-	-	-	-	-	-	-
Oakland*	108	92	▲ 17%	31	32	▼ 3%	$512,500	$498,500	▲ 3%
Piedmont	0	0	-	-	-	-	-	-	-
San Leandro	15**	8**	▲ 88%	34	36	▼ 6%	$722,000	$471,250	▲ 53%
INNER EAST BAY*	191	166	▲ 15%	26	25	▲ 4%	$580,000	$582,500	▼ 0%

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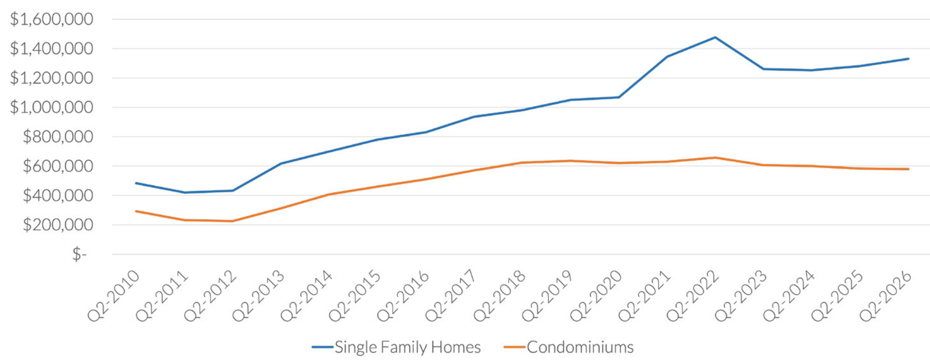
YEAR-OVER-YEAR COMPARISONS

MEDIAN SALE PRICE



Single Family Residences

$1,330,000

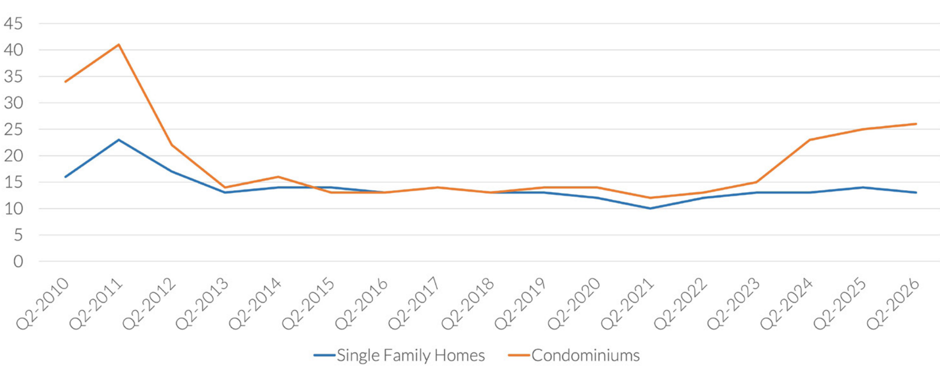
+3.9% change year-over-year

Condominium/TIC/COOPs

$580,000

-.04% change year-over-year

MEDIAN MARKET TIME



Single Family Residences

13 days

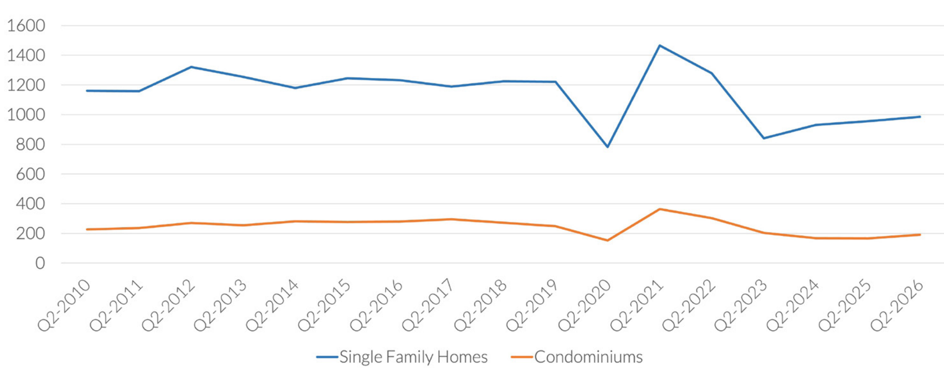
-1 day change year-over-year

Condominium/TIC/COOPs

26 days

+1 day change year-over-year

NUMBER OF SALES



Single Family Residences

985

+3.1% change year-over-year

Condominium/TIC/COOPs

191

+15.1% change year-over-year

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