



INNER EAST BAY
MARKET UPDATE*

MAY 2026





VANGUARD PROPERTIES

MARKET UPDATE

INNER EAST BAY* | MAY 2026

The Inner East Bay single family home market remains highly competitive, with tight supply driving strong spring results. Available inventory fell 28.1% year over year, leaving just 473 homes for sale at the end of April. Even with fewer choices, buyer activity increased, with pending sales up 7.9% and closed sales up 3.5%.

Competition remains strong. 81.4% of homes sold over list price, up from 79.3% last year, while sellers received an average of 119.9% of list price. Homes are also moving quickly, with median days on market down to just 13 days.

Pricing is holding steady. The median sales price remained unchanged at \$1,275,000, while the median price per square foot held steady at \$740. That stability, paired with stronger sales activity and lower inventory, points to a market where demand remains deep and well-positioned homes are still commanding attention.

Overall, the Inner East Bay continues to favor prepared sellers. Buyers are active, inventory is limited, and standout listings are moving quickly with strong results.



SINGLE FAMILY HOMES

APRIL 2026

Median Sales Price	\$1,275,000
Days on market	13 ↓
\$ / SQ. FT.	\$740
# For Sale On Last Day Of Month	473 ↓
Went Into Contract	367 ↑
Properties Sold	322 ↑

*The data utilized for this Inner East Bay Market Update was pulled from the following cities: Alameda, Albany, Berkeley, Castro Valley, 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. ©2026 Vanguard Properties. All rights reserved. Equal Housing Opportunity. DRE No. 01486075

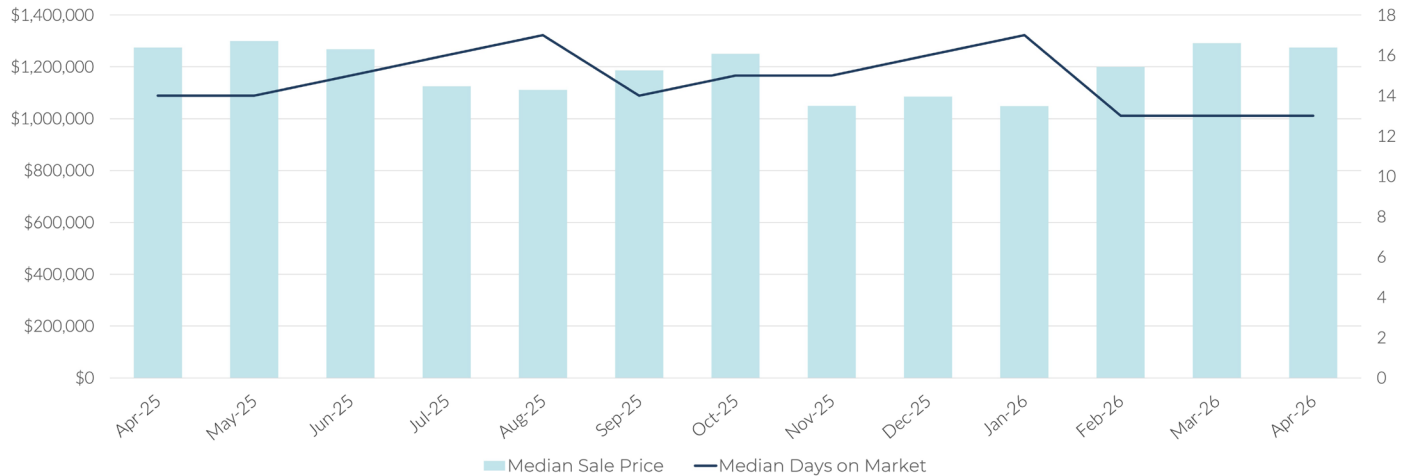


INNER EAST BAY MARKET UPDATE*

MAY 2026

SINGLE FAMILY RESIDENCES

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **-1.3%**

DAYS ON MARKET: **No change**

YEAR-OVER-YEAR COMPARISON

“81.4% of homes sold over list price, up from 79.3% last year, while sellers received an average of 119.9% of list price.”

	APR-2026	APR-2025	%Δ
Sales Price	\$1,275,000	\$1,275,000	0.0%
Days On Market	13	14	-7.1%
\$ / SQ. FT.	\$740	\$740	0.0%

	APR-2026	APR-2025	%Δ
Went Into Contract	367	340	+7.9%
Properties Sold	322	311	+3.5%
# For Sale Last Day of Month	473	658	-28.1%
% Of Properties Sold Over List	81.4%	79.7%	+2.1%
% Of List Price Received <i>(Average)</i>	119.9%	115.7%	+3.6%

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INNER EAST BAY MARKET UPDATE*

