



INNER EAST BAY MARKET UPDATE*

JUNE 2025





VANGUARD PROPERTIES

MARKET UPDATE

INNER EAST BAY* | JUNE 2025

The Inner East Bay's single-family home market continued to show balanced momentum in May, with moderate price growth and a pickup in new listings compared to last year. The median sales price rose 1.8% to \$1,300,000, while homes still sold quickly with a median of just 14 days on market, only one day longer than May 2024.

While the median price per square foot declined 3.8% to \$753, buyer demand remained solid. The number of homes going into contract rose 5%, signaling active interest, even as the number of properties sold dipped 7.4%.

Inventory was higher year over year, with 660 homes for sale at month's end, a 14.8% increase, bringing Months Supply of Inventory to 2.1.

With steady contract activity, more listings to choose from, and relatively quick market times, the Inner East Bay remains a healthy, competitive environment for both buyers and sellers heading into summer.



SINGLE FAMILY HOMES

MAY 2025

Median Sales Price	\$1,300,000 ↑
Days on market	14 ↑
\$ / SQ. FT.	\$753 ↓
# For Sale On Last Day Of Month	660 ↑
Went Into Contract	399 ↑
Properties Sold	313 ↓

*The data utilized for this Inner East Bay Market Update was pulled from the following cities: Alameda, Albany, Berkeley, El Cerrito, Kensington, Oakland (limited to the following Oakland zip codes: 94602, 94605, 94606, 94607, 94608, 94609, 94610, 94611, 94618, 94619 and 94705), Piedmont and San Leandro. Sources: SFAR Super Regional MLS & BrokerMetrics. Property types covered: Single-family. Only property data posted on the MLS is covered. All information is deemed reliable, but not guaranteed for accuracy. All data is subject to errors, omissions, revisions, and is not warranted. ©2025 Vanguard Properties. All rights reserved. Equal Housing Opportunity. DRE No. 01486075



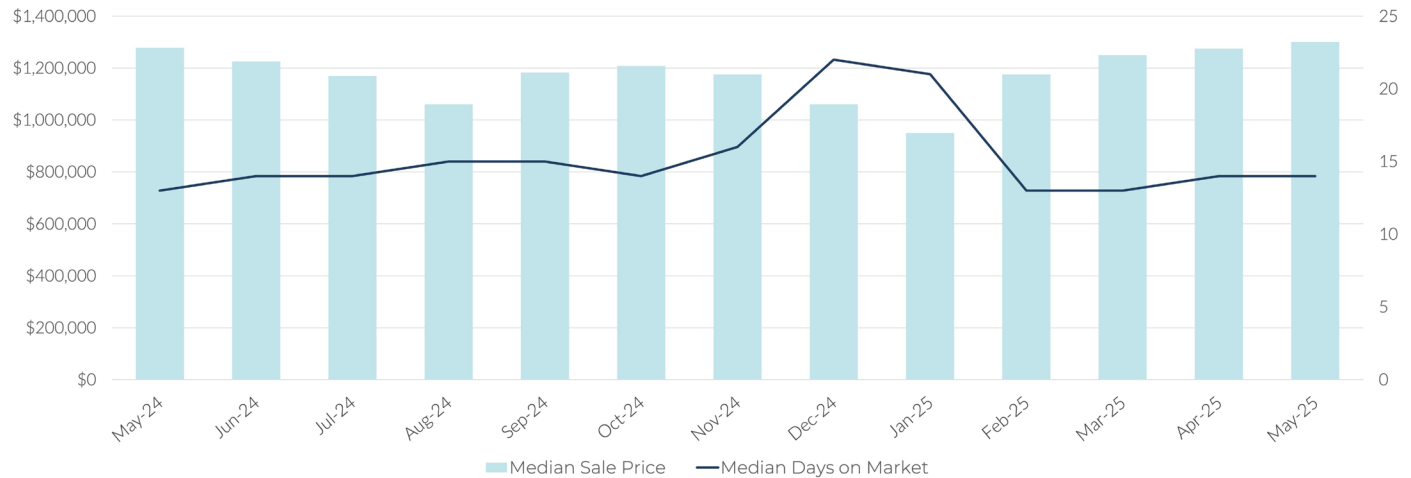
VANGUARD PROPERTIES

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SINGLE FAMILY RESIDENCES

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **+2.0%**

DAYS ON MARKET: **No change**

YEAR-OVER-YEAR COMPARISON

"The Inner East Bay's single-family home market continued to show balanced momentum in May, with moderate price growth and a pickup in new listings compared to last year."