Q1 2026

SINGLE FAMILY RESIDENCES

REGION	HOMES SOLD (TOTAL)			DAYS ON MARKET (MEDIAN)			SALE PRICE (MEDIAN)		
	Q1-2026	Q1-2025	%Δ	Q1-2026	Q1-2025	%Δ	Q1-2026	Q1-2025	%Δ
Alameda	45*	61	▼ 26%	13	13	0%	\$1,435,000	\$1,380,000	▲ 4%
Albany	13*	12*	▲ 8%	13	13	0%	\$1,380,000	\$1,515,000	▼ 9%
Berkeley	102	81	▲ 26%	14	13	▲ 8%	\$1,599,500	\$1,576,000	▲ 1%
Castro Valley	61	62	▼ 2%	10	11	▼ 9%	\$1,165,656	\$1,277,500	▼ 9%
El Cerrito	26*	32*	▼ 19%	13	13	0%	\$1,212,500	\$1,187,500	▲ 2%
Kensington	8*	16*	▼ 50%	13	14	▼ 7%	\$1,775,000	\$1,367,500	▲ 30%
Oakland*	305	326	▼ 6%	14	14	0%	\$1,100,000	\$1,145,000	▼ 4%
Piedmont	25*	24*	▲ 4%	11	12	▼ 8%	\$3,000,000	\$3,002,500	▲ 0%
San Leandro	78	80	▼ 3%	12	12	0%	\$827,750	\$854,950	▼ 3%
INNER EAST BAY*	602	632	▼ 5%	13	14	▼ 7%	\$1,200,000	\$1,200,000	0%

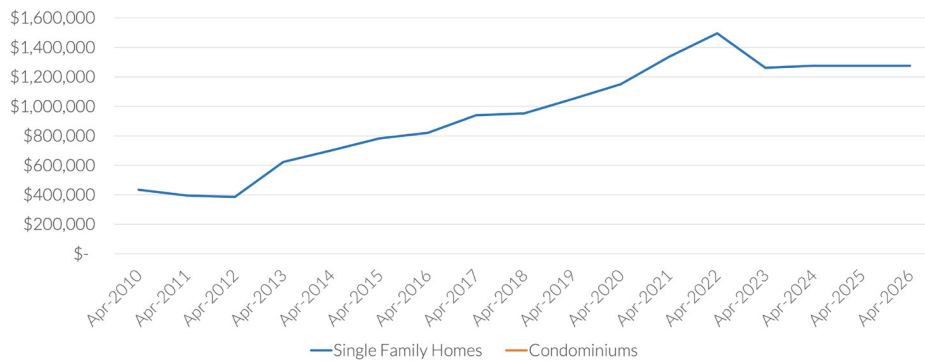
**Small sample size; use caution when interpreting statistics.

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YEAR-OVER-YEAR COMPARISONS

MEDIAN SALE PRICE

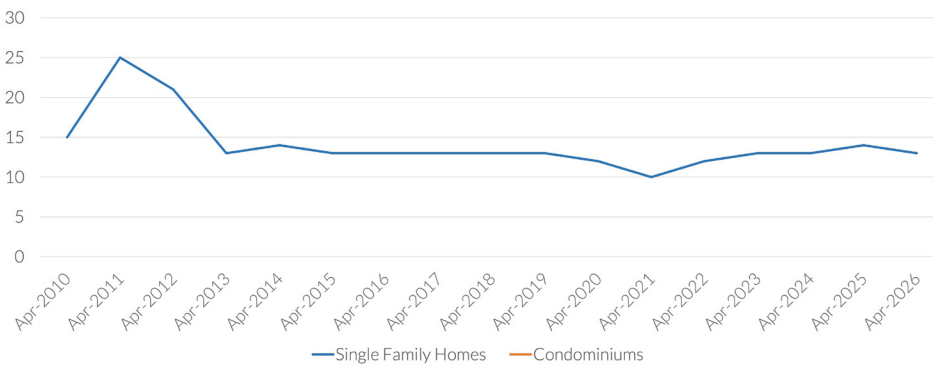


Single Family Residences

\$1,275,000

No change year-over-year

MEDIAN MARKET TIME

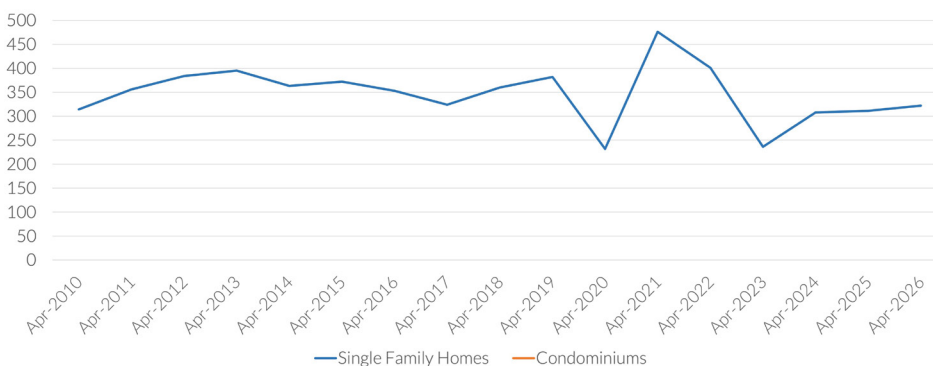


Single Family Residences

13 days

-1 day change year-over-year

NUMBER OF SALES



Single Family Residences

322

+3.5% change year-over-year

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