	MEDIAN		
	MAY-2025	MAY-2024	%Δ
Sales Price	\$1,300,000	\$1,277,500	+1.8%
Days On Market	14	13	+7.7%
\$ / SQ. FT.	\$753	\$783	-3.8%

	TOTAL		
	MAY-2025	MAY-2024	%Δ
Went Into Contract	399	380	+5.0%
Properties Sold	313	338	-7.4%
# For Sale Last Day of Month	660	575	+14.8%
% Of Properties Sold Over List	77.6%	83.7%	-7.3%
% Of List Price Received (Average)	115.7%	116.5%	-0.7%

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SINGLE FAMILY RESIDENCES

REGION	HOMES SOLD (TOTAL)			DAYS ON MARKET (MEDIAN)			SALE PRICE (MEDIAN)		
	Q1 2025	Q1 2024	%Δ	Q1 2025	Q1 2024	%Δ	Q1 2025	Q1 2024	%Δ
Alameda	61	40**	▲ 53%	13	12	▲ 8%	\$1,380,000	\$1,428,500	▼ 3%
Albany	12**	11**	▲ 9%	13	15	▼ 13%	\$1,515,000	\$1,350,000	▲ 12%
Berkeley	81	89	▼ 9%	13	14	▼ 7%	\$1,576,000	\$1,530,000	▲ 3%
El Cerrito	32**	28**	▲ 14%	13	14	▼ 7%	\$1,187,500	\$1,277,500	▼ 7%
Kensington	16**	8**	▲ 100%	14	12	▲ 17%	\$1,367,500	\$1,395,000	▼ 2%
Oakland**	326	282	▲ 16%	14	14	0%	\$1,145,000	\$1,107,500	▲ 3%
Piedmont	24**	16**	▲ 50%	12	10	▲ 20%	\$3,002,500	\$2,370,000	▲ 27%
San Leandro	80	79	▲ 1%	12	11	▲ 9%	\$854,950	\$852,000	▲ 0%
INNER EAST BAY*	632	552	▲ 14%	14	14	0%	\$1,200,000	\$1,175,000	▲ 2%

**Small sample size; use caution when interpreting statistics.

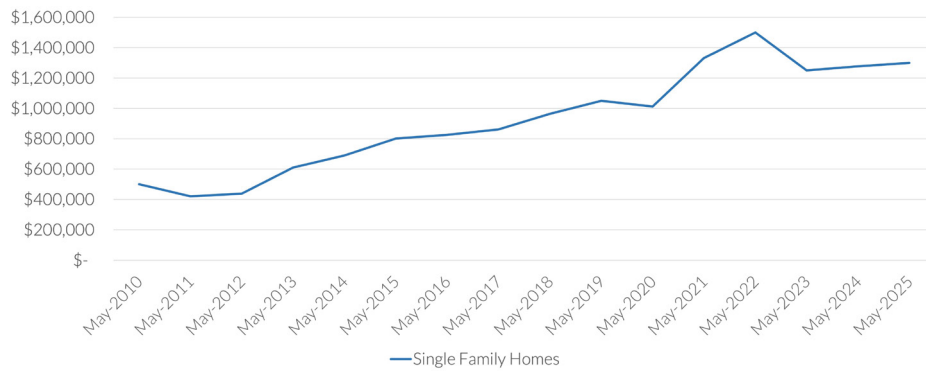
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YEAR-OVER-YEAR COMPARISONS

MEDIAN SALE PRICE

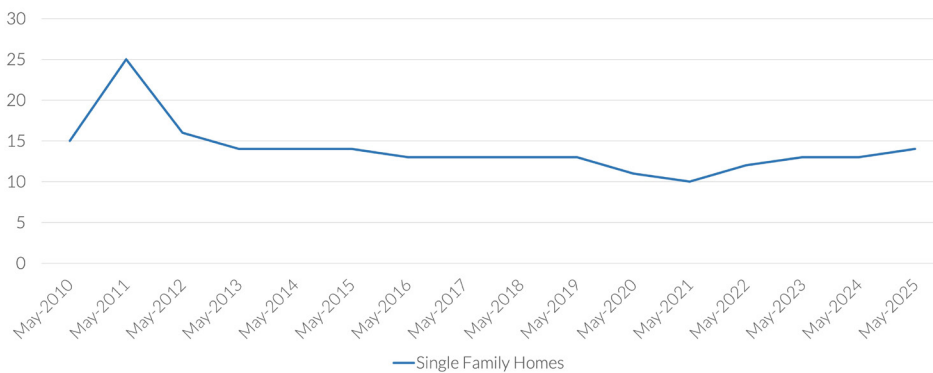


Single Family Residences

\$1,300,000

+1.8% change year-over-year

MEDIAN MARKET TIME

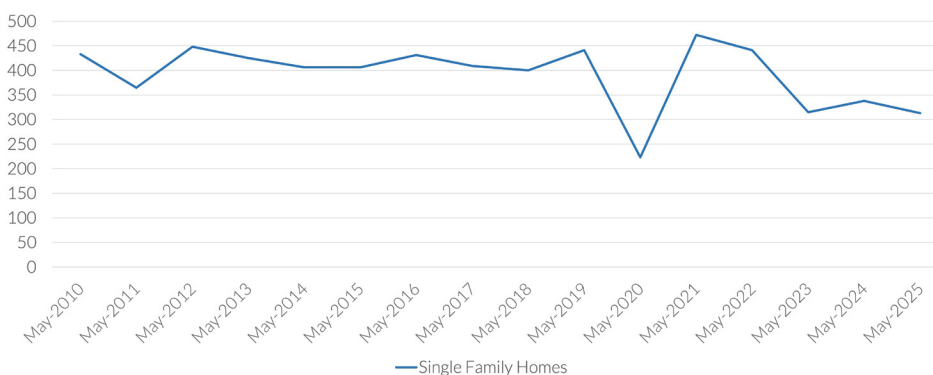


Single Family Residences

14 days

+1 day change year-over-year

NUMBER OF SALES



Single Family Residences

313

-7.4% change year-over-year

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